

# Laurel Oak Letter

## August 2012

Hello Laurel Oak Homeowners and Residents,

Laurel Oak has just completed its Annual Village Homeowners' Association Elections. To keep you informed, we've provided you some information about the recent changes and upcoming events in Laurel Oak:

### **New Mailing Address:**

A new address has been established for mailing payments or other written information to the Board:

**16350 Bruce B. Downs Blvd. #47784, Tampa, FL 33646 or P.O. Box 47784, Tampa, FL 33646**

You can also email the Board at [LaurelOakPreserve@Yahoo.com](mailto:LaurelOakPreserve@Yahoo.com). Please send us an email with your name, address, phone number and email address so that we can communicate with you faster, easier and more economically and provide you more timely community information.

### **Your Payment Records:**

The HOA is currently conducting a complete records review to get an accurate accounting of funds. Every Homeowner will receive a printout of their payment record in the near future. Please compare the HOA's records with your own.

- If you have not received credit for a payment made, please provide the documentation to the HOA and we will promptly credit that payment.
- If you owe an outstanding balance, please correct that deficiency within the next 45 days by mailing your payment to the address above. As stated in the Village Bylaws, late charges and interest may be imposed as well as attorney collection fees.

### **Dues:**

Current dues are \$65.00 per quarter. If you have not yet paid your 3<sup>rd</sup> quarter HOA dues (1 July – 30 Sep), please do so ASAP. That payment is overdue, but the late penalty will be waived if received in the next 45 days. Next quarter's dues (1 Oct – 31 Dec) are due by 1 October 2012.

Two ways to pay:

- 1) By mail: 16350 Bruce B. Downs Blvd. #47784, Tampa, FL 33646 or P.O. Box 47784, Tampa, FL 33646
- 2) To the Bank: Regions Bank, 8805 New Tampa Blvd., Tampa, FL 33647  
Payable to: Laurel Oak at Live Oak Preserve  
Reference account number: 0081640781

### **Laurel Oak Financial Situation:**

- Taxes (2009, 2010, and 2011) have just been filed for the first time in 3 years (no fines or dues).
- HOA election was challenged but upheld – legal fees incurred. Future election to be announced.
- Homeowners have not been pursued for recovery of delinquent payments.
- Landscaping was not regulated by contract. Payment was made per mow and extra cost per service.
- HOA is required to replace funds depleted from Reserve fund for Operating expenses. Funding levels are lower than the balance 3 years ago. A Reserve Budget is currently under review.
- Under poor advisement, the prior Board decided to invest in common area improvement vs. savings.

**Your timely payments will help Laurel Oak HOA get back on track!**

**Upcoming changes:**

- *Landscape contract* – Base service includes mowing, edging, blowing, hand weeding, tree and shrub trimming, pesticide application and fertilization. Quality of service will increase, frequency of service will increase, services provided will increase, service will now be on an official contract, and will be the same or less expensive than the previous service.
- *Web site* – You can access all of the latest Live Oak Preserve news, HOA Documents, Meeting Minutes, Architectural Review Committee forms, etc...
  - Live Oak's Website is at [www.liveoakvillages.com](http://www.liveoakvillages.com)
  - Laurel Oak's Website is at [www.liveoakvillages.com/laureloak.html](http://www.liveoakvillages.com/laureloak.html)
- *Laurel Oak Letter Board* – Look for community information posted on the Letter Board at the entrance/exit to Bluff Oak Blvd. This is updated weekly or as needed.

**Live Oak Community Changes Coming - paid for by the Master Dues (\$115/month):**

- Painting of Entrance Monuments to Live Oak and Laurel Oak.
- Painting of the Live Oak entrance/exit gates.
- Addition of a Fountain at the Live Oak main entrance.
- Improvements to the Community Pool, Clubhouse, and Courts

We welcome your comments and suggestions!

[LaurelOakPreserve@Yahoo.com](mailto:LaurelOakPreserve@Yahoo.com)

Monthly HOA Meetings are conducted at the Clubhouse. Check the Laurel Oak Sign Board for dates and times. Your participation is important.

Your home is the largest single investment you are likely to make in your lifetime....it's essential that you protect the value of that investment. By helping ourselves, we help our neighbors as well.

We appreciate your patience during this time of transition.

Sincerely,  
Laurel Oak HOA Members