



Reflections

MARCH 2012

Presidents Message

Spring is in the air and we have worked out all the issues with the main pool overhaul. Hopefully, we will be swimming in the pool in the next few weeks. I know many residents are upset about the timing on the pool, but as large projects proceed we always find many modifications that need work from years of neglect. A new landscaping company is hitting the grounds March 1 and it is my understanding that our property will get the clean shave that many residents have

been talking about.

We have experienced a very positive difference in our dining room since the arrival of the new chef, and with the pool opening the dining facility should increase even more, having all the goodies available poolside once again.

We have rebuilt the west deck, gazebo and the main deck and are now getting estimates for the South. After the South we are going to proceed to the 105/106 boardwalk to finally finish the reconstruction caused by hurricane Wilma.

We have a few new volunteers for our Thursday night Bingo and are working to keep that amenity in tact.

With the rising costs of food products and especially coffee we are considering charging 8 dollars vice 7 for the first cards at Bingo to help support the coffee and cookies that we have on Bingo nights. Keeping the prize money at a maximum for those lucky winners.

We have accomplished much during these last few months but still need to press on with our activities and spend our monies wisely and to the best advantage of our beautiful community. Remember this is your community so we need all your ideas to make it work in this economy that has been put on our shoulders. I am asking for the residents' suggestions when they travel the property and see things that need attention.

Respectfully,
Chris Bruno, President LEOA

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Christine A Kinzer
Better Homes & Gardens Florida 1st Realty

954 - 683 - 2759

954 - 566 - 3833

www.christinekinzer.com
CKinzer@bellsouth.net



Dear Lake Emerald Owners and Residents,

Happy Saint Patrick's Day! I hope you're all enjoying the beautiful weather we're having. This is why we live in South Florida!

Sales are really picking up. Our beautiful community is recovering faster than most, and we're in good financial shape. If you're thinking of buying or selling at Lake Emerald, ALWAYS call Christine. NOBODY has sold more of Lake Emerald than Christine!

RECENT LAKE EMERALD SALES

105/306 SOLD AND CLOSED FOR \$125,000
117/307 SOLD AND CLOSED FOR \$ 82,000
105/201 SOLD AND CLOSED FOR \$ 80,000
112/208 SOLD AND CLOSED FOR \$ 82,000
111/310 SOLD AND CLOSED FOR \$ 80,000
115/304 SOLD AND CLOSED FOR \$ 81,500
117/209 SOLD AND CLOSED FOR \$ 82,400
118/103 SOLD AND CLOSED FOR \$ 82,000
118/301 SOLD AND CLOSED FOR \$ 73,500
106/206 Under Contract - was listed for \$119,900
115/306 Under Contract - was listed for \$119,500
109/205 Under Contract - was listed for \$ 84,900
117/306 Under Contract - was listed for \$ 79,900
118/206 Under Contract - was listed for \$ 79,900

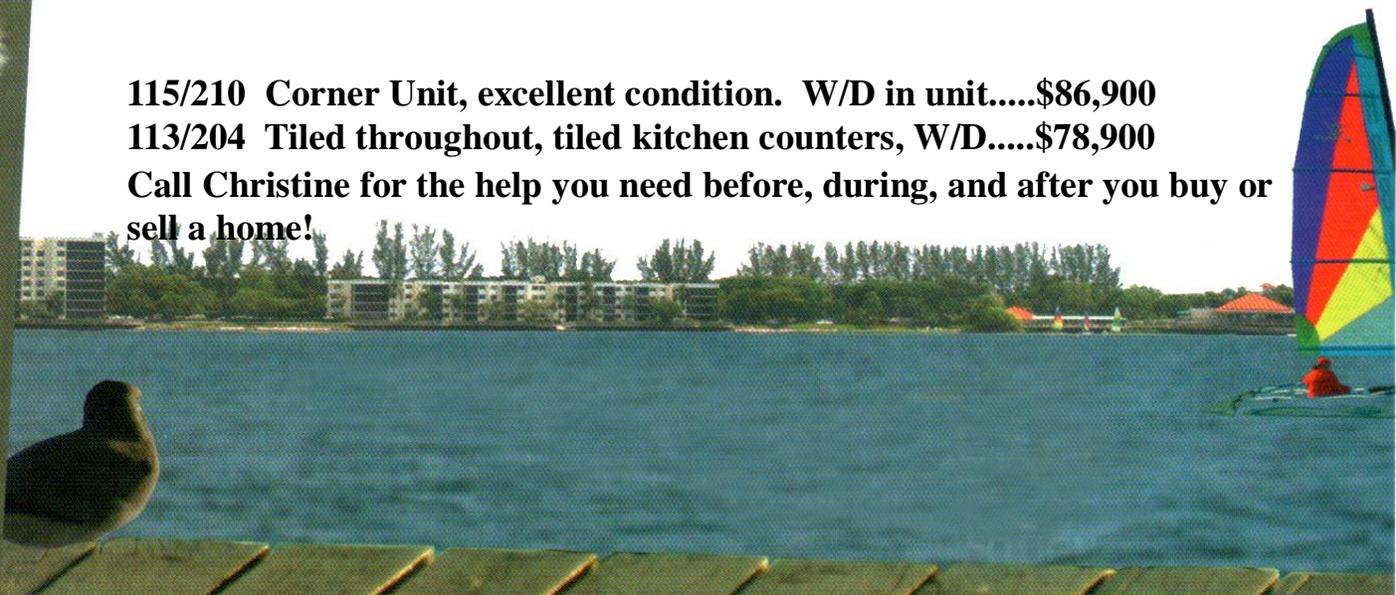


FEATURED LISTINGS

115/210 Corner Unit, excellent condition. W/D in unit.....\$86,900

113/204 Tiled throughout, tiled kitchen counters, W/D.....\$78,900

Call Christine for the help you need before, during, and after you buy or sell a home!



Property Managers Report

I'd like to take the opportunity to thank all the volunteers who work very hard behind the scenes at Lake Emerald. With the efforts of the community and board of directors we were able to accomplish a variety of maintenance and administrative items. Listed below is some of the progress we were able to complete or presently working on.

- Tennis Courts Lights and pavilion now working properly
- Boat storage cleaned up and lights installed on timers
- New Landscaper starting March 1
- Sprinklers are being repaired
- New Pool Service
- Clubhouse running with added activities providing good food and karma
- Maintenance team taking charge of assigned buildings
- Ability to rent clubhouse with reduced prices
- Make ready, rental and repair of LEOA rental units
- Electric corrections to eliminate liability at the clubhouse and main pool
- Running proper electric at the clubhouse to utilize new steam tables
- Hook up of sink at clubhouse
- Bingo at the clubhouse
- Purchase of semi-new golf carts for the maintenance team
- Last minute mulch purchase for all buildings
- Numerous cracks and wall leaks repaired
- Assist residents in building 110 from huge water leak due to residents trying to make in house repairs without a licensed plumber
- Assist building 105 with renovations
- Change out of front door locks building 105
- Railings around clubhouse and management office corrected and wood planks

- repaired
- Maintenance team assisting residents with their atrium and plant purchases
- Building 105 first floor exits (East and West) corrected to eliminate puddles at the doors
- Update of resident listing at each building
- Employee Handbook
- Clubhouse insurance
- Savings from double billings as 2 pesticide companies were being paid for the same thing with a savings of \$7,200 a year
- New basketball nets for the courts for our younger residents
- New clubhouse deck and stairs to pool
- New dock at the West Pool
- Repair of the Gazebo
- Clean or painted mailboxes with proper unit numbers
- New Bulletin Boards for all buildings

With the communities continued support, we will continue to improve our lovely property.

Sandra Driscoll, LCAM, CMCA, AMS
Property Manager

Saint Patrick's Day

Join us at the Clubhouse for Corned Beef, Cabbage, Potatoes and Carrots. Yes, we have green beer.

Party starts at 6 pm on Saturday, March 17. \$10.00 per person.

Security Committee Report

Safety Issues Regarding Children

In recent years, we are experiencing more residents with children at Lake Emerald. It is very important for the parents of these children to be aware that their vigilance in supervising the activities and location of their children is necessary to protect them from injury and even the tragedy of death.

Inherent hazards abound involving the easy access to the lake, pools, roadways, catwalks,, gazebo, decks and public restrooms. Young children (pre=adolescent) should not be allowed to roam without eyesight of their parents either walking, on bicycles, or scooters in the areas in which these are allowed. Even under supervision, there are areas where bicycles and scooters are prohibited by our rules and regulation and it up to the parents to know this and pass this information onto their children. Please pass on any infractions that you observe to management so that these parents can be notified before an accident or tragedy occurs.

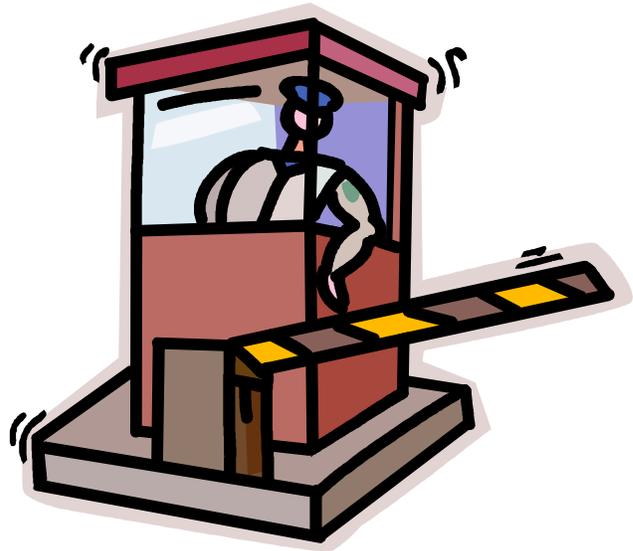
Children under 14 must be accompanied by a supervising adult in the pool areas, lake-shore, and gazebo and 16 for the exercise room. Everyone must observe our Rules and

Regulation for their protection and signs are posted in many areas as a reminder to maintain a "hold harmless" insurance liability for the Association. It is up to each resident to know the rules are for them, their children and their guest to follow them. Every resident has been issued these and attended orientation to go over some highlights. No one may use the excuse "I didn't know".

Thank you for your cooperation.

Michael Wolmetz, Chairman

Contact me at: security@leocondos.com



Friendly Reminder

As we move forward to clean out the Dryer Vent Stacks at each building, don't forget to clean your lint trap after each dryer load. Unit owners are required to clean out your dryer vent connection into the wall stack in each apartment. This is part of housekeeping

Reflection by e-mail

Dear Neighbors:

In an effort to reduce costs, we would like to deliver Reflections to as many people as possible via e-mail. You may not be aware that our monthly printing cost runs approximately \$330 (sometimes more if Reflections is longer than 10 pages), or \$4000 a year.

We ask that you cooperate by agreeing to an e-mail of Reflections instead of "hard copy". Please send your e-mail address (as well as your building and unit number, so we know how many fewer copies to deliver to each building) to the editor, Richard Hyatt at Lenews@comcast.net

**YOUR E-MAIL ADDRESS WILL NOT BE SHARED WITH ANYONE.
THANK YOU.**

So far we have saved the residents, over \$800 on printing Reflections, the response from the residents has been overwhelming in support on saving us all money and a tree, so keep those e-mails coming to receive Reflections via e-mail



Pet Registration & Rules

All animals must be registered with the Lake Emerald Management Office. Pets are defined as a dog, cat, fish or a bird. No exotic animals are permitted. No dogs with a generally recognized vicious propensity are permitted. A listing of dogs not permitted is available at the Management Office.

Only two pets per unit are allowed; combined weight of the two pets shall not exceed the 25-pound weight limit when fully grown.

After paying the pet registration fee as determined by the Board of Directors, a Lake Emerald pet tag will be issued. You must present proof of current rabies inoculation and a current Broward County license. You must bring your pet to the Management Office so that a photograph can be taken.

Renters must present written permission from the owner that a pet is permitted in the unit.

A "Hold Harmless" agreement must be signed and presented to Management.

Abide by all of the rules regarding pets at Lake Emerald.

Pets must be kept on a leash not to exceed 6 feet in length when outside of your unit. They must be walked away from the following areas: **pools, clubhouse, catwalks, boardwalks and sidewalks. Pets are not permitted in the clubhouse or the Management Office**, on the wood decks or docks. Preferably, pets should be walked along the fenced areas around the outer perimeter of the complex.

Pet owners are responsible for cleaning up any **"droppings"** when walking their pets and should carry the necessary equipment for this purpose.

Pets must be kept under control at all times and are not to be excessively **noisy, malicious or disturbing to other residents**. Pets are not to be confined to the **patio/balcony** area at any time.

Residents may not "babysit" unregistered pets.

At Your Service

By Tommy Opisso

Hello everyone and welcome to a new feature column, "At Your Service", presented to you from the staff of the clubhouse, The Lake Emerald Grill.

Allow me to introduce our new staff that has been assembled under the management of Sandra Driscoll, Property manager.

First and foremost, is Chef Gene Sherman, our highly experienced team leader, who comes to us with his flair for adding a distinctly Caribbean flavor to the menu. If you have been to the restaurant recently to enjoy our chef's specials or Sunday brunch, you have already had the opportunity to sample his delicious cuisine. The chef is hard at work during the week running around to various markets so as to offer you the best quality and fresh ingredients at the best prices available.

Working closely with Chef Gene is our Sous Chef, Clinton, who assists the chef in many aspects of food preparation. He is a hard working young man who is also going to school during the week and keeps the kitchen and food storage area in tip top shape as well as working the "Hot Line" during business hours. This young man is responsible for those thick juicy burgers that everyone just can't seem to get enough of!

Between Clinton and Chef Gene, the back of the house is in great hands. They are also taking the time and effort to reorganize the kitchen pantry and storage areas.

As far as the front of the house goes, we have Erika, our pretty and energetic server who is working her way through school and about as pleasant a person you could want to meet. She adds a nice touch to things in a professional manner.

Lastly, myself, who comes to you with over 30 years experience in the hospitality industry. From working in four star hotels, restaurants and resorts, I've gained a wealth of knowledge that I'm eager to share to help improve the clubhouse in many ways, and as always, your input is more than welcome. If you have any special request or needs, feel free to ask either Erika or myself and we will do our best to accommodate you.

What's Happening at the Grill.....

We are all very much aware that the clock is ticking for the reopening of the pool and want to be prepared as best as possible. I have been noticing workmen there and things are in motion. How nice it will be to sit by the pool soon and then come up to the grill, sit in the cool shade and enjoy a delicious lunch, snack or ice cold beverage on the weekend and you don't even have to leave home! Good friends, family, people watching and a gorgeous view! Speaking of lunch, I've had a chance to sneak a peek at the first draft of the new menu that the chef is putting together and he is adding some new healthy items, such as soups and salads, as well as keeping all your favorites, Yum!

We also want to welcome our new residents and look forward to meeting you, stop by the

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clubhouse for a complimentary cup of fresh brewed coffee and say hi. As always, the coffee is available and complimentary to all residents and their guest.

As most of you know, the clubhouse is available for meetings and functions; whether you just want to rent the space or have our staff cater your function from coffee and cake to dinner. See the management office for details.

Some recent affairs we hosted were a family reunion and a 70th birthday party. The folks that did the decorations worked hard to turn the main ballroom into a magical setting with special lighting, a DJ and a very fetching red, white and black color scheme.

Presently, we are open four days a week, from Thursday to Sunday.

On Thursday evenings we play bingo at 7:30 pm. Packages go on sale at 7 pm. The main ballroom is open at 5:30 pm serving food and beverages 'till 9 pm. Grab a bite, play a game and you could end up winning cash and prizes.

Friday nights, the atmosphere is quite different with lighting and music to enhance your waterfront clubhouse experience. "T.G.I.F." Happy Hour is from 5pm to 7 pm with reduced bar prices. Look for the upcoming new beverages to be added. There are munchies on the bar and the restaurant is open for food service.

Both Thursday and Friday evenings Chef Gene puts out a Chef Special in addition to our regular menu. Some recent dinner specials have included baked snapper, meatloaf, roast pork loin, Italian night, and BBQ night with ribs and grilled corn on the cob, as well as our ever popular grilled chicken Caesar salad and conch chowder. Come early, because they all go fast! So arrive early, enjoy a nice glass of wine or frothy cold beer, meet a friend and relax at sunset.

Bottles of wine and champagne are also available, always. See Erika or myself to "pop the cork"!! On Saturdays, we are busy preparing for Sunday Brunch and while the main ballroom is closed for seating to enable us to set up, the kitchen is open from 12:30 pm to 5:30 pm for takeout or poolside dining (weather permitting). I suspect that once the pool renovations are complete, weekend afternoons are going to be quite busy! Our full menu is available and we even have frozen treats! Be on the lookout for fresh fruit smoothies.....

This all leads to our fabulous Sunday Brunch Buffet, and when the doors open at 10:30 am, there are usually people waiting. The buffet is open until 1:30pm and features traditional brunch items such as quiche, eggs, bacon, sausage, grits, and made to order waffles. Just remember to save room and head back to the dessert table! Beverages such as juice, coffee, milk and mimosas are included.

In the few short weeks I've been here, I've seen every weekend getting busier and busier. It's nice to see everyone enjoying brunch and socializing.

We did a double session on Super bowl Sunday for our club members to enjoy the game on our large flat screen TV with lots of good food. Don't forget St. Patrick's Day, Saturday, March 17th. Stay tuned for the upcoming party.....

On behalf of Chef Gene and his staff we humbly express our gratitude for all your support, kindness and generosity and as always, we remain "At Your Service".

“Ask Lori...Parrish on Appraisal”

Broward County Property Appraiser Lori Parrish Answers Your Questions... “File now for the Low-Income Senior’s Additional Homestead Exemption!”

Dear Lori:

Last year my mother forgot to return the senior renewal postcard your office mailed to her home. I understand she will need to re-apply. What are the eligibility requirements and how does she apply for the Low-Income Senior’s Tax Exemption?

J.W., Hollywood, FL (via email)

This year our office mailed over 27,000 senior renewal notice postcards. The renewal card requires the taxpayer to sign and timely return it to our office. If your mom did not receive one she can re-apply for the Low-Income Additional Homestead Exemption – which applies only to the county’s portion of the taxes and city taxes for residents of cities that also adopted the additional exemption. This exemption saves the average Broward senior nearly \$300 each year in property taxes. In order to qualify for the Low-Income Senior Exemption for 2012, applicant must be **65 years of age or older as of January 1, 2012 AND have a combined household adjusted gross income for 2011 not exceeding \$27,030**. If your mom qualifies for this exemption, please follow the easy filing steps listed below:

If You File An Income Tax Return:

Complete Part (A), Part (C), and Part (D) of the Sworn Statement of Adjusted Gross Income of Household.
Submit the Sworn Statement of Adjusted Gross Income of Household to the

Property Appraiser on or before **March 1, 2012**.

Submit a copy of your 2011 Income Tax Return Form 1040 and W-2 for all persons residing in your home (excluding renters and boarders) to the Property Appraiser no later than **June 1, 2012**

If You Do Not File An Income Tax Return:

Complete Part (A), Part (B), and Part (E) of the Sworn Statement of Adjusted Gross Income of Household.

Complete Lines 1 – 4 of the IRS Form 4506 and sign the form.

Submit the Sworn Statement of Adjusted Gross Income of Household, proof of age, and IRS form 4506 to the Property Appraiser by **March 1, 2012**.

Submit a copy of your Social Security Statement (SSA 1099) to the Property Appraiser no later than **June 1, 2012**.

Our office staff will be happy to help you obtain and complete the necessary forms. For more information about the Low-Income Senior Exemption or to obtain the necessary forms, please visit our website at www.bcpa.net or contact our Customer Service Department at 954.357.6830.

Sincerely,

Lori Parrish, CFA

If you have a question for Lori, please email her at lori@bcpa.net or write to her at the Broward County Property Appraiser’s Office, 115 South Andrews Avenue, Room 111, Fort Lauderdale, FL 33301.

CAUTION

GAZEBO WARNING
SWIM AT YOUR OWN RISK
NO DIVING OR JUMPING
NO PLAYING OR CLIMBING
NO LOUD MUSIC
ADULT SUPERVISION RE-
QUIRED FOR PERSONS UN-
DER THE AGE OF 14
CITY OF OAKLAND PARK
ORDINANCE IN EFFECT
POLICE WILL BE CALLED
FOR ALL VIOLATORS



Calling all volunteers for Thursday
Night Bingo

Volunteers are needed for
Thursday Night Bingo to sell
Bingo Packages, balance and
payout winners. You cannot play
bingo, sell packages and payout
bingo at the same time. This is a
huge conflict of interest. For
those that are interested, please
email the Property Manager,
Sandra Driscoll to sign up.
Management@leoacondos.com,
a training session will be held in
March. Thank you again for your
continued support. Volunteers
like you, keep our property
moving in the right direction.

Sandra Driscoll, LCAM, CMCA,
AMS
Property Manager

NEED HELP?? Call a pro who does it all!!!

Pete's Home Improvement & Repairs

- | | |
|----------------------|-------------------------|
| ✓ Kitchens | ✓ Painting |
| ✓ Bathrooms | ✓ Molding |
| ✓ Plumbing | ✓ Hang Doors |
| ✓ Repairs & Upgrades | ✓ Install Fans & Lights |

954 - 249 - 8373

Local Established Reliable Full service

Clubhouse rooms are available to rent for private functions to residents or their immediate families.

Contact The property manager at 954-735-1718 EXT. 201 or management@leocondos.com

The Lake Emerald Clubhouse is only available for rent to the residents of the community and only so long as they are in attendance at the function. Reservations will be CONFIRMED only upon receipt of the rental fee and the deposit, which must be received by the Management Office at least one (1) week prior to the reservation date. Verbal or written requests will be tentatively placed on the calendar pending payment of the fee and deposit. The rental of the Clubhouse is strictly on a first come first payment basis. The property manager reserves the right to cancel a reservation or accept another reservation upon payment of fees. **The rental of the Clubhouse entitles the renter the exclusive of the ballroom, and use of the restrooms.** The other areas are not included in this contract, i.e., abuse of this policy will result in immediate termination of the contract, loss of deposit and/or other justified fines determined by the manager.

SCHEDULE OF FEES

(Rental and Deposit must be written in two (2) separate checks or Charge card)

Parties of 1 to 25 people rental fee	\$150.00 with a deposit of \$200.00
Parties of 26 to 50 people rental fee	\$225.00 with a deposit of \$200.00
Parties of 51 to 100 people rental fee	\$350.00 with a deposit of \$200.00
Parties of 101 to 150 people rental fee	\$500.00 with a deposit of \$400.00
Weddings/Receptions fee	\$550.00 with a deposit of \$400.00

Size	1-Month	3-Months	6-Months	Year
1/8 page	\$28	\$72	\$127	\$220
1/4 page	\$39	\$105	\$187	\$330
1/2 page	\$55	\$149	\$275	\$495
Full Page	\$83	\$228	\$413	\$770

To Advertise in Reflections Newsletter Please Contact Richard Hyatt lenews@comcast.net

To Advertise on our website and channel 92 or all three venues please Contact Jim Basta jim201@comcast.net (954) 735-6408

CLUBHOUSE HOURS

Thursday 5:30 pm to 9 pm	BINGO
Friday 5:30 pm to 9 pm	TGIF
Saturday 2:30 pm to 5 pm	POOL SIDE
Sunday 10:30 am to 5:30 pm	POOL SIDE

Community Contacts

MANAGEMENT OFFICE	
Property Manager Sandra Driscoll management@leocondos.com	(954) 735-1718 Ext 201
Office Manager Rosa Santiago office@leocondos.com	(954) 735-1718 Ext 200
Bookkeeper Stella March accounting@leocondos.com	(954) 735-1718 Ext 202
Security security@leocondos.com	(954) 497-1549

COMMITTEES	CHAIRPERSON
Beautification	Carolyn Starin
2011 Documents	David Mehall
2011 Rules and Regulations	Betty Twyman
Budget	Donald Marshall
Foreclosure & Short Sale	Donald Marshall
Security	Michael Wolmetz
Compliance	Pat Connally
Orientation & Screening	Betty Twyman
Financial Solutions	Bob Young
Oversight	Jim Basta
Media/Channel 92	Jim Basta/Denise Bednarek
Reflections	Richard Hyatt
Water Conservation	Michelle Gordon
Gym	Jim Basta/Carolyn Starin

BUILDING CAPTAINS	
Name	Bldg/Unit
Barbra Greenberg	105/312
Jerome Gomez	106/304
Gil Toner	109/306
Mary Ann Gioia	110/207
Becky Postiy	111/101
Ilona & Bob Kirkpatrick	112/206
Carolyn Starin	113/206
Paula Tindall	114/302
Helen Searing	114/106
Gary A Luker	115/401
Volunteer needed	116
Anne Yablow	117/108
Pat Connelly	118/310

LAKE EMERALD OWNERS ASSOCIATION INC. BOARD OF DIRECTORS board@leocondos.com	
PRESIDENT Chris Bruno itexec50@yahoo.com	(703) 850-1647
VICE-PRESIDENT Michael Palmadessa mikepalmadessa@yahoo.com	(754) 423-5515
SECRETARY Jim Basta jjim201@comcast.net	(954) 735-6408
TREASURER Frieda Chervin cherfri105@aol.com	(954) 739-8935
<u>DIRECTORS</u>	
Jerry Holloway	(954) 735-1940
Carolyn Starin	(954) 730-7636
Richard Hyatt	(954) 260-2983
Anne Yablow	(954) 895-9610
Alfredo Ostos	(954) 294-8600
Betty Twyman	(954) 735-2115
Douglas Paul	(954) 739-8879
Fred Langevin	(954) 484-1786
Denise Bednarek	(954) 703-9400
Robert Young	(954) 486-4612
David Mehall	(954) 733-4067

OFFICE HOURS	
Monday	8:30 AM-5:00 PM
Tuesday	8:30 AM-5:00 PM
Wednesday	8:30 AM-7:00 PM
Thursday	8:30 AM-5:00 PM
Friday	8:30 AM-5:00 PM
Office is closed from 1:00 to 2:00 PM daily and on Saturday and Sunday	
Contact	lenews@comcast.net
Publishing Deadline:	The deadline for submissions is the 25 of each month
www.leocondos.com Contact webmaster@leocondos.com	

