



# Live Oak Preserve

## Special Interest Articles:

- President's Committee
- A New Amendment to the Amenities Rule
- How to Get a Copy of the Newsletter.
- Courtesy Officers & Safety.
- Your Home Security System.

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### The Villages at Live Oak Preserve

## A Message from Your President- Frank

Live Oak Preserve now has full control of the Master HOA! This is an important development because residents now have control of their destiny. We will face many challenges in the road ahead but I believe that in the long term it is going to be better for everyone.

Initially we are going to focus our attention to the budget. We would like to drive our expenses down where ever possible while keeping all of our services intact or improving some services without any additional expense.

We hope to put LOP back on track to be the premier subdivision that we all wanted it to be when we purchased here. There are many things that you can do to help. Perhaps the most important thing is paying your master and sub-association HOA fees on time and catch up if you are running behind.

We would also like to ask that you take a look at your home and do what you can to bring your property up to the best shape that it can be. We are closing the loop on violations and we need your help to get all homes back

into compliance with the existing rules.

Lastly we ask you to remember that you own it. Whether it's the security gates, the pool, the roads or even the sprinkler systems, we are completely responsible for fixing the things that need to be repaired or get damaged accidentally by our residents.

We believe that in order to solve issues within the community we will need to communicate and get as many people involved as possible to help us shape the future of LOP.

## President's Council- Now President's

At the most recent Master Homeowner's Association Meeting on June 17, 2009, the Board of Directors voted unanimously to absorb the former ad hoc committee known as the "President's Council" as a standing committee of the Association.

The former "Council" will now be known as the President's Committee and will meet on a monthly basis with dates and times to be announced during each general meeting.

**Next Master Homeowner's Association Meetings**  
**July 15, 2009**  
**August 19, 2009**  
**Live Oak Preserve Clubhouse**  
**6:00 p.m.**



# How to Get a Copy of Your Newsletter

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

**\$5.00**

**Visit the Office  
at the Clubhouse**

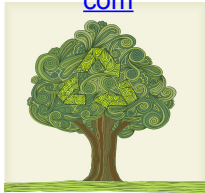
**If you are a  
resident, you may  
not use the guest  
lane to enter.**

## **Live Oak Preserve**

4131 Gunn Highway  
Tampa, Florida  
33618

PHONE:  
(813) 600-1100  
CELL:  
(813) 263-5905  
E-MAIL:

[lloyd@greenacreproperties.com](mailto:lloyd@greenacreproperties.com)



**One of Tampa's  
Premier  
Communities**

During the President's Committee meeting on June 18, 2009, it was agreed that communication in our community is paramount to enforcement of new rules, amendments, collections, and general policies and procedures that are being utilized within the community.

In that regard, the Secretary of the Master Board of Directors, Ms. Warenayk, volunteered to put together a community newsletter.

The first issue, for the month of June was released on June 1, 2009, to sub-association

Presidents who requested copies and then agreed to distribute them throughout their individual villages.

Residents were also able to pick up a copy at the clubhouse following the Master board meeting on June 17, 2009.

Going forward, copies will be distributed to sub-association Presidents during the President's Committee Meetings on a monthly basis and copies will be available at the clubhouse. When and if the budget permits for mailing the newsletter, that will be considered.

Currently the newsletter averages a cost of approximately \$325.00 for four pages. If anyone knows of a better deal or has suggestions about content for the newsletter, please contact Amy E. Warenayk at [aew@denoncourtlaw.com](mailto:aew@denoncourtlaw.com)

If you know any New Tampa business owners who would like to advertise within our community Newsletter, please put them in contact with Amy.

## **Courtesy Officers- Your Safety at Issue**

As many residents already know, Allied Barton has provided what many call "security services" to our community.

The Board of Directors would like to take this opportunity to remind all residents that your safety is important to us and we are currently taking steps to tighten procedures regarding

the entrance and gates as well as to provide more safety measures throughout the community.

If you see suspicious behavior please, do not hesitate to contact the police. While courtesy officers are here for the community's wellbeing, they do not carry weapons and are not paid to defend life or property.

Courtesy Officers are here to provide general order and regulate the ingress to Live Oak Preserve.

Please remember to lock your vehicles, don't leave valuables in your vehicles in plain view, and most of all, secure your home and family.



## **Now Accepting Ideas**

The Master Association Board of Directors is now accepting ideas relating to our community in general.

A box has been placed at the clubhouse for residents to deposit their ideas or suggestions into.

The Board asks that residents submit ideas for use of the

clubhouse by the community as a whole and would like to hear from all residents concerning suggestions for services, amenities, or other issues related to Live Oak Preserve.

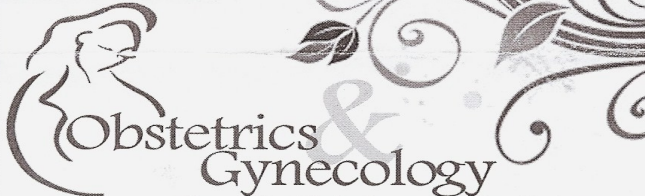
The Board also asks that you please keep your ideas

positive and your suggestions professional. If

the board feels it necessary, it may incorporate your ideas and suggestions into its agenda to be discussed during the next general meeting.


*Advertising seen in  
this issue generated  
\$50.00 towards  
publication costs.*





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## “Amenities” Rule Passed

On June 17, 2009, the Live Oak Board of Directors adopted 1 new rule pursuant to the gateway provision in the Declaration that allows the BOD to adopt such rules .

### **Delinquent Dues/Denial of Amenities:**

Owners, residents, tenants, and their families behind in payment of dues over **30 days** are denied use of the gym, club house, and pool until the dues are current.

Previously, this rule allowed 90 days of delinquency before suspending privileges.

## From The Security Corner-Your Home Safety

In Live Oak Preserve, there are seven different types of alarm control panels.

Protection Plus provides the service calls for Live Oak Preserve. If you need your system serviced or have any questions about your security system, please feel free to contact them anytime at (727)423-5350.

If you just moved into your home recently, or have never activated the alarm system in your home, please call Brighthouse Activations at (813) 436-2196.

In order to make **sure** your system is being monitored

via “Marlin,” the central monitoring station, you **must** contact Brighthouse who will create an account number for your home and then forward the information to Protection Plus.

Mr. Bernardo Segovia Jr., is currently employed with Protection Plus and has been in the security business for over twelve years. Protection Plus has been installing the security systems for Engle Homes for the past three years.

If you know your alarm system is already being monitored, then it is your

responsibility to check your system once a month. This assures you that your system will work properly.

This two-step process consists of checking all of your doors and windows to assure that they are in good working condition, and then calling “Marlin,” the central station, at 1-866-383-0333, to run a physical test.

A phone test should be done anytime you suspect your home was hit by lightning or a power surge, or a cable or phone tech was at your home.



“it is your responsibility to check your system once a month.”



15310 Amberly Drive, Suite 250, Tampa, Florida 33647

**P.A.**

Divorce, Child Support,  
 Child Custody, Domestic  
 Violence, Name Change

Traffic Tickets-Criminal &  
 Civil

Bankruptcy, Foreclosure  
 Defense, Wills, Estate  
 Planning

# Homeowner's Dues-Two Types

## Your Village HOA

provides you with amenities and services within your Village, typically referred to as a "sub-association." The sub-association has a Board of Directors made up of homeowners who live within your Village, and the sub-association is managed by either the Board of Directors (self-managed) or a third-party management company, e.g. Greenacre Properties, or Land Arc, or other. You are responsible for maintenance fees for the sub-association and the amount varies depending upon the Village. These fees are collected in various ways and are due either annually, monthly, or quarterly, depending on the sub-association. These fees **ARE NOT** included in the maintenance fee for the Master HOA.

## Live Oak Preserve

**MASTER HOA** provides you with amenities and services within the Live Oak Preserve community. This association has a Board of Directors made up of homeowners who live within Live Oak, and this association is managed by **Greenacre Properties**. You are responsible for maintenance fees of \$1,956

per year, due in monthly installments of \$163 made payable to Greenacre.

## As a Homeowner in Live Oak Preserve, you have responsibilities to both HOAs.

The sub-association payments provide for street lighting, and a road reserve fund, as well as other critical items. Basically, your annual maintenance fees pay for the street lighting and the roadway beginning at the entrance to your Village. The annual operating budget for these sub-associations is funded exclusively from maintenance fees from you and your neighbors. Many of the sub-associations are feeling the same pains as the Master HOA with regard to unpaid maintenance fees. The solvency in some sub-associations is so critical, that they are currently at risk of defaulting on obligations to vendors such as TECO and insurance agencies that protect your neighborhood village.

If your account is delinquent and you have not contacted the BOD or Management

Company within your village, you should do so immediately to arrange for collection on terms that you can manage. If you do not contact the BOD or the Management Company, then the BOD has the option of aggressively pursuing collection of past due accounts using an attorney or some other collection agency. Aggressively pursuing delinquent accounts costs a lot of money and it is only used as a means of last resort. The sub-association would much rather work with you personally. Plus, the extra costs of collections are passed along to you and your neighbors in the form of increased maintenance fees.

So, please, own up to your responsibility and pay your fees. It's not just the neighborly thing to do, it's your responsibility. If you cannot pay your account in full, or you are already behind in payments, please contact your BOD or the Management Company immediately and explain your situation.

**Birchwood Village**  
Self managed  
Managed by L and Arc  
Dues \$216 collected Jan 1st & July 1st  
Quarterly payments of \$93.00  
Contact: Chad Stahlman, President  
chadstahlman@gmail.com

**Willow Bend Village**

Managed by Land Arc

Quarterly payments of \$93.00

Weatherwood Village  
Annual payment of \$372.00

Managed by Greenacre Properties  
Quarterly payments of \$80.00 Primary contact is: Lloyd Rials  
Lrials@greenacreproperties.com

**Maplewood Village**

Self Managed Dues \$256/year \$64 Qtr  
Contact: Sheldon Cohen, President  
sjcinc61@aol.com 813-907-9319

**Cedarwood Village**

Self Managed Dues upon request  
Contact: Mike Ceparano, President  
ceppym@yahoo.com

**Oakwood Village**

Self-Managed  
Dues are \$220 per year on February 1  
Contact: Kurt Callarman, President  
813-600-8080 kccracing@aol.com  
Self Managed as of July 1, 2009

Quarterly payments of \$81.00  
Contact: Vicky Irizarry 813-469-5450

laureoak.liveoakpreserve@gmail.com

**Brentwood Village**

Managed by Greenacre Properties  
Maintenance Fee: Upon request  
Contact: Lloyd Rials, Manager  
LRials@greenacreproperties.com  
Norma Kleer, President

**Cypresswood Village**

Managed by Greenacre Properties  
Maintenance Fee: Upon request  
Contact: Lloyd Rials, Manager  
Gui Pradiou, President

**Driftwood Village**

LRials@greenacreproperties.com  
President, Harriet Hammel

**Sterling Oak**

LRials@greenacreproperties.com  
President, Juan de Choudens

## 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.