



# Welcome to Grand Oaks!

## Welcome to the Neighborhood!

Here is some important information that you might need:

### **BOARD OF DIRECTORS**

President: Nancy Henninger  
Vice-President: Felicia Politano  
Secretary: Elizabeth Rodriguez  
Treasurer: Kristy Fuxa  
Director: John Santoro

Board Meetings are open to all Grand Oaks Phase II and Phase III residents, as are the occasional special meetings that might be called by the President of the Association.

The Board of Directors Meetings are held the 3<sup>rd</sup> Thursday of every month at the Clubhouse at 7:00 PM. If you would like an item placed on the agenda, contact the Clubhouse at 994-7049 at least a week in advance.

### **PROPERTY MANAGEMENT CO.**

Greenacre Properties, Inc.

#### Manager:

Mike Spall, LCAM

#### Telephone:

813-600-1100 x 154

#### Fax:

813-963-1326

#### Email:

[mike.spall@greenacreproperties.com](mailto:mike.spall@greenacreproperties.com)

### **WEBSITE**

We have a website, which is updated frequently with important information. The

website is [www.grandoaksfl.com](http://www.grandoaksfl.com). You can find Association documents, calendar of events, Clubhouse reservation calendar and other forms that you might need. Also, our e-mail address is [grandoaksfl@verizon.net](mailto:grandoaksfl@verizon.net).

### **TELEVISION CHANNEL**

We have a television channel that also broadcasts information regarding Grand Oaks. That channel is 95 on Brighthouse Cable.

### **BRIGHTHOUSE CABLE**

Cable from Brighthouse is included in your monthly assessments. This is for channels from 2-99.

### **BOARDWALK**

There is a boardwalk at the end of Bruford Blvd. that is for the entire community's enjoyment. There are benches at the end of the walk.

### **COMMITTEES**

#### **Architectural Control Committee:**

This Committee reviews all applications submitted by lot owners for exterior changes: pools, screen rooms, landscape additions, and fences, etc. The Committee meets the second Monday of each month.

#### **Covenants Committee:**

This Committee meets as needed to address violations of the Association documents. Owners are given the opportunity to discuss their situation with the CC and explain why a fine should not be approved as levied and answer any relevant questions the CC members may have.



# Welcome to Grand Oaks!

---

**Other Committees Include:**

**Parents Club**

**Card Group**

**Book Club**

**IRRIGATION**

Reclaimed water is used throughout our community and is part of your monthly water bill. Please check Pasco County's current watering restrictions to find out when you can water your lawn.

**TRASH REMOVAL**

You can arrange trash pick-up by calling **Waste-Aid** at 813-996-1457. Trash is picked up early Tuesday and Friday morning. Please place your trash out by the curb on Monday and Thursday evening and store your trash cans out of view from the street by after your trash is picked up.

**HOW TO BECOME A GOOD GRAND OAKS NEIGHBOR**

- ❖ Read the Association Documents and follow them.
- ❖ Introduce yourself to your neighbors.
- ❖ Maintain your landscape by regular mowing, trimming, and irrigation.
- ❖ Maintain your trees by trimming branches at least 8 feet above the street and sidewalk.
- ❖ Keep your trash container out of view at all times, except on trash days (Tuesday and Friday).

- ❖ Do not allow your pet to be a nuisance. Unattended animals and excessive barking will not be tolerated.
- ❖ Please carry a plastic bag with you so that you can clean up after your pet.
- ❖ Keep dogs on a leash.
- ❖ Do not allow your cat to be a nuisance by wandering onto other resident's property.
- ❖ Park your vehicles in your garage or driveway rather than on the street.
- ❖ Obey the speed limits and watch out for your children.
- ❖ Get involved.
- ❖ Remember...to have good neighbors you have to be a good neighbor!