

Heron

East Lake Woodlands



Volume 17 | Issue 8 | 2017

WWW.EASTLAKEWOODLANDS.COM



PRESIDENT'S REPORT

by Susan Whitehead

As scheduled, the July ELWCA board meeting was held at Management and Associates. We will be back next month for the August meeting at the ELW Country Club at 6:30pm. We had quite a few things on the agenda and spent quite a bit of time discussing the pros and cons of each item.

Old business included reviewing the standing gate policy of not admitting contractors on Sundays and holidays. Recently the ELWCA board became aware that some residents had valid concerns regarding the ELWCA gate policy of not allowing contractor's access on Sundays and holidays. Originally, the gate policy was put in place to help abate noise and traffic on those specific days. The concerns recently raised however had to do with residents not being able to have needed repairs, estimates or other inside work done on those particular days, often the only days that some homeowners were available. The board voted to remove the gate policy and place the control within individual neighborhoods. Each HOA board will now decide how much, how little and what type of contract work fits their individual neighborhood profile.

The board also discussed and eventually voted to remove the sidewalk in front of Stonebriar. We were deeply concerned for the safety of all Stonebriar residents using a sidewalk that is in such a dangerous condition. Unfortunately, the large trees closely bordering the sidewalk made repair inadvisable. Since this particular sidewalk does not connect with the contiguous sidewalk plan of the community, this was deemed the most prudent response.

Jack Picker updated the board on the successful start of the drainage project and he (along with board) is very pleased with the quality and efficiency of the work that's been done so far. More detailed information of the work completed can be found in the Manager's report.

The board was also updated on the accounting methods being used to report assessments received, loan withdrawals made and invoice approval and payment. Helen Parkhill, Mgmt & Assoc Controller, worked with our independent CPA to ensure that each piece conforms to GAAP, (Generally Accepted Accounting Principles). Assessment payments are starting to be made and we anticipate many more by year end in order for residents to receive the discount.

All bids for the landscaping contract have been received and the board will vote in August for the winning proposal. Bids for the controlled access contract are expected by the end of August. Respondent proposals for the management services contract are expected by Sept 1 with a final selection to be voted on at the October meeting.

Paul Burmeister presented a final draft of an extremely comprehensive emergency response plan for East Lake Woodlands community property. The plan will now be further reviewed by the board and a separate meeting scheduled to go through a "dry run." Once complete, the document will be available to HOA boards to help in coordinating a response plan for their own neighborhoods.

Many thanks as always to the board members

who continue to serve and donate their time and talents. And for all of us, let's strive to better our community and be kind to one another!

DRAINAGE

by Jaime L. Soderland-Ballard, PCAM



The East Lake Woodlands Drainage project has been moving along nicely and in a timely manner. Here are some photos that I wanted to share so that you will have a better understanding as to what this project entails. I have also posted photos on the website. The Community Association is doing their best to communicate when workers may be in your area. If you have any questions please feel free to contact me.

Work zones completed: CT #15-AB #16

Next area to start is South Course Hole 1

As a side note, I visit East Lake Woodlands three times a week and if there is anything that you need me to take a look at please e-mail me so I can make any necessary arrangements.



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www.EastLakeWoodlands.com**ELW COMMUNITY ASSOC. INC. BOARD OF DIRECTORS****Susan Whitehead, President**

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**OVER AND OVER**

by Keith Crank, VP & Chairman, Controlled Access

I recently went back and looked at several of the articles I have written in past months. Not to my astonishment, I noticed that many of my articles repeatedly mentioned two items. Speeding throughout the community and the running of stop signs were mentioned in most of the articles.

During the month June, drivers in East Lake Woodlands were issued fourteen (14) traffic citations and forty-seven (47) oral or written warnings. Of the 14 citations that were written the majority of them were for speeding. Not stopping for stop signs was next in line.

Guess what. Of the forty-seven warnings issued the results were exactly the same. Neighbors we need to slow down and stop at stop signs before someone is severely injured in our community. One of the sheriff's deputies told me that a driver in our neighborhood was stopped and cited for speeding. He was doing 53 mph in a 30 mph zone. I questioned the deputy as to how much it might cost this individual for the traffic ticket and to my surprise he said that is was entirely possible that the driver could end up paying in the neighborhood of \$300.00.

I am happy to say that there have not been any severe gate accidents recently. Still, the gates are constantly being knocked off their tracks, which of course causes them to malfunction. I know that many think the gates open too slowly but they are all set to industry standards. Let's all just be a little more patient and things will go a lot smoother.

As always should you have an emergency call 911 for the quickest response. To contact a patrol officer call 727-785-7384. To contact the Sheriff's non-emergency the number is 727-582-6900. Have a great rest of summer and vacation time.

The new ELWCA communication policy was implemented to ensure that all board members review and weigh in on issues that require a board response. A written letter is required in these specific cases to create a paper trail that cannot be altered, unlike emails. Emails are always welcome for any communication, criticism or acclaim, that do not require a board response. We have also recently changed our policy in listing director's personal emails to a united Community Association email address, Board@eastlakewoodlands.com. All of these emails will be forwarded to an appropriate director or manager for review and response if needed and the entire board will have the opportunity to review at the monthly BOD meeting.

**EAST LAKE WOODLANDS
COMMUNITY PATROL REPORT****Tampa Road Gate 727-785-7384 or North Gate 727-785-1465****June 2017**

Alarm Calls/911 Hang Up	2
Emergency Calls	1
Complaint Calls (Noise, speeders, solicitors, domestic disputes, trespass, fireworks, suspicious persons)	22
Parking Violations	123
Irrigation Calls	5
Motor Vehicle/ Pedestrian Accidents	4
Crimes Reported (Vandalism to mailboxes, gates, grass damage, stolen bikes, dumping, all other criminal activity)	6
Miscellaneous/Other (Welfare checks, pets, wildlife, all others)	33

The Sheriff monitored 30 hours during June 2017**Performed 3 Hours of Presence/Visibility.****Citations 12, Warnings 37****Top speed: 50/30 MPH.****EASTLAKE WOODLANDS
COMMUNITY ASSOCIATION
BOARD MEETING SCHEDULE**

Tuesday August 8th 6:30 PM	East Lake Woodlands Country Club
Tuesday September 12th 8:00 AM	Management & Associates
Tuesday October 10th 6:30 PM	East Lake Woodlands Country Club
Tuesday November 14th 8:00 AM	Management & Associates
Tuesday December 12th 8:00 AM	Management & Associates

Management & Associates office is located at
720 Brooker Creek Blvd Suite 206 Oldsmar, FL 34677



BUSY, BUSY, BUSY

by Jeff Hunt, Chairman of Communications Committee

There's quite a bit going on with your ELWCA this Summer. Almost every Board member is very busy working on projects that affect our Community. And while Summer vacations and downtime with the family are a priority for many right now, your ELWCA Board remains engaged and active on many different topics.

The ELWCA Master Drainage Revitalization Project is off to a great start. Chairman Jack Picker and his committee have reported that they are very pleased with the quality and pace of the work being performed. You can find pictures and updates on our community website (eastlakewoodlands.com) or stop by the ELW Country Club to find out how the project is progressing.

Our newest Board member Paul Burmeister is leading a committee to solicit bids for our Community Management contract which expires with Management and Associates at the end of 2017. There were 9 companies that met the initial criteria set up by the committee and were sent an RFP (Request for Proposal) inviting them to bid on the contract to manage ELWCA. More information will be available as soon as the deadline for bids is passed and the list of prospects is finalized.

Another committee led by Chairman Keith Crank is sending out an RFP for our Controlled Access contract with Allied Universal which also expires at the end of 2017. There are 3 companies that are under consideration for this responsibility and we hope to receive bids from them all.

A third RFP is currently being worked on by Grounds Chairman Pam Brown and her committee. The existing contract with Liberty Land Management also expires at the end of 2017. There are 6 companies that the committee felt were capable of handling a Community of our size.

Board member Dick Corrigan and his Legal committee continue to work diligently toward a resolution on the Crosspoint litigation. The case continues to move along with a ruling by the Court expected soon.

With all this activity going on, Janet Peterson and her Finance committee are in the beginning stages of putting together the 2018 budget for the ELWCA. As the contracts for the above mentioned services are finalized and we receive direction from the Court regarding the Crosspoint litigation, Janet can then begin filling in ALL of the numbers in the budget in earnest.

My Communications committee continues to look at and evaluate communication options for the ELWCA. Many options

have been discussed from a Facebook page to a community association communication platform like Nabr to e-mail/text message blasts and many other ways to encourage ELW residents to be engaged with their Community. I'm hoping to have finalized recommendations by the end of August.

Almost finally, Paul Burmeister has jumped right in and has been instrumental in leading the ELWCA drive to put a comprehensive Emergency Response Plan in place for our Community. This should be completed soon and posted on our Community website.

Finally, ELWCA Board President Susan Whitehead along with Board members Dick Corrigan and Paul Burmeister have been contacting the unbound and un-resigned member community associations of ELW to speak with each one about the value of remaining a unified Community. Initial responses have been positive and the ELWCA Board remains hopeful that a cooperative solution can be reached for the future of East Lake Woodlands.

"Cooperation is the thorough conviction that nobody can get there unless everybody can get there." ----- Virginia Burden



OUTSIDE THE GATES

by Richard Corrigan, Director ELWCA

The right to quiet enjoyment of your property is a fundamental right that most of us take for granted. Certainly the desirability of a quiet neighborhood is one of the many attractions that lead buyers to East Lake Woodlands. Although there may be the occasional rumble of a jet landing at St Pete/Clearwater Airport or a Richard

Petty wannabe pulling out of the East Lake Commercial pit stop, in general our communities are usually pretty quiet. However, today's lifestyles are changing and the old standard of a quiet weekend have been disrupted by more hectic and extended work weeks, dual parent careers and less time to stay home and take care of the normal maintenance and upgrades that we all undertake at our "castles". For that reason and as explained in the President's message in this issue of the Heron, the Board of ELWCA decided to relax the restriction on tradesmen and vendors being denied access to East Lake Woodlands by the guards on Sundays and Federal Holidays. The fall back position is for each HOA to set standards for access to tradesmen and for all of us to rely on the standards set by the county. The overarching reliance is now on

Pinellas County Code of Ordinances (for Unincorporated Areas),

Part II, Pinellas County Code

Chapter 58 – Environment

Article XII - Noise Control:

In that ordinance, which can be found at www.pinellascounty.org it is explained that "Pinellas County uses a decibel-based noise control program that places maximum limits on noise allowed on a property. In residential areas (think standalone housing communities) between the hours of 7 a.m. and 11 p.m., a noise level of 72dBA (decibels) is allowed. After 11 p.m., the allowable level is reduced to 55dBA. As an example, normal conversation between two people standing five feet apart would measure about 55dBA. In the case of multifamily dwelling units, it shall be unlawful to create or permit to be created any noise that exceeds 55 dBA during the hours between 7:00 a.m. to 11:00 p.m., or 40 dBA during the hours between 11:00 p.m. and 7:00 a.m., daily, measured from a neighbor's dwelling.

Excessive noise from parties, people or vehicles is handled by the Pinellas County Sheriff's Office, (727) 582-6200. Normal maintenance and use of equipment such as lawn mowers, chainsaws, leaf blowers, and flushing boat motors are all conventional to everyday life and are exempted when used reasonably."

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Greenhaven 3 & 4
Pinewinds
Pinnacle
Quail Forest
Silverthorne
St. Andrews
Woodlands Estates
Woods Landing
Worthington

As of 10/18/2016

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Condo 4
Condo 7
Creekside
Turtle Creek 1 & 2

Associa Gulf Coast (813) 963-6400

Condo 3

Caliber Management 727-796-1996

Condo 1
Condo 6

Citadel Management 727-938-7730

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Woodlake Run 1, 2 & 3

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The Cove at East Lake Woodlands

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BUDGET FOR 2018

Author: Janet Peterson, Treasurer

Who is interested in helping with the budget for 2018? The Board would like to increase interest and input in the association's processes from our members.

If you are interested in helping with this task, please send us an e-mail (board@eastlakewoodlands.com) with the following information:

- Your name
- Your association name
- Your position on the local board and years of service (if applicable)
- Experience with budgeting and financial processes
- Availability in the coming months to assist in the budgeting process
- Best way to contact you (e-mail, phone number)

Thanks in advance for your participation.

EAST LAKE COMMUNITY LIBRARY AUGUST 2017 EVENTS

by Patty Ann Wiczorek, Reference Librarian

EAST LAKE COMMUNITY LIBRARY

4125 East Lake Road
Palm Harbor, FL 34685
727-773-2665

<http://www.eastlakelibrary.org>

COMPUTER CHAT WITH PAUL

Every Wed, 12:30-3:30PM

One-on-one computer tutoring with Paul Goldman. Each session is 1 hour and registration is required. Bring your questions and your laptop!

BUTTERFLY KISSES: GENTLE YOGA WITH DAWN (FOR ADULTS)

Every Thurs, 12-1PM

Hatha Yoga classes for only \$5 per session (payable at the beginning of each class to the instructor), offered by certified instructor, Dawn LaCross. Breathing techniques combined with various postures and meditation will help purify, strengthen, and transform your life. Increase your vitality and reduce your stress! No registration required by space is limited. Minimum age: 16 years old.

SHINE MEDICARE HELP

Tues, Aug 8, 22, 10:30AM-1:30PM

Do you need help navigating Medicare? Free, confidential, unbiased help with all Medicare questions, long-term care planning, and prescription assistance resources. Please call the library to register for your one-hour session.

FIBER ARTS

Mon, Aug 14, 28, 1-3PM

This group is focused on quilting but all needlework artists are welcome. Please bring a project you are creating and share it with the group. Enjoy quality time "stitched" with tips and new ideas.

FTRI-AMPLIFIED PHONES FREE FOR HEARING IMPAIRED FL RESIDENTS

Wed, Aug 16, 10am-12pm

(FTRI) Florida Telecommunication Relay, Inc., provides free amplified telephones to Florida residents who have mild, moderate, or severe hearing loss or who are speech impaired.

PRIVATE EDUCATION VS. PUBLIC SCHOOLING

by Melissa Doff

Wednesday – August 23rd

The Trinity Democratic Club welcomes Dr. Arthur Shapiro, USF Professor of Education and former New York School Superintendent, on Wednesday, August 23. An esteemed author and lecturer, he will address the privatization movement in education and discuss his upcoming book "Combat Zone: The Continuing War Against Public Schools."

The meeting starts at 6:30 pm at Fox Hollow Golf & Country Club, 10050 Robert Trent Jones Parkway, Trinity. Doors open at 5:00 pm for dinner/Happy Hour (self-pay) with food/drinks available throughout the meeting.

For questions: (727) 482-8709
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HISTORICAL BITS AND PIECES

by Paul Leaser

“THE REGULARS ARE OUT!”

It was Israel Bissel, who, a day before Paul Revere's ride to warn the town folk of British Troops marching toward Concord and Lexington in 1775, made his non-heralded journey.

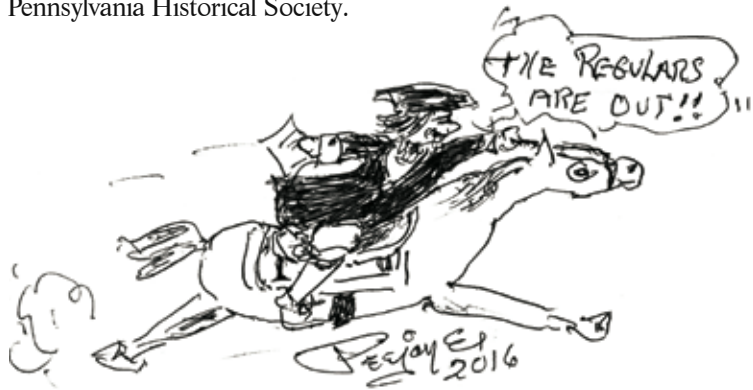
Hours after the British had fired on Colonial farmers, known as The Battle of Lexington, the Massachusetts Congress issued a “Call to Arms” and Bissel was sent to spread the news.

Bissel literally rode one horse to death, covering a day's ride in just two hours changing mounts, he then continued through Connecticut to New York and on to Philadelphia; a 300 mile trip, in six days, a record time in that era.

Henry Wadsworth Longfellow immortalized Revere in his poem, The Midnight Ride of Paul Revere. In 1995, Clay Perry, a Massachusetts poet gave Bissel a poem of his own:

“Listen my children to my epistle; of the long, long ride of Israel Bissell; Who out rode Paul by miles and time; But didn't rate a poet's rhyme.”

The complete message, carried by Bissel resides now at the Pennsylvania Historical Society.



AUTHOR TALKS AT EAST LAKE COMMUNITY LIBRARY

by Deanna J. Bennett



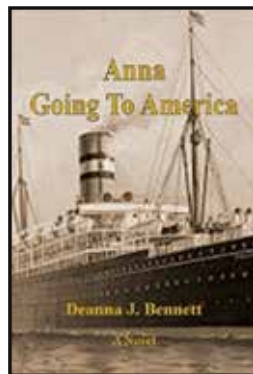
The Authors Showcase is held at 6:30 PM the third Tuesday of each month from January thru October in the community room of East Lake Community Library, 4125 East Lake Road, Palm Harbor, FL 34685.

TUESDAY, AUGUST 15,

author Guy Cote will speak. Guy Cote moved to Florida from Maine in the early 1990s to pursue a career in filmmaking. He wrote seven screenplays and then switched from scripts to novels. Guy is the author of **Long Live the King: Book One of the Charlemagne Saga** and he is currently working on a follow-up to Long Live the King. www.guycotebooks.com

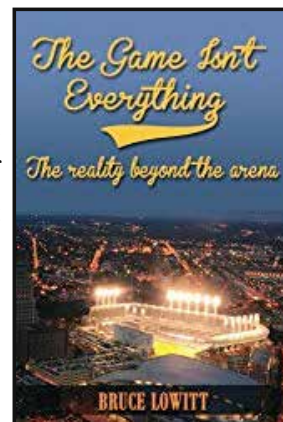
TUESDAY, SEPTEMBER 19, Deanna

Bennett will speak. She will talk about her historical trilogy **Anna: Going to America; Anna: American Journey; and, Anna: American Dream**, which describe the physical and emotional journey of a 15-year-old girl who comes to America in 1914. Deanna will also talk about the inspiration for the books and the research that went into

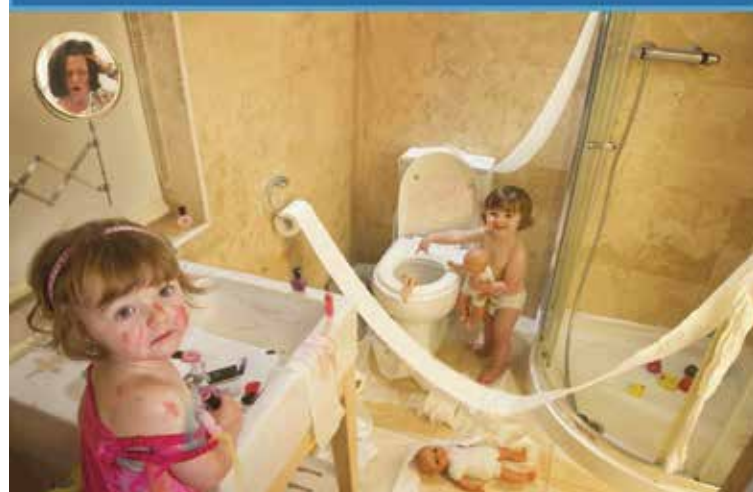


them. www.deannabennett.net

TUESDAY, 17 OCTOBER, Bruce Lowitt will speak. His book **The Game Isn't Everything** is a compilation of features, columns and essays about people's lives away from competition and the personal struggles, successes and failures we seldom hear about. Bruce is an award-winning journalist who was a national sports feature writer with the St. Petersburg Times and The Associated Press in Los Angeles and New York. He covered Super Bowls, World Series, Olympic games and NASCAR races, U.S. Open Tennis and other sports.



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**BIRD OF THE MONTH
GREAT EGRET**

By Jake Jacoby

The Great Egret is simply a beautiful and elegant bird and is found in most North America wetlands. They are slightly smaller than a Great Blue Heron, but both are large birds with impressive wingspans. Great Egrets hunt in classic heron fashion, standing

immobile or wading through wetlands to capture fish with a deadly jab of their yellow bill.



Great Egret with nesting material

The Great Egret is the symbol of the National Audubon Society, one of the oldest environmental organizations in North America. Audubon was founded to protect birds from being killed for their feathers. The Great Egret is also the symbol for East Lake Woodlands.

Great Egrets live in freshwater, brackish water, and marine wetlands. During the breeding season they live in colonies in

trees or mangroves with other waterbirds, ranging across the southeastern states and in scattered spots throughout the rest of the U.S. and southern Canada. The colonies are located on lakes, ponds, marshes, estuaries, and dredge-spoil islands. They will also use these habitats for migration stopovers and wintering grounds.



Great Egret breeding display

Great Egrets eat mainly small fish but also eat amphibians, reptiles, birds, small mammals and invertebrates such as crayfish, prawns, shrimp, worms and grasshoppers. They hunt belly-deep or in shallower water alone or in groups. They will wade slowly while searching for food or patiently stand still and wait for prey to approach them.

While the Great Egret is a beautiful bird, they get even more dressed up for the breeding season. A patch of skin on their face turns neon green, and long plumes grow from their back. These plumes, called “airrettes”, were the bane of egrets in the late nineteenth century when such adornments were prized for ladies hats and they were hunted almost to extinction.

When nesting season arrives, the male builds a nest platform from long sticks and twigs before pairing up with a female. Then both of them work hard to build the nest together. The nest is generally around 3-feet across and 1-foot deep. It is lined with pliable plant material that dries to form a cup structure. They normally build a new nest every year.

Up to six bluish green eggs are laid at one time and the incubation period is 23-to-26 days. Both the male and female incubate the eggs and both feed the chicks by regurgitation. The chicks are able to fly within 6 to 7 weeks. However, not all chicks that hatch survive the nestling period. Aggression among the chicks is common and large chicks frequently kill their smaller siblings. This behavior, known as “siblicide”, is not uncommon among birds such as hawks, owls, and herons, and is often a result of poor breeding conditions or food supply in a given year.

Great Egrets have a normal lifespan of 15-years.

Please see my favorite photographs at www.flickr.com/jake_jacoby



Great Egret with chicks

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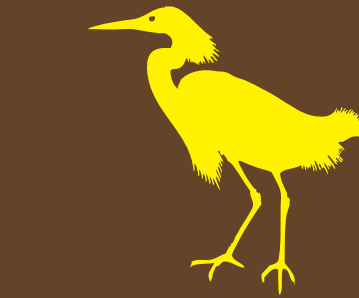
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FLORIDA PLANT ALLERGIES

by Pam Brown, ELW resident

Most allergy seasons in the US are during spring and summer or during the fall, with spring being the worst as most trees and many plants are blooming. Here in Florida, with our warmer weather and long summers, plants bloom longer and continue producing pollen long after their Northern cousins have stopped. In fact, allergy season in Florida can

last year round!

All flowering trees and other plants produce pollen so that they can produce seeds. As a rule pollen is dry and light so it can float on the wind and travel several miles. Trees depend especially on wind pollen dispersal instead of pollinating insects. Therefore, they must produce massive amounts of pollen since only a small amount will result in seed production. Plants that are pollinated by insects produce much less pollen because of the efficiency of the insects in pollinating them.

Some trees in our area, beginning with Maples, start blooming in mid January and are usually finished by the end of June. Trees can be particularly problematic for those who are allergic because of the copious amount of pollen produced.

Changes in the weather can directly influence the amount of pollen in the air and how it will affect allergy sufferers. Rain reduces pollen's ability to move through the air. A late frost or freeze can also reduce the amount of pollen a tree produces. Windy and warm weather can increase the amount of pollen in the air.



Ragweed

The University of Florida offers the following advice for reducing exposure to pollen during allergy season:

- Dry clothes in an automatic dryer rather than hanging them outside to avoid pollen collecting on clothing and being carried indoors.
- Consider limiting outdoor activities during the pollen season (Florida trees often release pollen from January to June).
- Stay inside during peak pollen times (from 10 a.m. to 4 p.m.).
- Restrict outdoor activities during days with high winds and low humidity.
- Shower after spending time outdoors to remove pollen from hair and skin.
- Use air filters and clean regularly, or run an air conditioner and change the air filter frequently.
- Wear a dust mask when mowing the lawn, gardening, or raking leaves.

The most common allergy culprits are trees, grasses and weeds. If you suffer with plant allergies, it is a good idea to identify what plants are the most problematic for you and then learn when they are in bloom and how to identify them. There might be weeds growing in your landscape that are causing allergic problems.

The Pollen Library has a listing by state and county of the common allergenic plants for each season along with pictures of a number of the plants. This listing is divided into mild, moderate, and severe allergens. It is a quite extensive list and can be found at <http://www.pollenlibrary.com/Local/Significant/Allergens/in/Pinellas%20County/FL/>.

One of the most allergenic plants is ragweed. About 75% of Americans who have plant allergies are sensitive to ragweed, according to the Asthma and Allergy Foundation of America. It can be in bloom in Pinellas County nearly year round, but it peaks in August into October. Many people believe that the wildflower goldenrod is responsible for these allergies, but goldenrod is not really allergenic. In wild areas ragweed and goldenrod



Dollar weed

grow together and are blooming at the same time. So, it is most likely ragweed that is causing the problem.

AUGUST GARDENING CHORES

1. Remember the Nitrogen and Phosphorus fertilizer ban in Pinellas County. You cannot use fertilizers containing these two elements in your landscape until October 1. If your grass is looking a little less green, you can apply Iron to help green it up.
2. Scout your landscape weekly for damaging insects. Treating before they become a big problem is the most effective. Chinch bugs are rampant during the summer, so treat them promptly before they do a lot of damage.
 - This publication has links to a myriad of information on landscape pests and their control: http://solutionsforyourlife.ufl.edu/lawn_and_garden/problems/insects.shtml
 - This publication relates to chinch bug management in lawns: manatee.ifas.ufl.edu/comm-hort/pdf/turf/chinchbugmanagementonStAugustinegrass2007LH03600.pdf
3. Now that we are having more reliable rain, remember to adjust your irrigation system to only water when there has not been at least 1 inch of rain during the week. The appearance of dollar weed in your lawn is a sign that it is receiving too much water.
4. Fertilize plants in containers, especially those exposed to rain. Heavy rains wash nutrients out of pots very quickly. Use a slow release fertilizer to maximize the time between fertilizations.

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STEADY GROWTH IN PROPERTY VALUES MORE APPEALING THAN A SHORT-LIVED SURGE

by Charles Haynes

If you have been following the news you have heard the encouraging predictions for growth in real estate property values in the Florida, after years of what most Realtors can agree has been a slow climb. We have seen growth, but it has been at more of a steady pace rather than the surge that is in the forecast. For the past few years we have even seen bidding wars for properties in certain price ranges. But at other price points we are still struggling, and for these it will still be some time before we even get near the prices realized in 2005 or 2006. And that is the target that would be an exciting one to hit.

It is important as a homeowner to know exactly where you are in this picture, and to be realistic in what you can expect your timeframe for a sale to be. Some price points have offers within a month while at other points it can take several months more. We are seeing some light at the end of the tunnel and it looks like we are moving towards having all the price points improve in closed sales. The McCaffery Team would like to help you have the information you need when pricing your home to sell, or to purchase your new one. And we always appreciate those of you that call and stop in with questions. Enjoy the pool and tennis atmosphere on your way in and out of our beautiful location in East Lake Woodlands.

It seems to make sense that Florida property values should keep rising since our state still has countrywide appeal as a beautiful state to live in and retire to. When the economy becomes more prosperous our state would still be one of the top destinations for home buyers. The expanded homestead exemption on the ballot in 2018 may mean a cut in property tax revenue, but legislators are already budgeting in anticipation of it passing. Hopefully the job growth promises will materialize, to help offset the homestead exemption investment in property ownership. The community of East Lake Woodlands and others like it in Florida will be able to remain attractive to those that would like to relocate from other states and want to enjoy our weather and beaches, yet still have a premium golf club to enjoy nearer to home. The future growth predictions for Tampa Bay is great news for Florida and all of us that own property here.

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FLOORING

By Sally Giar

Floors are the second largest and broadest expanse of color in a room—the first being walls. They are also the most permanent feature, replaced less easily and less often than wall treatments or even upholstered furniture. Purchase and installation costs are substantial, so it's important to select floors with an eye to the future.

For many reasons, it's best to consider investing in the best quality possible for your budget. That doesn't necessarily mean buying the most expensive flooring. In estimating what you are willing to invest, consider the life span of your floor covering. This will help give you a truer picture of cost and what is truly the most economical for you, your budget, and your lifestyle. And by all means, consider using the services of a professional interior decorator to assist you in this important buying decision.

Modern technology has made flooring more attractive, varied and practical. Such natural materials as wood, marble, stone, slate, clay tile and wool are still high in initial cost, but may not be in the long run because of their durability. Man-made flooring materials such as vinyl and carpets of synthetic fibers come in price ranges able to fit almost any reasonable budget.

Looking for a simple way to spruce up your hardwood flooring? All it takes is the perfect area rug. But it's not only a stylish piece of decor - it's a floor covering your home could use for more reasons than one.

IT BRINGS A ROOM TOGETHER. Choosing a rug in the perfect size will connect all of your furniture and make everything feel cohesive.

THEY PROTECT YOUR FLOOR. A rug can make spills, stains and scuffs a problem of the past.

IT WARMS YOUR SPACE. How often do you enjoy walking across your hardwood flooring on a cold day? Chances are, you don't. With an area rug, you can give your feet warm, cozy relief.

THEY'RE PORTABLE. When you choose to install carpeting, you're stuck. With an area rug, you can move it around the room or replace it! They're one of the most versatile pieces you can have in your home.

If you need help choosing an area rug, reach out to us for a complimentary in-home consultation.



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