



Reflections

JANUARY 2012

Presidents Message

Happy and Healthy Holidays to the Lake Emerald Membership.

Time is moving rapidly and we are facing another year in which we still are working on the many projects and issues facing our community.

We have some excess contingency monies and are looking at the rebuilding of our decks around the lake. We also started the overhaul of

the main pool which looks like a mid-January completion. The new chef has made some nice changes in the menu and the Sunday brunch is getting much busier. Sandra has hired a company to clean our pools which has freed up our maintenance employees to really concentrate on cleaning up the property, power washing the property, and cleaning and replacing lights for better vision. We still have a lot to accomplish this year and we are moving in a positive direction, keeping our budget healthy while completing projects that make our community stand out above the rest at a minimal cost to members.

We would like to see more participation in the community so if you have some special skills and can volunteer some of your time for our community we would be happy to entertain your thoughts and ideas in 2012. Suggestions on improving our property are always welcome.

I would like to place a suggestion box at each building and would really like your thoughts on a better Lake Emerald.

Please, as you walk the property, be aware of any activity that is suspicious, and report it to the front office. We are in this together and need all the help we can get to keep our community safe and beautiful.

Best Regards from the Board, Staff and Me
Chris Bruno

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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,

I wish you all a joyful holiday and a new year filled with health, happiness, and love!

Sales at Lake Emerald are still moving at a brisk pace, and prices are rising. 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

117/307 SOLD AND CLOSED AT \$82,000
115/304 SOLD AND CLOSED AT \$81,500
117/209 SOLD AND CLOSED AT \$82,400
110/202 SOLD AND CLOSED AT \$90,000
110/101 SOLD AND CLOSED AT \$74,900
112/208 Under Contract - was listed at \$88,500
110/302 Under Contract - was listed at \$99,000
111/310 Under Contract - was listed at \$87,500
117/306 Under Contract - was listed at \$79,900
115/408 Under Contract - was listed at \$69,900



FEATURED LISTING

113/409...Beautifully remodeled unit has an open kitchen, granite counters, new cabinets and stainless steel appliances. Tiled throughout, both baths lovingly redone. Asking price \$91,900.

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



Reflection by e-mail

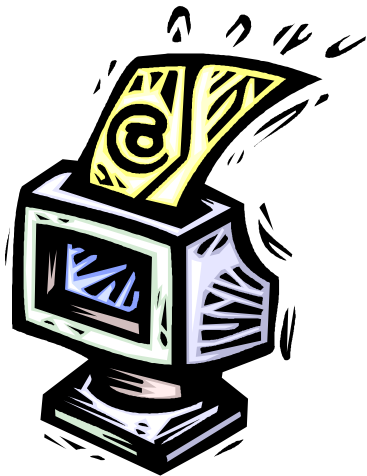
Dear Neighbors:

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 cost 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



Treasurers Report

I wish everyone a happy and healthy New Year.

Our financial situation showed a positive trend for 2011. We hope this trend continues for 2012.

We have received bids from two CPA firms to prepare the 2011 audit. We are waiting for another bid. As soon as all the bids are received, they will be presented to the BOD for their vote. All the financial data for 2011 will not be available until the end of January 2012.

Frieda Chervin

Popular New Year's Resolutions

Check out some New Year's resolutions that are popular year after year.

- Drink Less Alcohol
- Get a Better Education
- Get a Better Job
- Get Fit
- Lose Weight
- Manage Debt
- Manage Stress
- Quit Smoking
- Reduce, Reuse, and Recycle
- Save Money
- Take a Trip
- Volunteer to Help Others

Secretary's Report

At the 12/14/11 LEOA Board meeting the following clubhouse ballroom rental prices for owners and renters and their immediate families were established by a vote of the Board:

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

Happy Holidays
James Basta
Secretary

See page 6 for more information

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

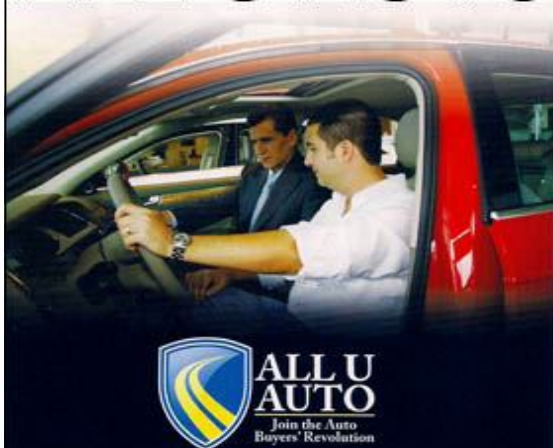
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Security Committee Report

We hope all who are reading this had a wonderful and safe holiday season and now we begin the new year, 2012, with anticipation that our residents will remain as safe as possible due to the excellent service our contracted security company, US Security Associates, and the dedicated staff of officers that monitor the gate entries and rove our property. They have developed a great efficient team spirit under the guidance of their supervisor, John Aylon, our Property Manager, Sandra Driscoll, and myself. Many people still do not realize how lucky we are to have guards of such good quality in an industry that generally doesn't have such high caliber employees in residential communities. If you feel inclined to do so, please offer a compliment to these hard-working people. If you have a complaint, don't hesitate to contact our Property Manager or myself at security@leoacondos.com and we will surely investigate, make any corrections necessary, and get back to you with a follow up. Thank you.

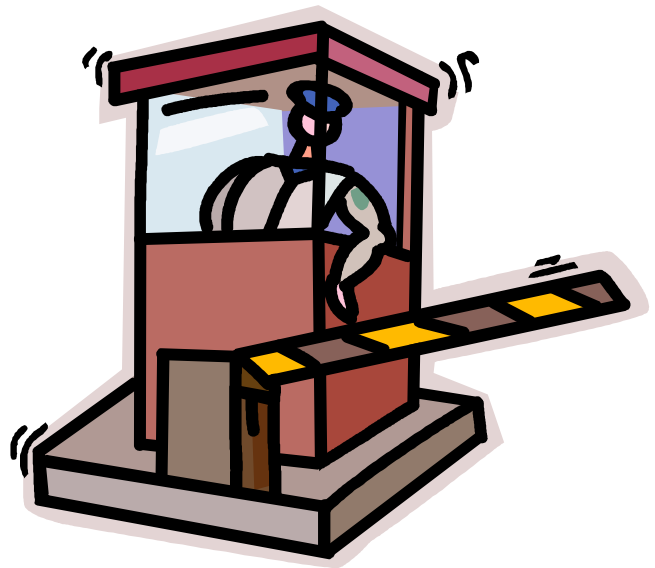
I wish I could assure you that we will have 0 (zero) crimes or breaches into our property, but that is not possible in the real world. Criminals who want to do bad things will find a way. All we can do is offer a deterrent and we have done just that. BSO continuously compliments our security staff and Association employees for their efforts that have controlled the level of crimes committed here.

Sometimes the challenge to maintain a high level of security is related to other factors such as the correct functioning of our entry equipment (gate arms, clickers, computer hardware and software). Last month we had issues in all of these but the prob-

lems were addressed. Unfortunately, when this issues occur there is inconvenience for everyone and patience is required of everyone (staff, residents and guests). Please try to be respectful when these glitches occur. No one is at fault, including the gate guard and rovers.

Do, as we begin the new year, I must remind all residents that each one of you is a part of maintaining security and you have to be observant and report suspicious activity to the office, security staff, or the police when necessary.

Until next month
Michael Wolmetz, Chairman Security Committee



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@leoacondos.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.

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

Advertising:

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	\$226	\$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 (Brunch is from 10:30 AM to 1:30 PM)

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	Becky Postiy
Orientation & Screening	Betty Twyman
Financial Solutions	Bob Young
Oversight	Jim Basta
Clubhouse Events	Jeffrey Forrest
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	



JANUARY 2012

FRED LANGEVIN
Resident Agent---954 484 1786

WWW.LAKEEMERALD.COM

FOR SALE – ASKING PRICE	For Sale	Rooms	Bath
106 LAKE EMERALD DR # 401	79,900	2	2
113 LAKE EMERALD DR # 301	83,900	2	2
115 LAKE EMERALD DR # 306	119,500	2	2
116 LAKE EMERALD DR # 108	129,000	2	2
116 LAKE EMERALD DR # 109	129,000	2	2
105 LAKE EMERALD DR # 804	134,000	2	2
105 LAKE EMERALD DR # 306	135,000	2	2
105 LAKE EMERALD DR # 401	159,000	2	2
PENDING SALES	List Price		
105 LAKE EMERALD DR # 505	64,500		
118 LAKE EMERALD DR # 205	65,000		
115 LAKE EMERALD DR # 408	69,900		

From MLS/IDX Information

RENTALS	Price	Rooms
116 # 201	1,200	2/2
116 # 407	1,200	2/2
110 # 206	1,100	2/2
115 # 406	1,100	2/2

RECENTLY CLOSED

Address	List Price	Sale Price	Rooms
110 # 202	94,900	90,000	2/2
117 # 209	84,900	82,400	2/2
117 # 307	89,900	82,000	2/2
115 # 304	85,650	81,500	2/2
105 # 201	89,900	80,000	2/2
105 # 411	90,000	75,000	2/2
110 # 101	74,900	74,900	2/2
106 # 406	99,900	73,000	2/2
106 # 404	56,900	70,000	2/2
110 # 408	74,900	70,000	2/2
116 # 409	68,900	68,300	2/2

*SEASONS GREETINGS
FROM*

**OUR
HIGHEST PRODUCING
RESIDENT AGENT**

22libra@comcast.net



FRED LANGEVIN



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