

# The Lakeview Oaks Gazette

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DECEMBER 1ST, 2011

## Inside This Issue

Resident Events	2
Resident Programs	3
December Event Calendar	3
Community Information	4
Community News and Reminders	4
Maintenance Tips	4

## OFFICE HOURS

MON-FRI: 9-6

SATURDAY: 11-5

SUNDAY:  
CLOSED

## LAKEVIEW OAKS STAFF

### Community Manager

Ian Gray

### Leasing Manager

Ceiffawn Wetherspoon

### Leasing Staff

Rae Schipper

Ivan Guerrero

### Service Manager

Link Smith

### Service Staff

Orlando Aguirre

Nicholas McDonald

## Trivia Challenge

Lakeview Oaks continues its resident rewards program. You will find below a trivia question. Stop by the office and drop off your answer or fill out our form, and, if your answer is correct, you will be entered into a drawing. The winner of the drawing will receive a \$25 credit on next month's rent. Return answers by the 10th. See you soon!

For the holiday's, two questions!

1. What important U.S. document was ratified on December 15th, 1791?
2. What prize was first awarded in December of 1901?



## Renewal Time Of The Year

Lakeview Oaks Renewal Season has come early. Everyone who has a lease expiring before September of 2012 should have received a renewal offer. Remember that the deadline for these personalized renewals are based on a tier system. Each new rate and special will expire and then that deal is gone, so don't miss out on these offers. We love all of our residents and want to see your smiling faces for another year. So come on by the office, avoid the hassle and cost of moving, and stay with us! How can you say no? See you soon!

# Resident Events

## Finals Breakfast



It is final exam time, and we at Lakeview Oaks know this is a hectic time of year. To help alleviate the pressure of time constraints, Lakeview is providing brunch for all of our residents to enjoy as they study starting Monday, December 5th, and going through Friday, December 9th, from 8:30 a.m.-10:30 a.m. in our spacious study room. So come on down to our study room, do some reading and get some breakfast because everyone knows it is important to study on a full stomach. Start your exam day out right! See you there!

## Movie Night

Finals are over! Before heading home for the holidays, stop by Tuesday night, December 13th, and enjoy a brand new movie courtesy of Lakeview Oaks! "Rise of the Planet of the Apes" will be shown starting at 6:30 pm. "A single act of both compassion and arrogance leads to a war unlike any other -- and to the Rise of the Planet of the Apes. The Oscar-winning visual effects team that brought to life the worlds of Avatar and Lord of the Rings is breaking new ground, creating a CGI ape that delivers a dramatic performance of unprecedented emotion and intelligence, and epic battles on which rest the upended destinies of man and primate." Free pizza, popcorn, and soda/water will be available. Come and relax after a long semester! See you soon!



## Holiday Safety

If you are planning on leaving for the holiday's, please make sure that all of windows and doors are locked, especially if you live on the 1st floor. If you are leaving your car here, please remove all personal belongings from visible sight, including coins, bookbags, briefcases, etc. To prevent any damage to your apartment, please make sure that there are no water drips, trees and lights plugged in, or appliances left on. Taking these simple measures will keep your utility bills lower while you are gone and will also help assuage the possibility of a dangerous situation like a fire from breaking out. Lakeview Oaks wishes everyone a safe and happy holiday vacation, and don't want any one to come home to a bad situation. Happy Holidays!!!!

# Rent Payment

For all that do not want to pay their rent by check, or you realize it is the night before it is late, check out [www.rentpayment.com](http://www.rentpayment.com). This service is available 24 hours a day. You may also call the service @ 1-877-927-7866. Call the leasing office if you have any questions.

# Resident Referrals

**Resident referrals are money in the bank!** If you are a current resident and refer anyone to live here, you will receive \$50 off your rent! Your friend must mention your name on their application, sign a lease and move in! **THERE ARE NO LIMITS TO HOW MANY YOU REFER!** You get paid for every single referral! Please see a Customer Service Specialist for details!

# LVO Reading Program

“We Want to Invest in You” continues at the Lakeview Oaks. This program offers residents the opportunity to earn while they learn. We have a reading list and the books in the office, so stop by or call for more details.

# Amenities Hours

Computer Lab: Office Hours  
 Pools and Hot Tubs: 8 am to 11 pm  
 Fitness Center: 24 hours  
 Clubhouse/Study Room: Office Hours

## December Event Calendar

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
				1	2 Renewal Tier 1 Deadline	3
4	5 Finals Breakfast 8:30 am to 10:30 am	6 Finals Breakfast 8:30 am to 10:30 am	7 Finals Breakfast 8:30 am to 10:30 am	8 Finals Breakfast 8:30 am to 10:30 am	9 Finals Breakfast 8:30 am to 10:30 am	10
11	12	13 Movie Night 6:30 pm “Rise of the Planet of the Apes”	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

# Lakeview Oaks

*Not just a place to Live... it's a Lifestyle*

[LakeviewOaks.net](http://LakeviewOaks.net)

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**A Collier Community**  
managed by Paradigm Properties



## Community News and Reminders

### ATTENTION DOG OWNERS:

We have sewage systems to protect drinking and ground water, however, when you don't pick up after your dog, you are leaving sewage on our lawns, sidewalks, and walkways. There are areas around Lakeview Oaks that the waste bags are provided for you. They are at the following locations: Between buildings 14216 and 3611, between 14222 and 14226, by 14207 and the office, in between 3608 and 3604, and in between 3603 and 3607 as well. A reminder about the pet waste policy: 1st sighting is a warning, 2nd is a \$50 fine, and 3rd is a termination of pet agreement. LVO loves its furry residents, but we need your help to maintain sanitary conditions. Be a good neighbor to your fellow residents and pick up after your pet. Thanks!

### Traveling for the Holidays?

If you are traveling and not going to be home for the holidays, please make sure to lock all doors and windows, and check your car if you are leaving it on the property. Also, if you would like to keep your utility usage low while you are gone, leave the A/C set to 80°, or heat to 62°, while making sure all lights, computers, and electric appliances are off. Follow these simple tips and see the savings at the beginning of the year.

# December Maintenance Tips

Here are some quick fixes for our residents to try if the office is closed and maintenance is not available:

1. Power Outages:

If you experience a complete power outage in your apartment, please check all of your breakers. If they are all set to the on position, then please notify Tampa Electric that the power to your apartment is off. Tampa Electric's phone number is 813-223-0800.

2. Heater performance

Now that the colder weather is finally here, please do not be alarmed if there is a smoky smell when you first run your heat. The heat coils will have dust on them from not being used all year, and the dust burning off is the smell. If it continues for more than 45 minutes, that is when Lakeview Oaks needs to be notified.

3. Washer and Dryer performance

To get optimum performance out your washer and dryer, and prevent overflows and breakdowns, please do not overload your washer or your dryer. If they are overloaded, they will not work as well, and you may have to run your loads more than once. For a full load, the best option is to leave about 6 inches from the top of the spinner.

If these simple remedies do not work, please call the office to have a maintenance request put in. In case of an after hours emergency, please call 813-631-0300, and follow the voice commands. Thanks!