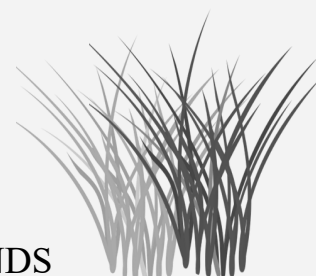


Heron

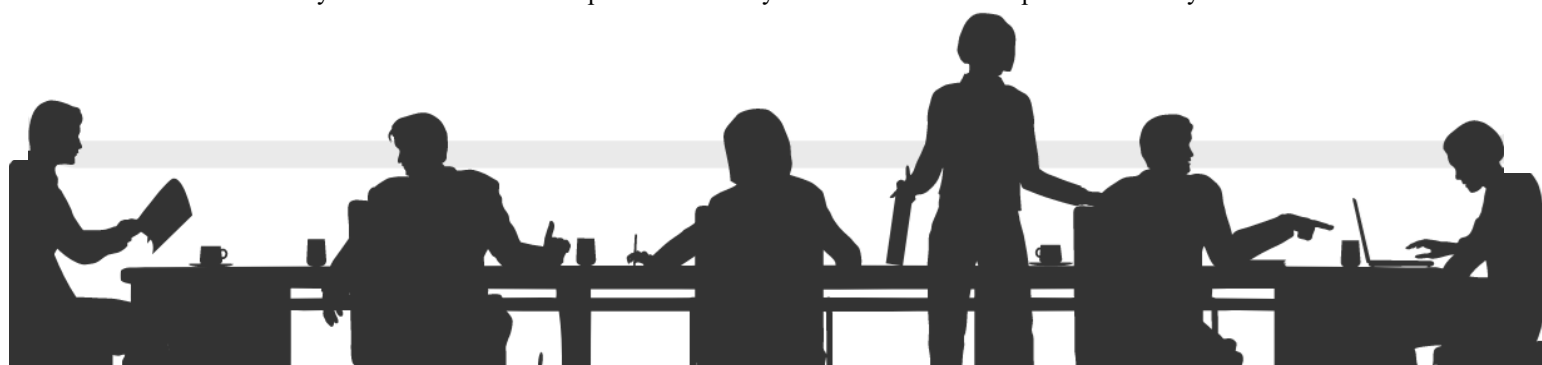


THE OFFICIAL *Newsletter* OF EAST LAKE WOODLANDS

ANNUAL MEETING

The annual Meeting is scheduled for March Tuesday, March 18, 2025, at 7PM, following the Board of Director's Meeting scheduled to begin at 5:30PM. The meetings will be held at the Ardea Country Club (formally known as ELW Country Club), 1055 East Lake Woodlands Parkway, Oldsmar, FL 34677

This year there are five seats open with a two- year term and one seat open with a one-year term.



RFID Distribution:

If you have purchased a new home or vehicle, please stop by the management office at 720 Brooker Creek Blvd., Suite 120 to fill out the vehicle RFID registration form. The registration form can be found on the website www.eastlakewoodlands.com under the controlled-access tab.

You will need to provide proof of residency within ELW (divers license, closing statement) and the registration for each vehicle that will be assigned an RFID.

The cost of the RFID is \$30. We accept cash, check and money order.

RFIDs will be issued Monday through Friday between 8:00AM and 11:45AM and from 1:00PM to 4:00PM.

****RETRACTION (correction)**
Page 7 of the December/January Heron:

How To Obtain A New Gate Pass Called An RFID

RFIDs to unbound contracted associations and unbound, non-member, associations, will continue to have the same level of access at all seven gates.

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ASSOCIATION OWNERS
(CONTRACTED MEMBERS)

CLUSTER 1, 3, 4 & 5
CYPRESS ESTATES 1
PATIO HOMES
WOOD-LAND ESTATES

UNBOUND ASSOCIATION
OWNERS (NON-MEMBERS):
OWNERS WITHIN

CONDO 1-7
CLUSTER 2
CYPRESS 1-3
LAKE ESTATES
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• Beneficial Ownership Reporting

Tax Planning:

- 2025 Tax Cliff
- Hurricanes-related losses
- Partnership Tax
- Entity Formation
- Entity Ongoing planning
- Entity Sale
- Taxation of Judgments & Settlements
- Crypto

Tax Compliance

- Tax Returns
- Delinquent Filings
- Amended Filings

Tax Controversy

- IRS Audits
- Tax Notices
- Penalty Abatement
- Appeals
- Litigation

International Tax

- FBAR - Foreign Bank & Financial Accounts
- FIRPTA - Foreign Investment in Real Property Tax Act
- Check-the-Box
- Foreign Income
- Withholding Tax
- ECI Effectively Connected Income
- FDAP
- Foreign Workers

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Email the Board at:
board@eastlakewoodlands.com

Monica D'Ambrosio,
Community Association Manager
mdambrosio@mgmt-assoc.com
813-433-2000

Visit our Website at:
elw-fl.com or
eastlakewoodlands.com

IMPORTANT NUMBERS FOR EAST LAKE WATER:

Non-Emergency 727-784-8576 ext. 3864
Emergency 727-223-1273

FREQUENTLY CALLED NUMBERS

Location:	Phone Number:
Rover (Resident Request Number)	813-382-9997
Country Club	727-784-8576
ELW Water General Info/Accounting	727-784-8576 ex 3864
ELW Water Emergency Maintenance Line	727-488-4961
Pinellas County Sheriff, Non-emergency	727-582-6200
Management and Associates	
Barcode Information, Mary Hunt	813-433-2014
Management and Associates	
Manager, Monica D'Ambrosio	813-433-2004
Management and Associates	
Accounting, Jessica Baker	813-433-2012

VEHICLE RFID

For additional questions please contact:
Mary Hunt at 813-433-2014



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Cluster 4
Cluster 5
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ELWCA
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Greenhaven 2
Greenhaven 3 & 4
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Woods Landing

B&C Community Mgmt.

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3504 Rodge Blvd
Palm Harbor FL 34684
Hunter's Crossing

Citadel Mgmt.

727-938-7730
905 E. Martin Luther King
Jr Dr. Ste 310
Tarpon Springs 34689
Woodlake Run 1, 2, & 3

Elite Property Mgmt.

727-400-6850
36181 East Lake Rd #407
Palm Harbor FL 34685
The Meadows

Harbeck Hospitality

844-944-0345
2626 Tampa Rd #204 Palm
Harbor FL
Preserve, Turtle Creek 1&2

Holiday Isles Prop. Mgmt.

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33773
Muirfield

Progressive Mgmt.

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4151 Woodlands Pkwy Palm
Harbor 34685
Cypress 1, Patio Homes

Qualified Property Mgmt.

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5901 US Hwy 19 S Ste 7 New
Port Richey FL 34652
Heatherwood, Laurel Oaks

Resource Mgmt.

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28100 US Hwy 19 N Ste 205
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Isleworth
Michael Faehner • 727-306-0201

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Always available! Chuck was always available to talk and answer questions. He prides himself in letting his clients know what is happening in the market and what people are saying, and he is excellent at it. ~Kevin D

Chuck helped me sell my property and enabled me to be an informed decision maker every step of the process, from the listing to feedback from property showings to negotiations. He really eliminated the stress of selling your home as much as feasibly possible. You're in good hands with Chuck. ~ Steve B



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Upcoming Events

STAY
TUNED
to the next issue
for upcoming
CNCN events

*Do you have a
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student or member
of the ELW community?
Please submit information
to
jbakerelwca@gmail.com*



"Love is the only
force capable of
transforming an
enemy into a
friend."

By Martin Luther King, Jr.



You are welcome to attend ELWCA meetings. Please join us to learn more about your ELWCA community. Meeting dates and times are posted on the message boards and in the calendar on our website elw-fl.com or eastlakewoodlands.com



The CNCN Casino Night is a fun way to support local charities! CNCN is a north county neighborhood advocacy organization working to bring a voice to state and county government. CNCN hosts Casino Night to benefit local charities. See page 9 for more details.



Did you grow up in Pinellas County? Have you lived in Pinellas County for a long, long time? Please send your stories and pictures to the Heron. jbakerelwca@gmail.com We would like to learn more about the story of our area before it was East Lake Woodlands!

Pinellas County Schools
Zoned for ELW

**Cypress Woods
Elementary**
727-538-7325

**Forest Lakes
Elementary**
813-891-0785

Carwise Middle School
727-724-1442

East Lake High School
727-942-5419



General Updates:

- Storm Clean-up crews have finished.
- Trip hazards and broken sidewalk slabs have been repaired/replaced.
- RFID readers have been (or will be) installed at the visitor's lane at both the Tampa Rd and East Lake Rd entrances to allow residents to use both lanes.
- The swale rehabilitation project will start in the first quarter along ELW Pkwy. between Hunters Drive and Hunters Place.
- The kiosk at Tampa Road was hit by a vehicle on December 12th. A new kiosk and goose neck is scheduled to be installed in early February. The kiosks are custom made for ELW.

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Turtle Creek 1 & 2 • Damian Kondrotas

Since many of us will be engaging in the annual tradition of Spring Cleaning to get our homes spruced up for the rest of the year I thought it would be interesting to learn a little about its history. This is a great time to step outside and take a good long look at your property. Are there plant beds that need mulch or some new plants to replace dead ones? Is your roof/driveway/house in need OF a good pressure washing? How is your paint looking these days? Any rust spots or fading starting to show and that you can address before they get worse? Keeping the exterior of your property looking good will not only be more pleasant for you to look at, it will also keep our property values high and keep you from receiving “nastygram” reminders from us if the areas get bad enough. (Speaking of the nastygrams, they are intentionally cold, cut and dry and to the point as they have to meet certain legal requirements. I assure you it is nothing personal!)

SPRING CLEANING (excerpted from Wikipedia)

Spring cleaning is the practice of thoroughly cleaning a house in the springtime. The practice of spring

cleaning is especially prevalent in climates with a cold winter. In many cultures, annual cleaning occurs at the end of the year, which may be in spring or winter, depending on the calendar.

History

Some researchers trace the origin of spring cleaning to the Iranian Nowruz, the Persian new year, which falls on the first day of spring. Iranians continue the practice of *khaneh tekani* (Persian: خانه‌تکانی; literally "shaking the house") just before the Persian new year. Everything in the house is thoroughly cleaned, from the drapes to the furniture.

Another possibility has been suggested that the origins of spring cleaning date back to the ancient Jewish practice of thoroughly cleansing the home in anticipation of the springtime festival of Passover(Pesach)

In North America and northern Europe, the custom found an especially practical value due to those regions' continental and wet climates. During the 19th century in America, prior to the advent of the vacuum cleaner, March was often the best time for dusting because it was getting warm enough to open windows and doors (but

not warm enough for insects to be a problem), and the high winds could carry the dust out of the house. This time of year is also when coal furnaces would not run and one could wash the soot from the walls and furniture left by the furnace. For the same reason, modern rural households often use the month of March for cleaning projects involving the use of chemical products which generate fumes.

Next Board Meeting

Our monthly meetings are normally held on the 4th Tuesday of each month at 3pm. *If you cannot attend in person you can always attend via Zoom.* We love to have owner participation so we can hear your opinions on items and so you can get a better sense of how your HOA is run.

Communications

If you do not receive our email messages please make sure that our management company has your correct contact information on file. We try to limit the number of emails that we send but when we do send them they usually have information that you are going to want to receive. The management company for Turtle Creek 1&2 is: Harbeck Hospitality 727-386-5575 Admin1@hhrmgt.com

EAST LAKE WOODLANDS YARD OF THE MONTH

As we enter Spring watch for upcoming Yard of the Month winners!

The goal of this program is to recognize our homeowners who strive to beautifully maintain their property and add to the overall appeal of the ELW Community.

Qualifications for this award include the following:

- The yard is well-groomed as viewed from the street.
- The yard is attractive through the use of natural items (trees, shrubs, plants, rocks, etc.). Other decorative items may be used to further the landscaping.
- Buildings, fences, porches, patios visible on the property are in good condition.



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July 28-Aug 1

with a Broadway director



CAMPS

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8:30-12

age 7+

8:30-3

Villains!

June 9-13



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June 16-20



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Acid Rain

Any type of precipitation can potentially be acid precipitation. Most water droplets contain some dissolved carbon dioxide gas. Carbon dioxide reacts with the water molecules to form carbonic acid, which is a weak acid. This is why most precipitation will have a pH between 5 and 6, and why most standing water will eventually have a pH somewhat lower than seven (which is a neutral solution). This is why we don't consider precipitation to be acid precipitation until the pH is lower than about 5.0. If enough sulfur dioxide or nitrogen oxides get dissolved in liquid water molecules, these can create sulfuric or nitric acid, resulting acid precipitation when the water droplets fall to the surface. If these liquid water molecules freeze, the result may be acid sleet, acid snow or perhaps acid fog.

Even if the sulfur dioxide and nitrogen oxides reach the surface as dry molecules, they will interact with surface water to create sulfuric acid and nitric acid. As these chemicals build up in the environment they can lower the pH of the local water supply and this will affect many types of organisms that depend on the water supply, including

both plants and animals. Acid deposition is also affecting the structural integrity of many buildings around the world, especially older buildings.

In some cases, the soil is alkaline enough (pH greater than seven) to counteract some of the effects of acid deposition. The harmful effects of acid deposition are therefore worse in regions lacking in alkaline soil.

Individual droplets of acid precipitation contain very little acid so they are not normally very harmful. In fact, we would not normally notice that they were acid precipitation. Acid precipitation or acid deposition only becomes a problem when the acid builds up in the environment over a long span of time.

Acid deposition as a pollution problem is difficult to address for a number of reasons. One reason is that people are often much more concerned with economic efficiency than they are with polluting the natural environment. Another reason is that the harmful effects of acid deposition are often felt hundreds or even thousands of miles downwind of the source. As unwilling as people often are to address local pollution issues, it is even more difficult to address those issues when the pollution source is across state lines or even across national boundaries.

Visit this website for some information about the effects of acid rain. These effects can be created also by acid fog, acid snow, or even dry acid deposition.

<http://www.epa.gov/acidrain/effects/>



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East Lake Fire Rescue Urges Water Safety Ahead of Spring Break and Summer

As spring break draws near and the summer months approach, East Lake Fire Rescue is reminding families of the vital importance of adult supervision around water. With warmer weather on the horizon, local statistics show an increase in water-related accidents, particularly in pools and other aquatic environments.

A recent report from the Pinellas County Florida Department of Health revealed 27 submersion incidents in the county last year, with a significant number occurring in residential and apartment complex pools. These incidents affected 14 males and 12 females, with one case where gender was not reported. The highest risk group for submersion incidents was males aged 1-2 years old.



These statistics are a stark reminder that water can be dangerous for young children, especially when families begin spending more time at pools, lakes, or beach-

es. Fire Rescue officials stress that there is no substitute for constant, undistracted adult supervision around water.

In an effort to reduce the risk of accidents, East Lake Fire Rescue encourages the following water safety tips:

1. **Always Have a Dedicated Adult Supervise Children:** Never leave children unattended near water. Accidents can happen in an instant, and a responsible adult's presence is essential for safety.
2. **Use Properly Fitting, U.S. Coast Guard-Approved Flotation Devices:** While flotation devices can offer an added layer of protection, they should never replace active supervision. Ensure the devices are properly sized for the child's age and weight.
3. **Install Childproof Door Locks and Alarms:** To prevent children from accessing pools or other water hazards unsupervised, install alarms on doors or windows that lead to water areas. This early warning system can prevent accidental drownings.
4. **Install and Maintain Pool Fencing:** Secure fencing around pools is a simple and effective measure to keep children

from entering the water without adult supervision.

5. **Enroll Children in Swimming Classes:** Teaching children how to swim can provide them with important life-saving skills and build confidence in the water.

Learn CPR: Being prepared for an emergency can make all the difference. Learning CPR can help you act quickly in a life-threatening situation.

By following these essential safety steps, families can help ensure a safe and enjoyable spring and summer for all.

As outdoor activities ramp up, East Lake Fire Rescue urges all community members to remain vigilant. Water safety is a shared responsibility, and keeping children safe should be a top priority for everyone. The department encourages families to stay proactive in maintaining water safety, whether in backyard pools, public beaches, or other aquatic environments.

For more information on water safety, residents can visit the East Lake Fire Rescue website or contact the District at 727-784-8668 ext. 204 for additional safety resources.

Let's work together to make this season safe for all!

Tampa Bay Raptor Rescue • *Barbara Walker*



Tampa Bay Raptor Rescue responded to a rescue call in East Lake Woodlands regarding a great horned owl entangled in holiday lights. The owl was fine and released the same day. Not as fortunate was an osprey in Tarpon Springs. She was a beautiful healthy adult, but unlike the owl, got hung up in an extension cord for the lights and had irreparable damage to her right wing. The osprey may have been trying to collect something for a nest. The great horned owl, well, HOO knows? Please secure lights and cords as best you can!

19 year old Lani Walker responded to both calls. If you would like to be a rescue volunteer please text 727-798-2385 or email walkerba@outlook.com.



East Lake Woodlands Notable Past Sales Listed with Frank Acerra of Select Properties



4767 Stonebriar Drive



228 Woodlake Wynde



125 Kelleys Trail



5098 Crosspointe Drive

A Few Additional Notable Past Sales Listed with Frank Acerra of Select Properties:

- 95 Deerpath Drive in East Lake Woodlands
- 60 Willowood Lane in East Lake Woodlands
- 1703 Captiva Dr in East Lake Woodlands
- 4302 Fallbrook Blvd in Lansbrook
- 4477 Lavander Drive Lansbrook
- 4620 Aylesford Drive in Lansbrook
- 3924 Bel moor Drive in Briarwick
- 3335 Crescent Oaks Blvd in Crescent Oaks
- 1008 Crescent Oaks Blvd in Crescent Oaks
- 4301 Auston Way in Lansbrook
- 4301 Fall Brook Blvd in Lansbrook
- 3562 Justin Drive in Lansbrook
- 3968 Executive Drive in Lansbrook
- 228 Woodlake Wynde in East Lake Woodlands
- 402 Windward Pl in East Lake Woodlands
- 104 Camille Ct in East Lake Woodlands

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EAST LAKE LIBRARY NEWS

Smithsonian Traveling Poster Exhibition, Exploring Human Origins: What Does It Mean to Be Human?

Feb 1st - 26th | All day

In celebration of World Anthropology Day, Thursday, Feb 20th, 2025, we will have a fascinating poster exhibition on display for the month of February. The display encourages a public conversation focusing on multiple perspectives of what it means to be human and fosters greater appreciation of the complexity of the science of human evolution.

For more information on this overall project, please visit: <https://humanorigins.si.edu/exhibit/exploring-human-origins-what-does-it-mean-be-human> and <https://humanorigins.si.edu/>.

LEGO Club

Feb 7th | 3:30pm - 4:30pm

Welcome Builders!

We are back for another round of our monthly LEGO Club. Children in grades K - 5 are welcome to sign up and show off their LEGO Master skills.

Join us on these dates below for some fun. You might even get to see your work displayed in the Children's Room!

Feeding Tampa Bay: Cooking for One

Feb 12th | 10:30am - 11:30am

Come learn ways to cook for one while sticking to a budget and choosing nutrient-dense foods for a balanced diet and lifestyle.

ELCL Heritage Village Field Trip

Feb 15th | 10am - 1pm

All registration must be completed in person at the Library's Children's Desk beginning on Saturday, January 15th.

Step back into time at this living museum dedicated to Pinellas County History. Stroll through the park and tour restored homes and historic structures, learn about the Florida Citrus Industry, and enjoy freshly squeezed orange juice. Groups and families of all ages are invited to immerse themselves in our county's heritage and enjoy an

exclusive history take-home pack from East Lake Community Library.

Registration is required and a refundable at event \$20 deposit per family is due at sign-up.

Florida Talks: Seeing Florida Heritage Through Archaeology with Dr. Baram

Feb 20th | 6:30pm - 7:30pm

JOIN US in celebrating ANTHROPOLOGY DAY with a Presentation from the Florida Humanities!

The history of Florida is fascinating, and archaeological research provides a tactile, visual, and place-based approach to appreciating what has been achieved. The aspects of the past that are in the present, that are being seen, used and visited by people today, are heritage. This presentation explores the dynamics of heritage by highlighting archaeological insights into Indigenous landscapes, colonial sites, utopian settlements, minority communities, and modern cities.

This event is free and open to the public. Registration is required as space is limited. Funding for this Florida Talks program was provided through a grant from Florida Humanities with funds from the National Endowment for the Humanities. Any views, findings, conclusions or recommendations expressed in this program do not necessarily represent those of Florida Humanities or the National Endowment for the Humanities.

Games After Dark

Feb 21st | 6pm - 8pm

Join us for an exclusive after-hours gaming event! The Game Bus will be parked at the library, loaded with consoles and games for an epic evening of fun, competition, and prizes. Don't miss out!

Annual ELCL Passport Fair

Feb 22nd | 10am - 3pm

Planning to travel this year? ELCL is offering a one-day Passport Fair (no appointments necessary!) for new passport applications (or passport holders whose passports are more than 15 years from issue date). Be sure to bring the completed DS-11 form, birth certificate or naturalization papers, photo ID (driver's license, etc.), expired passport, if applicable, and all other documentation. For minors under 16, both parents must be present or have the additional notarized form. **GOVERNMENTAL FEES MUST BE PAID BY CHECK OR MONEY ORDER ONLY.** The library also does passport photos, if needed. Please call with any questions or further information. Hours are from 10 AM - 3:00 PM.

Money Matters: Financial Literacy Seminar

Feb 25th | 6pm - 7pm

Join Achieve Credit Union for an informative seminar on financial literacy, designed for teens, young adults, and anyone interested. Learn essential money management skills, budgeting tips, and strategies for a secure financial future.

Wild Things Storytime at Brooker Creek Preserve

Feb 28th | 10am - 11am

Join ELCL every fourth Friday for a special storytime designed to support early literacy skills and explore natural science with our neighbors at Brooker Creek Preserve.

Register HERE: <https://storiesandsongs25.eventbrite.com>

Additional Notes: It takes about 10 minutes to drive from the preserve entrance (Keystone Rd.) to the parking lot, and there is a 3-5 minute walk from the parking lot to the Education Center buildings. This program meets in the Auditorium or "Butterfly Room". Please wear closed-toed shoes. Plan accordingly so you don't miss the beginning of the fun time we have planned!

Pokémon Club

Mar 14th | 3:30pm - 4:30pm

Welcome Pokémon Masters! Join us for our last Pokémon Club before the summer. Bring your own cards and win even more. Secure your spot today!

Wax & Wicks: DIY Candle Creations

Mar 15th | 1pm - 3pm

Join library staff as we discover the art of candle-making in this hands-on workshop! Learn the candle-making process, choose scents and colors, design personalized labels, and create your own unique candle to take home.

Mah Jongg

Mar 4th | 1pm - 4pm

Whether you are an experienced player or newbie, now is your chance to play Mah Jongg at the library!

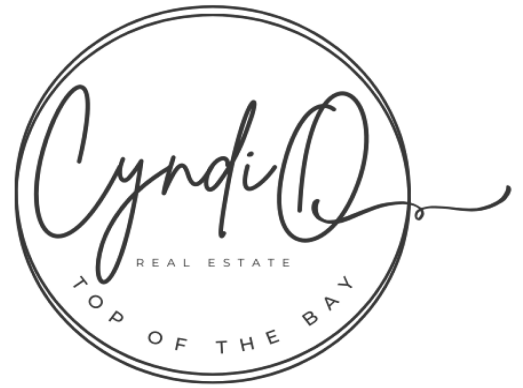
Experienced players will be on hand to teach those new to the game. Sign-up required for each session. Please bring your own Mah Jongg sets, if you have them.

The club will meet on the first Tuesday of each month unless otherwise noted on the library calendar.

Please be aware that this is a library-sponsored program open to all levels of play. If you are an experienced player who prefers to play only with those at his/her level, then this program is not for you. Our goal is to provide a welcome environment for all who wish to participate, learn, and improve their skills.

Look at some of the beautiful homes for sale in East Lake Woodlands! Do you have family or friends looking to move to the area? I can help!

Questions about the market? Would you like a tour of these or other properties in the area? Give me a call! I am happy to help.



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- Property Condition Overview: Notes on the structural integrity of the home, recent upgrades, or maintenance needs.
- Location and Risk Assessment: Analysis of environmental or geographical risks that might impact insurance requirements, such as flood zones or high-risk fire areas.
- Market Value Assessment: Updated value of the property to ensure your insurance coverage is in line with replacement or repair costs.

With these insights, you and your insurance carrier can make informed decisions about adequate coverage. This helps ensure that your policy aligns with the true value and risk profile of your property, giving you peace of mind in the event of a disaster.



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If you are interested in market information for East Lake Woodlands, give me a call. I would be happy to share the information either by mail, email, or in person. Our agents know East Lake Woodlands and can provide excellent market insight. Call us today!

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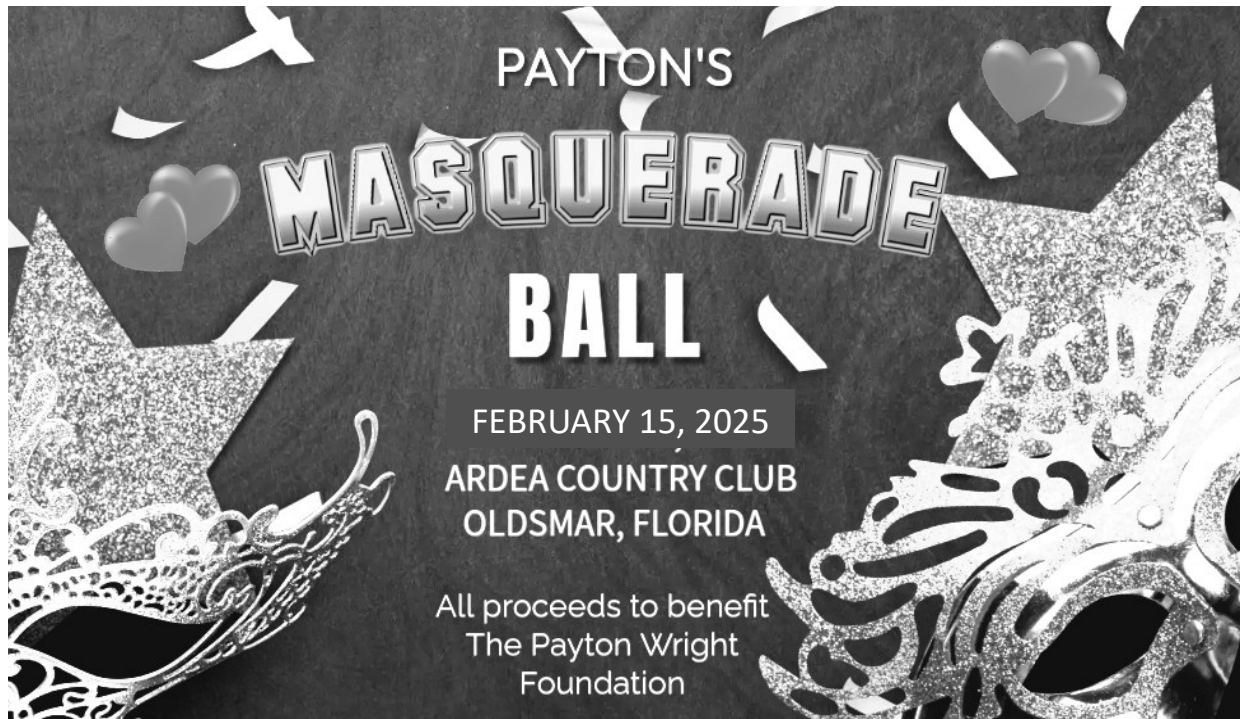


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A+ Rating



February 15, 2025
Ardea Country Club,
Oldsmar, FL
6:00 pm – 11:00 pm

Featuring three-course dinner with appetizers & desserts, Shakes Society Band, Cigar Bar, Champagne Wall, wine tasting and wine pull, Horse Soldiers Bourbon tasting, 50/50, and raffle baskets. Over 100 auction items including Little Cayman dive vacation, North Carolina mountain home vacation, diamond jewelry, original artwork and furniture, fabulous furs, and more. Masks optional; semi-formal attire suggested. Tickets \$125 @ <https://paytonwright.org> under Events



THE PAYTON WRIGHT FOUNDATION

Benefiting Pediatric Brain Cancer Patients and their Families

We would like to invite you to be a part of the Payton's Masquerade Ball Fundraising event benefiting The Payton Wright Foundation, a nonprofit 501 (c)(3) tax-exempt organization based in Sarasota, Florida. This Foundation was established in 2008 by Patrick and Holly Wright in memory of their daughter Payton who lost her courageous battle with brain cancer in 2007. The Payton Wright Foundation provides financial assistance to families by paying monthly household bills and transportation costs for families whose income is decreased as a result of time spent caring for their children. The Foundation is passionate and committed to help raise funds and awareness for this horrific disease.

On Saturday, February 15, 2025, Payton's Posse will be holding our annual event in Oldsmar, Florida, to help raise funds and awareness for pediatric brain cancer. The

party will be held at the Ardea Country Club.

Your tax-deductible contribution to this event gives critical support to families when they need it most, at the worst time of their lives. We provide these families whose childrerl are undergoing treatment for pediatric brain cancer, gas cards so they can afford to drive their child to treatment, sometimes hundreds of miles away. We also help them with their mortgage/rent payments, utilities, or any of their daily bills because worrying about how you are going to pay your mortgage or get your water turned back on should not be something a family with a sick child should have to fret about. We help families so their focus can stay on their child.

MONETARY DONATIONS and SPONSORSHIPS can be made online at www.paytonwright.org. **RAFFLE AND**

SILENT AUCTION ITEMS can be picked up or delivered. Please contact Holly Loy at meemaw12@icloud.com.

Additional information regarding The Payton Wright Foudlation, please colltact Holly Wright at (941) 228-4886 or holly@paytonwright.org, and she will be happy to answer any questions you may have. You may also visit www.paytonwright.org to learn more about our outstanding programs such as Family Financial Assistance Program, Payton's Angel's, and our Gas Card Club.

Thank you for your consideration. The Payton Wright Foundation could not assist families without the generosity of donors like you!

Warmest Regards,
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WHY 3/4 OF HOME SELLERS DON'T GET THE PRICE THEY WANT FOR THEIR HOMES

East Lake Woodlands - A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home, and a 9 Step System that can help you sell your home fast and for the most amount of money. This industry report shows clearly how the traditional ways of selling homes have become increasingly less and less effective in today's market. The fact of the matter is that fully three quarters of home sellers don't get what they want for their homes and become disillusioned and - worse - financially disadvantaged when they put their homes on the market. As this report uncovers, most home sellers make 7 deadly mistakes that cost them literally thousands of dollars. The good news is that each and every one of these mistakes is entirely preventable. In answer to this issue, industry insiders

have prepared a free special report entitled "The 9 Step System to Get Your Home Sold Fast and For Top Dollar". To order a FREE Special Report, visit www.ELWHomes.com/mistakes or to hear a brief recorded message about how to order your FREE copy of this report, call toll-free 1-866-945-9308 and enter 1000. You can call anytime, 24 hours a day, 7 days a week. Get your free special report NOW to find out how you can get the most money for your home.



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Summary of Citations and Warnings

NOVEMBER 2024				DECEMBER 2024			
<i>Requested Patrols</i>	<i>9</i>	<i>Filled: 8</i>	<i>Not Filled: 1</i>	<i>Requested Patrols</i>	<i>6</i>	<i>Filled: 4</i>	<i>Not Filled: 2</i>
CITATIONS	WARNINGS	VIOLATION		CITATIONS	WARNINGS	VIOLATION	
2	16	Stop sign			7	Stop sign	
	0	Speeding over 15+			5	Speeding over 1-15+	
	7	Speeding over 1-15+			0	Expired documents/tags	
	1	Equipment			0	NVDL	
	1	Other			0	Other	

Community Photos • *Steve Sabarese*





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Email: Preferredreastlake@gmail.com

Preferred Realty Group & East Lake Real Estate LLC welcomes Jenna to our new sales and property management office located in the East Lake Woodlands Shopping Center.

Jenna has recently relocated from New Jersey where she was a licensed sales agent and well versed in many areas of real estate. We are very fortunate that she has chosen to join our group and has already become an integral part of our small community.

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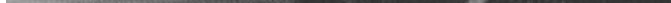
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Spring Forward

Don't forget
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March 9th, 2025



Ahhh ... February. The month of hearts and roses and love.

Would you like to begin some new family traditions this Valentine's Day?

1. Ask the kids to tell you how they think Valentine's Day began. Write down what they say. Then do some research with the children, online or at the library, and see if their ideas are correct.

2. Designate the month of February as a time to show special love in your home. Together, read some stories or poems on love, then discuss the characteristics of love at the dinner table on separate nights. For example, "Love never gives up." How have friends and family stood by one another in good and bad times?

3. Plan a unique scavenger hunt with the kids for Dad (or Mom). Help the children make and hide clues, taping a small chocolate kiss on each one. Have meaningful gifts at the end of the hunt. Possibilities include handwritten notes of love and appreciation, personal certificates of service (I will wash your car, clean out the garage, cook dinner,

etc.), drawings, homemade treats, framed family pictures, etc. To make the scavenger hunt extra special, end your time with a family trip to the pizza parlor or bowling alley.

4. As a family, think of those who may be especially lonely on Valentine's Day, then brainstorm ways that you could show love to them. The kids may want to make unique Valentine cards, bake heart-shaped cookies, or invite them to a special lunch or dinner.

5. Cultivate a sense of appreciation in your children by helping them express appreciation to their grandparents. Have each of the kids write Grandma and Grandpa individual Valentine's Day notes. On February 14, personally deliver the notes along with an arrangement of flowers or a balloon bouquet. If grandparents live out-of-town, mail each note in a separate envelope and also call Grandma and Grandpa.

6. Make February 14 a "red letter day" for your family. Decorate the kitchen or dining room with hearts, red and white streamers, and heart-shaped balloons. Wear a red outfit or apron and serve the family heart-shaped pancakes; add some red food coloring to the syrup. Make heart-shaped sandwiches for lunch, and

choose dinner entrees that are red.

7. Mail each of your children a Valentine's card from you and your spouse. Share not only why you love your child unconditionally, but also your gratitude that they are your son/daughter.

8. Tell your children how you celebrated Valentine's Day as a child. Then have the kids call/visit their grandparents to see how they celebrated it. Talk about ways that Valentine traditions have not only changed, but also remained the same.

9. Help the kids make an "I love you because" book for someone special (parent, grandparent, pastor, teacher, etc.). In addition to writing and drawing heartfelt messages, include some favorite photographs and artwork. For a lasting keepsake, have the book bound at a local print shop.

10. With your spouse, decide on personalized ways that you can show love to each of your children on Valentine's Day. Spend time praying about how to best do this. While love for one child may be expressed by time, another may feel loved by words of affirmation or gifts.

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3220 W. Bay Vista Ave., SOUTH TAMPA
4 beds | 4 baths | 2,987 sq.ft. | .32 acres | \$1,599,900



Your Home, EAST LAKE WOODLANDS

Greetings, East Lake Woodlands Neighbors! The Market is Moving!

As we begin the New Year, things are starting off strong. The market picked up in November. Despite the holidays, East Lake Woodlands had many homes go under contract and sell in December - like our listing above - and even more in January. The market is moving! Thank you to our wonderful client who put their trust in us for the sale of their home and the purchase of their new construction home - which they love!

We are proud to be a part of the Engel & Völkers international family and look forward to helping even more clients in 2025 as we leverage their powerful marketing tools and global reach - spanning 35 countries, 1,000 offices, and 16,500 agents worldwide - to get our clients' homes sold! Call today for a free consultation.

Learn more at UpperTampaBay.evrealstate.com.



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