

Your Quarterly
Neighborhood News
Month year

Volume 9 Issue 2

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Woodlake News

Roof Project is Completed

We all watched while our roofs were removed and replaced with brand new roofing and shingles. This project took a long time but finally all buildings that were scheduled to be replaced have been done. Now we are all looking forward to starting our new fence project. Please plan on attending the April 21st special meeting in lieu of our monthly board meeting to discuss the fences and budget. The board is looking for community input. An email will be sent with the meeting details.



New Roof Is Looking Good !!!

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Important Dates

- 04/17 Easter
- 04/21 Special Board Meeting—6:30pm
- 05/19 Board Meeting—6:30pm
- 05/30 Memorial Day
- 06/16 Board Meeting—6:30pm



Meeting Tidbits

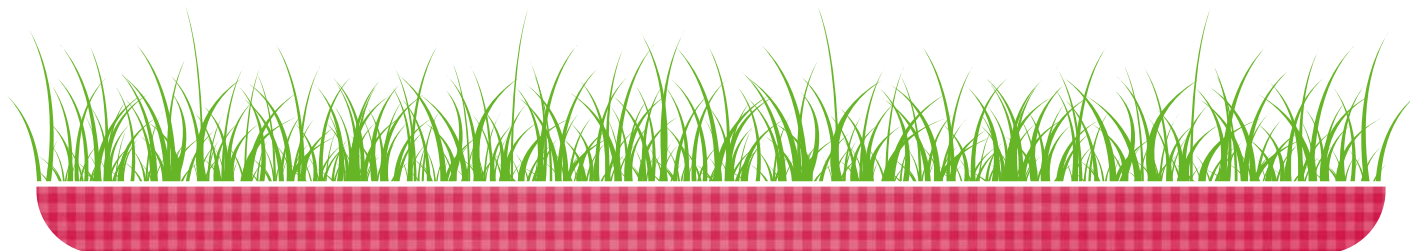
- Natur Zone is our new rodent control company. Please call Kim if you have any rodent issues.
- Roofs complete. Maintenance of our new roofs under discussion.
- Fence project to begin—vinyl vs wood is under discussion.
- Plumbing issues breaking Woodlake budget. New plumbing procedure to be implemented and distributed.
- Complaints continue—you must pick up after your dog.
- Miscommunication continues with US Lawns.
- Bulk items in trash area, unauthorized occupants and exterior changes remain as “top” violations.
- Screening for roof vents in discussion.
- Quotes for tree trimming being requested by Kim. O’Neil’s quote was very expensive. Board looking for alternative.

Reminders

- **NO** walking on roofs—if there is a problem call Kim at Ameri-Tech.
- **NO** changes or additions may be made to any common property without sending an ARC (form on website—www.woodlakeassociation.org or contact Woodlake News). If any changes or additions are made you may have to remove them at your expense.
- **NO** hanging or attaching anything to the fences. If you have Remove Them NOW.
- You **must** pick up after your pet!
- We want a Clean neighborhood throw your trash and cigarette butts in a proper receptacle **not** on the ground.

"I enjoy the spring more than the autumn now. One does, I think, as one gets older."

— *Virginia Woolf, Jacob's Room*



ROOF MAINTENANCE

Telephone Numbers

Ameri-Tech

Kim Bramson : 727-726-8000 Ext. 253

Bouchard Insurance

David Mohns: 727-373-2947

Plumber

Dunedin Plumbing
727-734-2879

Electrician

Dunedin Electric:
727-773-1622
David Nardin Electric:
727-418-5674

Lawn & Trees

Contact Kim Bramson

Pest Control

Dean A. Soles
Pest Control
727-643-1888

Handyman & Janitorial

Ignacio Riveras Service
and Repair (Chili):
727-686-9511
Affordable Work Orders:
727-709-4895

Locksmith

Countryside Locksmith:
727-796-0292

Air Conditioning

Cool Wizard
Alison or Robert
(727) 542-6178
info@coolwizard.com

Thank you for your cooperation and patience during the re-roofing project! Now that all of the roofs have been completed, the focus will shift to proper care and preventative maintenance of the roofs to make sure they last as long as possible. The board will be having the roofs cleaned periodically throughout the year to keep them clear of leaves, pine needles, pollen and other debris. They are also working on getting all of the trees trimmed in the association so that they do not touch any of the buildings. In addition, per the association rules and regulations, no one is to be walking on the roofs at any time without permission or notice to management.

In addition to the GAF shingle warranty, there is a 10 year warranty with the roofing company for all of the roofs. We are asking that all homeowners report any roof issues to the association manager, Kim Bramson (kbramsom@ameritechmail.com/727-726-8000 ext. 253), so that they get addressed as soon as possible. Any and all issues, no matter how minor you may think they are, need to be documented and reported so that they get taken care of.

Access to Amenities May Be Suspended

With the many Woodlake rule violations and budget constraints the board has authorized Ameri-Tech to limit these residents access to the pool and tennis courts. If by the third violation letter that is sent and not responded to the fob allowing entrance to the pool or tennis courts will be suspended. Also, if unit maintenance fees are not up to date and 30 days or more in the arrears, Ameri-Tech has been authorized to limit unit owners and/or tenants access to the pool and tennis courts.

""Spring is the time of plans and projects.""

— Leo Tolstoy, Anna Karenina



New Plumbing Procedure has Been Implemented

Unit owners/Residents who experience plumbing problems **must** use the following procedure. Ameri-Tech will determine the payment responsibility (either unit owner or Woodlake). **Even if the invoice is sent directly to Ameri-Tech, this does not determine payment responsibility.**

1. If a plumbing problem occurs on a **weekday during business hours**:

Call Ameri-Tech (**Kim**) **727-726-8000 ext. 253**, leave a message if no answer and Kim will return your call ASAP and make arrangements with the plumber for you.

2. If a plumbing problem occurs **after business hours or on a weekend**:

Leave a message at Ameri-Tech (**Emergency Line**) **727-726-8000** – you should receive a response quickly (within one hour). Ameri-Tech will make arrangements with the plumber for you.

3. If no response **and** it is an **emergency** situation you **must** call one of the following plumbing companies:

- **Dunedin Plumbing**

Tele: **727-734-2879**

- **Plumbing By Gus**

Tele: **727-734-8804**

- **R Carr Plumbing**

Tele: **727-725-1687**

- **Graywater Plumbing**

Tele: **813-297-0790**

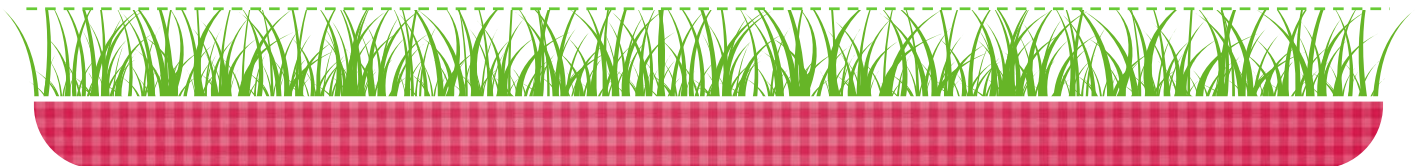
4. **If you do not receive any response** from Ameri-Tech or any of the plumbing companies listed, **contact**: James Dallas at **518-377-3899** or Woodlake News at woodlakenews@gmail.com.

5. If you call a plumber directly you **must** inform Ameri-Tech as soon as possible. Call Kim or email kbramson@ameritechmail.com with the following information:

- a. Plumber name and phone number
- b. Date of service
- c. A short summary of the plumbing issue

Remember the 3 “P’s” of Poo

"This community will not be a good place for any of us to live in unless we make it a good place for all of us to live in." Theodore Roosevelt



3 P's of Poo



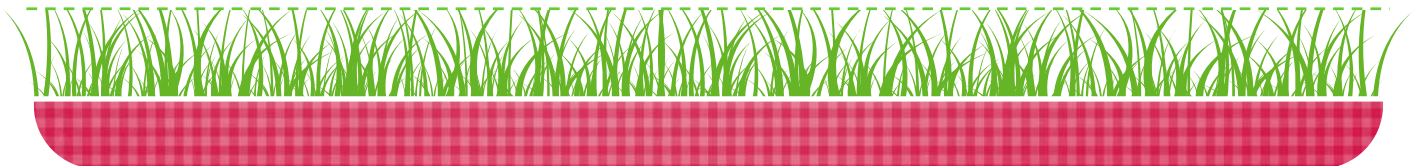
ONLY FLUSH THE FOLLOWING

Everything Else Goes Into the Trash

- ◆ Toilet Paper
- ◆ Pee
- ◆ Poo

Woodlake needs to get control of our plumbing problems NOW! It costs us all in higher maintenance fees

"This community will not be a good place for any of us to live in unless we make it a good place for all of us to live in." Theodore Roosevelt



"Payment Responsibility May be Assigned to the Homeowner if *Do-Not-Flush* items and/or FOG** Items (listed below) are Used"

Items like wipes, cotton balls and dental floss may be labelled as "flushable", but they are not. These items do not break down like toilet paper in the wastewater system and cause clogs to form. These clogs will grow to create back-ups and over-flows throughout the wastewater system.

*Do Not Flush:

- ✦ Baby and/or adult cleaning wipes
- ✦ Face Masks
- ✦ Medication
- ✦ Dental floss
- ✦ Cotton swabs and balls
- ✦ Feminine hygiene products (maxi pads, tampons, & wrappers)
- ✦ Bandages
- ✦ Kitty litter
- ✦ Paper towels
- ✦ Hair

FOG** Items

Reminder that pouring fats, oils, and grease down your drain or garbage disposal will lead to sewer backups. These issues are caused by grease residue that sticks to your pipes, building up over time. **Instead, use a towel to absorb the grease or freeze it in an old container before throwing it out.**

Putting Fats, Oils, and Grease (FOG**) down your drain or garbage disposal will build up over time by sticking to your pipes creating sewer backups. Backups caused by FOG can cause expensive clean-up and repair costs. **Residential** FOG down the drain is one of the biggest contributors to sewer line blockage. Also do not put kitty litter, egg shells or coffee grounds down disposals or drains. (These gritty materials sink, causing blockages in the line.)

1. **Can the Grease** – Pour used cooking grease into an empty, heat-safe container, such as a soup can, and store it in the freezer. Once solidified, toss the can into the garbage.
2. **Soak up** – Remaining oils and grease with an absorbent material such as a paper towel and throw it into your garbage.
3. **Scrape Your Plate** – Wipe all pots, pans, dishes and cooking utensils with a paper towel prior to washing to absorb the grease.

Fats	Oils	Grease
Solid at room temperature	Liquid at room temperature	Turns to liquid while cooking, but solidifies when cooled
Butter, shortening, margarine	Vegetable oil	Gravy
Peanut and nut butters	Salad dressing	Mayonnaise
Uncooked poultry skin	Canola oil	Melted meat fat
Meat trimmings	Olive oil	Bacon and sausage
Dairy: cheeses, cream, sour cream, ice cream	Cooking oil	Boiled poultry skin

