



Live Oak Preserve

The Villages at Live Oak Preserve

Special Interest Articles:

- Amenity Restrictions
- Call-Box Instructions
- New Village Boards in Place
- Dog Rules
- Official Web-Site

Individual Highlights:

- Restrictions 2
- Call Box Use 2
- New Boards 3
- Website 3

IMPORTANT NOTICE FROM THE BOARD OF LIVE OAK REGARDING YOUR TV, INTERNET, AND HOME SECURITY SERVICES PLEASE READ

As a resident of Live Oak Preserve, you currently receive Bright House Networks television, Internet, and home security services through your homeowners association. We are making some changes to our agreement and beginning August 14th, these services will no longer be provided through your association. Instead, your account will now be handled directly with Bright House Networks.

Bright House Networks wants to make it easy for you to continue to receive

your current services and to prevent any service interruptions to your home.

Taking care of Live Oak residents is a top priority for Bright House Networks.

A team of Customer Relationship Representatives from Bright House Networks will be available at the Live Oak Clubhouse on Friday August 7th & Friday August 14th from 3:00 PM to 9:00 PM. Representatives will be able to answer any questions about your service and technicians will

be on site and ready to do immediate installations or upgrades.

Bright House Networks has dedicated a toll-free number to assist Live Oak residents with this transition. We urge you to call **1-877-659-2852** between 7:00 AM – 11:00 PM for assistance. You can also expect to receive a letter directly from Bright House Networks regarding your options.

Thank you for your attention to this very important matter.

The Kinnan Road Gate-A Source of

In addition to financial issues, problems with the gate at Kinnan Road have plagued the Board since its initial opening last year. Specifically, the gate has been damaged so much the Board made a financial decision to close it earlier this year until further notice.

The St. Petersburg Times, North of Tampa edition on July 24, 2009, reported that Pasco County has refused to complete the extension because “officials and residents there do not want the traffic.”

The Community Development District engineer for District I acknowledged that many people are waiting for the gate to open in order to use it as a through street to escape the traffic on Bruce B. Downs Blvd. This is what worries the Board members.

It is imperative that only residents are allowed access; however, the board anticipates having to spend money to not only re-open the gate but to attempt to secure control over who uses the gate and who damages the gate. A foot proof camera system is now being considered.

**Next
Master
Homeowne
r's
Associatio
n Meetings
September
16, 2009
Live Oak
Preserve
Clubhouse
6:00 p.m.**

**BAR
CODES!!!!
ON SALE
NOW!**

\$5.00

**Visit the Office
at the Clubhouse**

**If you are a
resident, you may
not use the guest
lane to enter.**

Live Oak Preserve

4131 Gunn Highway
Tampa, Florida
33618

PHONE:

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CELL:

(813) 263-5905

E-MAIL:

lloyd@greenacreproperties.com



**One of Tampa's
Premier
Communities**

The latest Master Homeowners Association meeting took place on Wednesday, July 15, 2009, at 6:00 p.m. at the Live Oak Preserve Clubhouse. The Board of Directors was very pleased with the much larger turnout of homeowners who came to observe their Board in action. This was the intent behind pushing back the time of general meetings to 6:00 p.m. The first order of business was a presentation by the

Hillsborough County Sheriff's Office concerning Neighborhood Watch programs. The three officers also engaged a Q&A session regarding crime prevention, response time, and jurisdiction.

Secondly, the Board announced its intent to add two more homeowners to the board which resulted in a unanimous vote, bringing the board to a total of seven members after the next election. In the coming months, the board will

Pool & Amenity Restrictions- A Dues

As many residents have discovered on their visit to the community pool or gym this summer, access is being restricted to homeowners who are not current with the association dues.

This policy has been in place since April of 2009, when the Board decided to take action in order to help its financial situation. The policy has been quite successful in collecting delinquent dues from many homeowners.

The policy requires all homeowners to "check-in" with a pool monitor who is stationed at the entry to the

clubhouse. The monitor requires formal identification from the homeowner and their address, which the monitor compares to the delinquent resident/tenant list. If dues have not been paid for that property, access to the community amenities is denied until the balance is brought current.

The Clubhouse Manager, Bonnie, can accept payment at any time, and credit card payments may be made on-line via GreenAcre Property's web-site at www.greenacreproperties.com and clicking the "Pay Online" button on the top right hand side of the main

page. You may also schedule future payments, go paperless, pre-pay dues, or set up auto-pay on this web-site. The site accepts Visa, Master Card, Discover, Amex, and e-check payments.

As a reminder to all our residents, the pool-monitors are our very own homeowners. They have the authority to demand ID from you and to restrict access of any residents not conforming to the property rules. Please be courteous and respectful to them at all times or face a suspension of your privileges.

Call Box-Instructions for Use

When a guest comes to the security gate they need to pull up to the call box.

- Press # key to find residents last name. Next to the last name is a 4-digit code.
- Enter the 4-digit code to call resident. The resident should answer the phone.
- If the person is allowed, the resident presses and holds 9 on their phone keypad, and this will open the

visitor gate.

2. If the person is not allowed in, the resident hangs up the phone and they may call security to confirm. (813-244-3196.)
- Once the 4-digit code is known for the resident, next time a guest comes in all they need to press to call the resident is ## then the 4-digit code. This will call the resident. Security also has a guest list

which is for guests allowed in no matter the day or time. (i.e. pet sitters, family members, lawn care service, etc.) Just let Security know to add them.

If a resident does not answer the phone. Security will ask the guest to try and call the resident on their cell phone and see if the resident is home. If not, the guest must turn around.

Latest News from your Master HOA

The latest Master Homeowners Association meeting took place on Wednesday, July 15, 2009, at 6:00 p.m. at the Live Oak Preserve Clubhouse. The Board of Directors was very pleased with the much larger turnout of homeowners who came to observe their Board in action. This was the intent behind pushing back the time of general meetings to 6:00 p.m. The first order of business was a presentation by the

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undertake to advise all interested parties how to apply to run for a seat and the voting/election process.

Fees for applications to the Design Review Committee were discussed and following a majority vote, the application fee for improvements on your property requiring a building permit were set at \$25.00. Those improvements which do not require a building permit- i.e. landscaping changes, only require a

\$10.00 application fee.

As many of you have already discovered, the call-box at the main gate has been put back into use.

The system is constantly being updated with resident's information. Any guests attempting to enter Live Oak must utilize the call-box. If you believe your information needs updating, please stop by the guardhouse and confirm your information.

REMINDER- POOL RULES

1. All homeowners must have a pool pass and photo ID to use the facilities, including the gym.
2. If any homeowner has an HOA balance, access to the clubhouse amenities may be denied.
3. Homeowners are allowed a maximum of 5 guests and the owners must be with guests to be allowed access.
4. No child(ren) under the age of 16 will be permitted access without an adult homeowner.
5. All homeowners must wear a wristband while at the pool.
6. All coolers and bags are subject to inspection. No glass or alcohol allowed.

New Sub-Association Boards in Place

Following Engle's departure from the Live Oak Preserve Community, there remained three Villages who lacked a "turnover" from the builder to the residents.

This past month, our property manager, Lloyd Rials, organized an official meeting with Engle representatives for purposes

of turning over these Villages to the homeowners therein. Residents were notified of this event by a direct mailing to all residents in these Villages. The letter included information about the issue and an invitation to residents within those sub-communities to be present or to run for positions on the boards. The three Villages

and their Presidents are:
Oak Thorn Village -Amy E. Warenyk (until a homeowner steps up for the position),
Sterling Oak Village- Juan de Choudens, and Driftwood Village- Harriet Hammel.
Welcome!

Official Web-Site Underway

Your Master Board of Directors has chosen to adopt www.liveoakvillages.com as its official website.

Currently, the site is a work-in-progress; however, residents can log on immediately to view copies of official documents for the community.

The inventory of documents includes the Master HOA Declarations,

a copy of the Live Oak Preserve By-Laws, a clubhouse reservation form, a gate access form, a lease approval form, and a pet application form.

Soon to come will be more detailed links to documents for your specific village, contact information for each of the Villages, and the Live Oak Preserve Newsletter for those who like to view it online.



Board of Directors

President -

Frank Micallef
Maplewood Village

Secretary/Treasurer -

Amy Warenyk
Willow Bend Village

Member at Large -

Anthony Leone
Maplewood Village

Member at Large -

Greg Brooks
Maplewood Village

Member at Large -



Village Presidents to Take Up

During the President's Committee meeting on July 21, 2009, the Village Presidents sought to add input and provide guidance with respect to violations which they observe within their respective Villages.

Currently, HOA & Village violations are observed and written by the property management company, GreenAcre Properties. This process will not change; however, Village President's will be working with Lloyd Riels, our on-site manager, to improve each individual village. This information will then be used by the management company to correct issues observed by not only their staff but also individuals who are in their Villages on a daily basis.

Courtesy letters will be issues to homeowners found to be in violation of Live Oak Preserve's covenants and rules.

In the event the violation is not corrected within the

provided time-period, a violation letter is generated demanding correction or imposing fees or fines to the property owners.

Violations have been a sticking point in our community for some time. As many original residents know, Land Arc, our prior property management company, did not do its job with respect to citing violations and enforcing the restrictive covenants and rules of our community.

In addition, the downtown in our economy and the many vacant homes or homes in foreclosure is making the task even more difficult.

By working together, the property management company and individual Villages can bring all properties in-line with the rules and restrictions we all chose to follow when we moved into our homes. Please be respectful of your neighbors. These areas are also, in many cases, where our children play! It's **your** responsibility to clean up after your pets.

Dog waste contaminates the ground and infects humans of passing intestinal parasites and infections to dogs and people. Your own dog can be repeatedly re-infested by parasites in this way. Picking up the feces prevents a great deal of the contamination, especially if diarrhea is not involved.

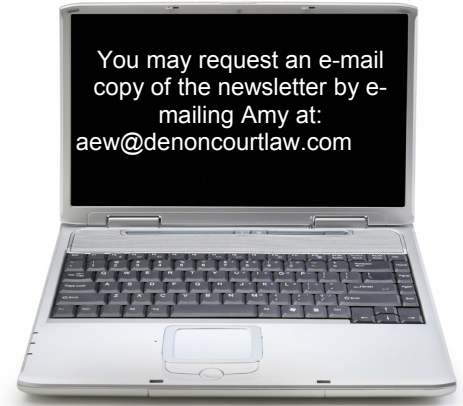
Don't Let it Go to the Dogs!

Many residents have complained how others have been using the common areas in the villages as areas for their pets to "relieve" themselves.

Hillsborough County ordinance states "Any feces deposited by a dog, cat, or pet pig on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner. "

Cleanup can reduce veterinary expenses and might even save on human doctor bills.

Because of contamination as well as smell and mess, dog waste is highly offensive to many people in the community. It often becomes a reason to ban dogs from areas. Of course the dogs can't clean up after themselves, so this is a people problem rather than a dog problem. It's easy to enact "no dogs allowed" rules, and then the people who clean up suffer right along with the ones who don't.



Live Oak Important Numbers

1) How do I contact the LOP security guards?

[Allied Barton Security Services](#)

Gatehouse Security - 813-244-3196

2) How do I contact the Master Home Owner Association?

Greenacre Properties

813-600-1100

3) How do I contact Community Development (CDD)?

[A Mendenhall](#)

813-632-8048 ext. 104

4) Who do I contact regarding animals?

[Animal Control](#)

813-744-5660

5) How do I get mailbox



"it is your responsibility to clean up after your pets."