

Heron

East Lake Woodlands



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PRESIDENT'S REPORT

by Susan Whitehead

One of the most challenging things for any board to achieve is a working, viable budget year after year. Balancing needs versus wants, anticipating the unknown, and planning for the future is part of that process.

One of the tools that we utilize is a Reserve Study provided by an independent company that adheres to the guidelines of the National Reserve Study Standards of the

Community Associations Institute. The report they furnish shows the cash reserves necessary for the future repair or replacement of large items such as roads, security equipment and buildings. Intermittent site visits are required for the Reserve Specialist to verify that the items listed still exist and appear to be in a state of repair that is expected for their age. The report includes an estimation of the life of the item or an estimation of rejuvenation times.

Think of the Reserve Study as a savings account for the association. Let's say a road is judged to have a 20 year life and the estimated cost to repave is \$200,000. The report will detail that we need to put aside \$10,000 per year for that road so that we'll have the full amount ready in 20 years. Of course, as always, the devil is in the details. The remaining life is based on industry averages and as I can attest to with my roof, appliances, and I-phone battery, industry averages don't always match up with reality.

Well, you're thinking, if major repairs, rejuvenation or replacement has an account where money has been set aside over the years, why didn't the drainage project utilize this instead of having a special assessment?

The law is very clear; the money set aside can only be used for items listed in the Reserve Study. This, of course, is to protect residents who expect that funds will be available for identified items when needed. At the end of the day, every resident is an investor in the ELWCA and should expect that funds will be used to maintain and improve our community as designed.

Roads and sidewalks makes up the bulk of our listings at almost \$1.9 million, site improvements (signs, walls, etc) at almost \$250,000 and finally guardhouses/security (gates, ect) follow at \$176,000. Roads are generally the easiest to calculate because the square footage doesn't change and the price for material is easily determined.

As for the rest of the items, replacement costs and life spans are more difficult because of more nebulous ideas of use, abuse (gates), tastes, changing markets, initial building standards and more. However, the Reserve Study gives an excellent foundation for putting money aside for these items. For example, the guardhouse renovations have required that we use money set aside in the reserve account and reallocate funds from

our current budget in order to complete the work necessary and to bring the buildings up to code.

As I mentioned before, we couldn't use money from the Reserve Account for the drainage project because it was never previously identified as an item that needed to be included. This doesn't mean however, that we can't add an item to the Reserve Study if we have sufficient documentation. We will be reviewing the need to add future projects with our various committees, engineers, management team and Reserve Specialist. As always, the ELWCA board remains committed to providing sound financial management for our bright future.

ROUTINE MONTH

by Keith Crank, Vice President



Work is progressing, even though it be slowly, on the guardhouse at the East Lake road entrance. With a little urging on our part things are moving at a better pace. The gates are back up and working after being down for several weeks due to the construction. Remember residents, the gates close after each vehicle. Those overseeing the project have learned a lot during this project at the East Lake Road entrance and hope that we can use what we have learned and there will be better coordination at the Tampa Road entrance. I want to thank everyone for his or her patience and cooperation while construction has been going on. Couldn't have made as much progress as we have without your help.

Overall this month has been a very quiet month in our community. I would like to remind the contract members and the bound members of the service provided by our controlled access patrols for residence checks while you are on vacation.

I would like to say a few words about the recent gates that have been hit. When these gates are hit it not only is inconvenient for our residents but it also is costly to repair. If we have to replace the gate with a new one it costs about \$3,600.00. These costs and inconvenience can be completely avoided if drivers would just be a little patient when they enter or exit the community.

If you should ever witness one of the gates being damaged please try to get a description of the vehicle and if possible the license plate number. With this information we can then track down the responsible person and have their insurance company pay for the damage to the gate. With everyone's help and patience we can reduce our repair costs and use the savings for something that would more beneficial for the community.

Always in case of an emergency call 911 immediately. Time is precious so don't let 911 be the call you make after notifying friends or relatives. To get in touch with our controlled access patrol officers call (727)785-7384. To reach a sheriff's deputy their number is (727)582-6200/6900. Stay safe and have a great summer.

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EAST LAKE WOODLANDS COMMUNITY PATROL REPORT

Tampa Road Gate 727-785-7384

or North Gate 727-785-1465

MAY 2018

Alarm Calls/911 Hang Up **0**

Emergency Calls **0**

Complaint Calls **26**
(Noise, speeders, solicitors, domestic disputes, trespass, fireworks, suspicious persons)

Parking Violations **28**

Irrigation Calls **3**

Motor Vehicle/ Pedestrian Accidents **3**

Crimes Reported **3**
(Vandalism to mailboxes, gates, grass damage, stolen bikes, dumping, all other criminal activity)

Miscellaneous/Other **10**
(Welfare checks, pets, wildlife, all others)

The Sheriff monitored 30 hours during May 2018

Performed 0 Hours of Presence/Visibility.

Citations 2, Warnings 47, Vehicles Stopped 49

Top speed: 50/30 MPH.

2018 EASTLAKE WOODLANDS COMMUNITY ASSOCIATION BOARD MEETING SCHEDULE

July 10th 6:30pm	East Lake Woodlands Country Club
August 14th 8:00am	Management & Associates
September 11th 6:30pm	East Lake Woodlands Country Club
October 9th 8:00am	Management & Associates
November 13th 6:30pm	East Lake Woodlands Country Club
December 11th 8:00am	Management & Associates

*All meetings are the second Tuesday of each month.

Annual Meeting/Election March 27th 7:00pm ELWCC

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

Elect Tom McKone
EAST LAKE FIRE COMMISSION
www.votetommckone.com

Paid for by Tom McKone, candidate for East Lake Fire Commission



PREPARING YOUR KITCHEN FOR SUMMER FESTIVITIES

by Sally Giar

Summer is a perfect time for getting together with family, friends and neighbors. Prepare and organize your kitchen in advance to make your festivities easier to enjoy. Here are a few tips to consider:

MAKE A CHECKLIST

If you have the good fortune of knowing exactly which events you will be hosting this summer, you have a great advantage: the ability to plan in advance. Rushing to organize your kitchen at a moment's notice often results in multiple trips to the supermarket.

For each event, party or dinner you plan to host this summer, create a checklist of everything you'll need. Your list may include ingredients for meals as well as additional silverware, plates and storage containers. For parties, you may also include temporary decorations such as banners, balloons and candles.

You'll likely have some overlap among your lists, so you can optimize your shopping trips by consolidating the general purpose products from the items intended for a specific event. For perishable goods, add dates to your list so you know how far in advance you can make those purchases. By planning ahead, you can avoid a last-minute dash to the grocery store as your guests are arriving.

Kitchen and living design by Decorating Den Interiors Create easy flow from the kitchen to dining and patio areas.

CREATE PATHWAYS TO DINING AREAS

Over the summer months, you'll likely have meals in more than one location. Though family dinners will still be held in the dining room, other meals may take place out in the backyard or on the patio. To ensure you're able to bring food to your guests without incident, make sure your pathways are clear.

Creating a walkway from the kitchen to the patio reduces the chances of spills and tripping accidents. During the summer, consider rearranging your furniture to create a visible path between these areas. If you plan on grilling this summer, it's best to prep in the kitchen, then bring your prepared meat and veggies out to the grill. If your home has wood or tile floors, it may be helpful to use a rolling serving cart to transfer food between rooms.

REMOVE UNNECESSARY ITEMS

Parties and dinners often require as much counter space as your kitchen can spare. As you prepare for each event this summer, you'll

likely realize that some objects in your kitchen are only going to get in the way. For instance, if you have a stand mixer that typically resides on the counter, but you won't be doing any baking for the event, you may want to store the mixer elsewhere during the get together.

That said, you don't need to make your kitchen completely barren. Decorations in your kitchen can inspire you and create a welcoming environment for guests. Consider adding wall hangings or shelved decorations to add some personality to the room without creating additional clutter.

LEAVE SPACE FOR GUESTS

Though cooking can be an enjoyable experience, it's always more fun when you can chat with your guests as you prepare the meal. However, you also don't want everyone at the party to end up in the kitchen. To strike a balance, consider setting aside some space for one or two guests to hang out in the kitchen. A small table and chair set can provide a nook for guests to relax in without getting in the way of your preparations.

Looking for more tips on how to prepare your home for this summer's festivities? The expert interior decorators at Decorating Den are here to help! Give us a call today to set up a consultation.



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MOVING UP TO YOUR DREAM HOME? DON'T WAIT!

by Paul & Denise Virgadamo
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Mortgage interest rates have risen by more than half of a point since the beginning of the year, and many assume that if mortgage rates rise, home values will fall. History, however, has shown this not to be true.

WHERE ARE HOME VALUES TODAY COMPARED TO THE BEGINNING OF THE YEAR?

While rates have been rising, so have home values. Here are the most recent monthly price increases reported in the Home Price Insights Report from CoreLogic:

JANUARY: Prices were up 0.5% over the month before.

FEBRUARY: Prices were up 1% over the month before.

MARCH: Prices were up 1.4% over the month before.

Not only did prices continue to appreciate, the level of appreciation accelerated over the first quarter. CoreLogic believes that home prices will increase by 5.2% over the next twelve months.

HOW CAN PRICES RISE WHILE MORTGAGE RATES INCREASE?

Freddie Mac explained in a recent Insight Report:

"In the current housing market, the driving force behind the increase in prices is a low supply of both new and existing homes combined with historically low rates. As mortgage rates increase, the demand for home purchases will likely remain strong relative to the constrained supply and continue to put upward pressure on home prices."

BOTTOM LINE

If you are thinking about moving up to your dream home, waiting until later this year and hoping for prices to fall may not be a good strategy. If you are planning to list or buy a home in today's market, let's get together to go over exactly what's going on in your area and your price range.



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The Cove at East Lake Woodlands

As of 03/29/2018

**HOME-OWNERSHIP AND TAX REFORM**

by Ernie DelBarba

Happy Fourth of July from the McCaffery Team: Bob McCaffery, Fonda Dillard, Anne Galatro, Joan Daly, Claudia Preisig (bilingual), Sharon Greenfield and myself.

According to Moody Analytics the tax reform bill has started to show some implications for residential real estate and real estate investors. For real estate investors the tax reform has been a good thing and has strengthened incentive once again for this market. Investors need to be more strategic and informed regarding taxation, or their long-term return on investments can be weak. The experienced investment teams will have the resources needed to make the right decisions, while the small investor will have to do their homework and find good advisors.

For residential real estate, doubling the standard deduction to \$12,000.00 for those filing as single and \$24,000.00 for those married filing jointly has resulted in the prediction that 38 million people will choose these higher standard deductions rather than itemize. The outcome of this choice could mean that the incentive to become a homeowner versus remaining a renter becomes less based on this tax decision.

It is hard to imagine home ownership not remaining a big part of the American dream if it is possible to achieve. People experience joy at buying their first home, and I have never heard that they regret taking the plunge. We'll just have to see with time just what affects the tax reforms have on those who want to be homeowners. The McCaffery Team wants to help make home-ownership possible for you.

Comparing the same period of 1/1 to 5/31 in 2015 and 2018: In 2015 the average list price was \$222,465.00 while average realized sold price was \$211,342.00. In 2018 average list price was \$294,030 and sold price averaged \$282,818.00.

The market seems to confirm that the price growth we've been experiencing for several years now in is continuing, while the growing shortage of homes for sale continues with it. It is a great time to sell while these growth prices can be a reality for you. Please contact our team at the East Lake Office of Berkshire Hathaway.

Why Are We All Smiling? "Ask Bob"

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Come meet our team! Tammy Vigh, Claudia Preisig, Joan McIlhorne-Daly, Linda Gagliardi, Ernie DelBarba, Sharon Greenfield, Maria Nicholls, Annie Galatro, Fonda Dillard, and seated, Bob McCaffery.

From condos to estates, our team of real estate professionals have over 100 combined years of experience!

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CREATE AN ACCESSIBLE LIFESTYLE ENHANCE INDEPENDENCE WITH MOBILITY IN MIND

(Family Features) If you're like the majority of the population, mobility is something you take for granted. However, once you or a loved one encounters an illness or disability that results in dependence on a wheelchair, your perspective is likely to change dramatically.

Mobility is a major factor in a person's independence, but when illness or injury hinders free movement, even a simple task like running to the store becomes a challenge. Fortunately, there are numerous options you can explore to improve mobility and accessibility if you or a loved one becomes reliant on a wheelchair or other assisted mobility.

RAMPS IN PLACE OF STAIRS

Safety is a primary concern for someone whose mobility is limited. Even minor falls can cause significant injuries, particularly for seniors whose bones tend to be more fragile. When a loved one begins experiencing trouble with the steps, a ramp is a good solution. In fact, ramps aren't just for those who are reliant on a wheelchair or other motorized device like a scooter. They are also a good solution for someone who uses a cane or walker, or someone who experiences pain or difficulty maintaining balance on the stairs.

ACCESSIBLE VEHICLES AND PARKING

Getting out of the house is an important way to help someone whose mobility is compromised continue to feel connected to the larger world, and practically speaking, even if they're not physically up to social engagements, chances are that doctor's appointments will still be a necessity. However, parking limitations cause major challenges for wheelchair users.

Not only is getting in and out of the vehicle a chore, 74 percent of people have personally seen a handicap accessible parking space being improperly used, according to a survey by BraunAbility.

SPREAD THE WORD ABOUT RESPONSIBLE PARKING
around wheelchair accessible vehicle spaces!

1 of 6 accessible parking spaces must be van-accessible.

Always look for stripes in a parking space before you park. These areas are off-limits to ALL vehicles!

FACTS*

- 74% of people have seen a handicap accessible parking space improperly used.
- 42% of people do not know the stripes represent space to deploy a wheelchair ramp.
- 75% of able-bodied people said if a car parked too close to them, they would use another door or window to climb in. Chair users do not have that option.

* Statistics from 2018 Save My Spot Survey

Join the conversation!
#savemyspot

BraunAbility
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Continued on page 9

EAST LAKE COMMUNITY LIBRARY JULY 2018 SPECIAL EVENTS

by *Patty Ann Wiczorek, Reference & Marketing Librarian*

Family Fun at Brooker Creek Preserve

Fraturdays, July 6, 13, 10-11am



Join us for a special edition of Family Fun Friday Mornings with Literacy in Nature! This series of family & youth-oriented programs will help your children build an interest in the natural

world through stories, activities and crafts! While intended for children ages 3-7, older siblings are welcome to join the fun! Register for this program via the Brooker Creek Preserve website. <https://www.eventbrite.com/e/literacy-in-nature-family-fun-tickets-45389004735>

KABOOM: Middle School Science Experiments!

Friday, July 13, 6-8pm



An event planned by our Middle School Advisory Board exclusively for rising 6-8th graders. Doors open at 6pm. Don't wear your best clothes, science is messy. Please register!

Voter Registration Drive

Monday, July 16, 2-4pm



Pinellas County Election Board will be holding a voter registration drive. Register to vote! Update your voter registration information in a SNAP: signature, name, address, and political party. Also apply to vote by mail.

Genealogy Lock-In for Adults

Friday, July 20, 6-8pm



Family history researchers will take over the library after hours for research, sharing and light refreshments. Library staff will be available to help with your brick wall questions and offer research assistance. The library closes at 5pm and we will open the doors for our lock in at 6pm. Registration is required. Call the library today or register through our online calendar.

Hose Down at East Lake Fire Rescue

Tuesday, July 24, 11am-12pm



Come with us to East Lake Fire Rescue to play in the fire hose spray and take a turn on the fire truck! The address is: 3375 Tarpon Lake Blvd., Palm Harbor, FL 34685. It's an East Lake summer tradition. No registration! Meet us there!



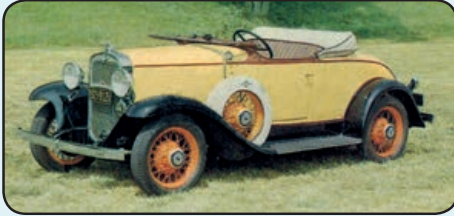
BACK TO COLLECTING A LIFELONG MEMORY

by Paul J.H. Leaser

Your first car! But some people are not satisfied with one automobile and a collector is born.

My first car came after World War II; it was a Packard, 1941 convertible and red; I'll never forget it.

Indeed, collectors value cars for their appearance. To own a car with beautiful lines is the ultimate; and drive it is almost a privilege. "Brass and gas" were dependable and beautiful and nostalgic.



Time, the 1920's is or was the period of the "classic cars"; fun and a good investment, combined.

Actually, you can still find bargains, mostly in post World War production cars. Appearance, variety, usefulness, etc., etc. They are still to be had.



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BIRD OF THE MONTH

SNAIL KITE

by Jake Jacoby

The Snail Kite is a hawk-sized bird of prey and belongs to the family of hawks. They are found in the southern parts of Florida, in the Caribbean, and in the tropical parts of South America. Snail Kites are found in freshwater wetlands, marshes and edges of lakes, and have a highly specialized diet consisting of Apple Snails. Because the number of these snails are decreasing in Florida due to degraded water quality, the Snail Kite in Florida is now listed as endangered.

Snail Kites have red eyes, a deeply curved beak, long red or orange-colored legs and an elongated tail with a white rump. They have a wingspan of 4-feet and when flying, combine a slow wing beat with gliding on air currents. They always fly with their head pointing down which enables them to locate an apple snail prey.

The Snail Kite is classified as "molluscivore" which is an animal that has a specialized diet of snails. Occasionally they will also eat rodents, crayfish, crabs and turtles.

When a snail is caught, the Snail Kite uses its sharp bill to extract the snail from the shell and they can even extract the snail meat while in flight. Snail Kites do not plunge into the water to capture snails and never use the bill to capture prey. Instead, they use their feet to capture snails at or below the surface of the water.

Snail Kites normally mate in Florida between February and July. Males will provide the food and building material for the nest as part of their courtship ritual. The female will lay 1 to 4 white-brownish eggs which hatch after an incubation period of 26 to 28 days. Both parents participate in the incubation and rearing of the chicks. Chicks will fledge at 6 to 7 weeks and it normally takes several weeks for the young birds to learn the art of extracting the apple snail from its shell. The young birds reach sexual maturity at the age of 12-months.

Apple Snails are a freshwater invasive species that are heavily preyed upon by Snail Kites (and Limpkins as well). They lay their eggs out of the water to protect them from fish and other water predators. One of the most interesting aspects of an Apple Snail is that they have both a gill and a lung, with the mantle cavity being divided in order to separate the two type of respiratory structures. They have a system comparable to the gills of a fish on their right side in order to breathe underwater, as well as a lung on the left side to respire air. Unlike some other snails, both a male and a female apple snail are needed for reproduction.

I took all of these photographs in 2018 in Lakeland, Florida.

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



Male Snail Kite in flight



Apple Snail Eggs



Apple Snails



Female Snail Kite



Snail Kite

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CREATING AN ACCESSIBLE LIFESTYLE ... continued from page 5

As a leading manufacturer of wheelchair accessible vehicles and wheelchair lifts, its Save My Spot campaign works to educate the public about the meaning and importance of handicap accessible parking. In addition to understanding and educating others about the proper usage of handicap accessible parking, chair users may benefit from wheelchair accessible vehicles that provide maximum maneuverability, such as the BraunAbility Pacifica, which delivers the most interior cabin space and widest doorway and ramp for ease of entry and exit.

HAND RAILS AND GRAB BARS

Hand rails add another measure of safety in the home. They can add stability and support on staircases, ramps and other walkways, but they're also beneficial in areas like the bathroom. A rail or grab bar near the toilet can help steady someone raising or lowering to use the facilities. Similarly, rails in or adjacent to the shower can assist with safe transitions into and out of the stall. Remember to follow all manufacturer instructions for installing rails to ensure they provide adequate support and can bear the weight of the user.

BATHROOM MODIFICATIONS

Proper hygiene goes a long way toward promoting overall wellness and independence, but a person with limited mobility may struggle using the features of a standard bathroom. In addition to safety rails and grab bars, devices such as shower stools and raised toilet seats can provide needed support. Depending on your circumstances, it may be necessary to consider renovations to include a roll-in tub or seated shower and a vanity with a counter at an accessible height.

WIDER DOORS AND HALLWAYS

While it's not always possible to widen doors and hallways, this is an important consideration for someone who is heavily reliant on a wheelchair or other motorized device. If the chair can't clear hallways and maneuver around corners, a person's access to the home is severely limited, sometimes to the point of needing to find new housing accommodations. When considering whether the doors and hallways will meet your needs, remember to take into account any accessories or equipment, such as an oxygen tank, that may affect the chair's turn radius.

Find more ideas to promote independence and mobility at braunability.com/savemyspot.

#14391
Source: BraunAbility

5 FACTS ABOUT HANDICAP-ACCESSIBLE PARKING

Handicap-accessible parking plays a critical role in giving chair users independence and mobility, making it important to understand the rules of the parking lot. To bring awareness to the challenges wheelchair users face, BraunAbility offers these reminders:

1. The striped lines next to a handicap-accessible parking space indicate it is reserved for a wheelchair-accessible vehicle. These spaces are wider than regular handicap accessible parking spaces, offering room for people to safely lower a ramp and enter and exit their vehicles.
2. There is a difference between handicap accessible parking for cars and wheelchair-accessible vans. When the parking sign says, "Accessible Vans," it is reserved for wheelchair-accessible vehicles only. Van accessible spaces are easily identified by a striped access aisle on the passenger side.
3. Some people have hidden disabilities, and it may not be visibly apparent that they need a handicap-accessible spot. Not all people who require handicap parking access are reliant on wheelchairs. These spots are also intended for use by people with disabilities such as deafness or a recent injury.
4. Businesses are required to meet a quota for handicap accessible spots. The number of handicap accessible parking spaces required depends on the total number of parking spaces in the lot, but at least one in every six handicap accessible spaces must be designated for a wheelchair accessible vehicle, according to the American Disabilities Act.
5. Wheelchairs continue to increase in size, requiring more room to maneuver in and out of vehicles, and therefore need extra space in a parking spot for the wheelchair user to safely access a fully deployed ramp.




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CROSS CREEK HOA ACHIEVES TWO STORMWATER SYSTEM MILESTONES

by Bruce Berger, Resident (pond inspection and regulatory volunteer)

The Cross Creek HOA achieved two milestones in the last several months.

1) Cross Creek HOA received Pinellas County approval of its application to extend a surface water assessment mitigation tax credit for two years - through June 2020, for each HOA member. Cross Creek was an early adopter of the tax credit program in late 2015. The HOA maintained close the PC Division of Environmental Management, and in collaboration with its management company (M&A) met the criteria required for extending the credit. A regulatory pathway has been developed to maintain the credits until at least 2022.

2) Cross Creek HOA completed a second phase of restoring its effluent filtration storm water pond, bound in part by Woodlands Boulevard. Cross Creek received valuable information from the Board of Pinnacle HOA, through site visits and information sharing. Approximately 150 feet of limestone rip rap embankment was installed, with only a negligible loss of aquatic and pond bank plants.



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