



TRI-CITY
APARTMENT ASSOCIATION

news

June 2011



MONTE CARLO NIGHT • JUNE 21



House of Floors has been a family operated business since 1989. Over the past 22 years we have become a premier provider in the multi-family housing industry. House of Floors climb to market leadership is the result of our persistent focus on delivering service and honesty upon which we have built our company's reputation. We understand that in this challenging economy, you need a flooring company who you can trust to provide excellent quality, prompt service, and the most competitive and consistent pricing. We understand your needs and we can deliver!

How May We Help You? At House of Floors we believe "We are better because we care!" Unlike our competitors, House of Floors is one of the only flooring companies that can service the entire state of Florida. Our success can be directly attributed to the way we do business. We offer much more in the way of Service, Coverage Area and Turnaround Time, Quality, Peace of Mind, Competitive Consistent Pricing, and Environmental Responsibility.



Customer Service

Does the company you are currently with, offer online, fax, phone and email ordering? Does your flooring company offer you online reporting capabilities that allow you to manage all of your ordering history?

House of Floors appreciates how important your time is; therefore we strive to make every interaction with us as seamless as possible. We give every customer the ability to order in the way that is most convenient to them. 24/7 Online, over the phone, via email, or via fax, we will take your order accurately and professionally no matter the modality you choose. Do you ever come across a situation where a renter didn't care for their flooring and it did not last its entire lifespan? Have you ever had to determine what the prorated amount would be? Do you ever just need information about what was done and when? We have you covered! With a few simple clicks, you can access your Order History, Invoice History, and even Pro-Rate the cost of the carpet to charge back the resident who damaged it.

Coverage Area and Turnaround Time

Do you have multiple properties in the state of Florida? Are you serviced without additional trip charges or fees?

With 8 locations across the state of Florida, we cover from the panhandle, to sunny Miami and every area in-between with absolutely no trip charges. No matter the time constraints you are faced with, we will provide our excellent service every time!

Can the company you are currently using offer you same day and next day service?

House of Floors provides "Same day", "Next day", "Emergency" and "Saturday" services to meet all of your flooring needs for the same low price. We'll even install on Sunday if you need us too.

Does the company you use have a fully stocked warehouse to meet ALL of your flooring needs?

If you need something done now or 6 months, we are ready and waiting with a fully stocked warehouse and showroom to provide you with the best in quality and service according to your schedule and always at the same low rate. Don't worry, if something needs to be special ordered, we can handle that too!



Quality

Does your carpet company provide you with licensed, insured, uniformed installers?

Each one of our 350 installation crews are prompt, efficient and highly skilled in flooring installations. From the moment a House of Floors uniformed installer arrives on your property, you can be assured that they will conduct themselves professionally and with as little disruption as possible to your property's residents and to your staff. Best of all, you can rely on the quality of our work. Our installers are fully licensed and bonded. Do you know if the company that you currently use can promise that?

Do they have a quality assurance program, to ensure consistent quality work, every time?

House of Floors has a quality assurance program to ensure we meet or exceed quality assurance standards. Our installers are consistently evaluated on every aspect of their work, from their appearance, to timeliness and quality of installation. If you choose House of Floors, you can rely on the quality of our work to be done right the first time... every time.

Environmental Responsibility

Is your current company environmentally responsible? Are you aware of their environmental impact?

It is up to all of us to ensure we minimize our environmental impact as much as possible so that future generations have the opportunity to enjoy it as we have. We are doing our part with an industry changing initiative to provide "cradle to cradle" solutions for your flooring needs. By partnering with Shaw Industries we can not only provide materials that are environmentally friendly and will never find their way into a landfill, but we will also make sure that the carpet from your property will also be recycled back into carpet.

Our "Eco" line of carpet provides your company with a way to control environmental impact, while still garnering competitive pricing and uncompromised service. To learn more about our "cradle to cradle" philosophy look us up at www.houseoffloors.com.



We can appreciate competition in our industry, and understand that you have a choice in which company you decide to use, so whether you are looking for the best Customer Service, Coverage Area and Turnaround Time, Quality, or the most Environmentally Responsible company, you will find everything you are looking for when you do business with House of Floors! For further information, contact us today or look us up online at:

www.houseoffloors.com

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FAA Offices:

341 N. Maitland Ave., #130, Maitland, FL 32751
407-647-8839

NAA Offices:

4300 Wilson Blvd., #400, Arlington, VA 22203
703-518-6141



23110 State Road 54, #243

Lutz, Florida 33549

Phone: 1-800-276-1927 or (813) 949-7533

Fax: (813) 315-6944

E-mail: tcaal@verizon.net

Website: www.tcaonline.org

TCAA accepts advertising in the monthly newsletter. Deadline for submitting an ad is the first Friday of the month prior to the month you wish to advertise. Please contact the TCAA office for more details.

Thank You



Thank you Myrentcomps.com for putting on a terrific and informative online market survey presentation and demo.

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Online webinars will soon be available to spread the word and educate the membership on how to use myrentcomps.com and utilize all the benefits.

Visit Your Website at: www.tcaonline.org



Register Now for NAA's Conference and Save \$150

By Mike Gorman, CAPS, CPM, CCIM

2011 National Apartment Association Chairman of the Board, Rose Property Group



It's not too late to register for the industry-leading 2011 NAA Education Conference & Exposition, June

23-25, at the Mandalay Bay Hotel & Convention Center in Las Vegas. The conference offers more than 40 education sessions and Thought Leaders in 13 tracks, as well as keynote speakers including former Secretary of State Condoleezza Rice. Attendees can find more than 700 booths on the trade show floor and great networking opportunities, such as the NSC-sponsored Opening Party to be held at The Beach at Mandalay Bay. Visit www.naahq.org/educonf to register, view a schedule of events and for all your conference needs.

Apartment Revenue Management Conference: Learn the Science of Pricing!

NAA is partnering with MultifamilyRevenue.com on a brand new conference, the Apartment Revenue Management Conference, to be held Sept. 12-14, 2011, at the

Westin Kierland Resort in Scottsdale, Ariz. If you're in multifamily operations and interested in maximizing net income through creative revenue management strategies, you must attend this conference. You will learn about revenue management strategies and the combined power of marketing and revenue management as integrated disciplines. Visit www.naahq.org/events/ARMConf.

Student Housing-Specific Lease Program for Florida

A lease designed specifically to serve the unique needs of off-campus student housing apartment residents has been created by NAA's National Lease Program for communities located in Florida. Plans to offer it in other states are in the works. Visit www.naahq.org/lease.

Online Discussion Forums Add Marketing and Bed Bug Experts

Experts in marketing and bed bugs will be making weekly posts on NAA's Community Site & Online Resource Center in the Marketing Discussion Forum and Bed Bugs Discussion Forum. Don't miss out on this free advice from experts as they answer your questions, dis-

cuss the latest trends to be aware of and more. Visit <http://community.naahq.org>.

Need Help Updating Your Community Profile?

Stop by the NAA Booth (#863) at the Conference & Exposition, June 23-25, in Las Vegas, during all exhibit hall hours to learn about the NAA Community Site & Online Resource Center.

Ron Shelton to Be Inducted into NAA Hall of Fame

Apartment industry executive Ron Shelton, CAPS, Senior Vice President, Amalgamated Management Corporation, Dallas, will be inducted into the NAA Hall of Fame on June 23. Induction into the NAA Hall of Fame represents the highest honor that can be bestowed upon an apartment professional. Shelton is the 14th person inducted over the 72-year history of NAA and will be recognized during the 2011 NAA Education Conference & Exposition, June 23-25, at Mandalay Bay Resort & Convention Center in Las Vegas.

NAAEI Announces ACE Award Winners

The winner of the Apartment

Career and Education (ACE) Awards for 2011 are Bill Wollinger, SHCM, CAPS, President and COO of WinnResidential, Boston; and Alexandra Jackiw, CAPS, CPM, President of Buckingham Management LLC, Indianapolis

Among Wollinger's many achievements was a partnership between NAAEI and the National Affordable Housing Management Association to offer a new industry designation for managers of tax credit housing.

Jackiw is recognized for her passion, dedication and leadership promoting apartment careers

among college students and training hundreds of apartment professionals.

Join Grassroots Network

NAA Government Affairs will be actively recruiting for new members of NAA's grassroots network, the Apartment Industry Mobilization Service (AIMS), at the June Education Conference in Las Vegas. Stop by the NAA booth and sign up for the AIMS program, or drop by even if you have already joined AIMS. All who stop by can register to win a special prize. AIMS currently has more than 54,000 advocates.

NAA Files Amicus Brief

NAA has filed an amicus (friend of the court) brief asking the U.S. Supreme Court to grant review of a ruling in the case of *Guggenheim v. City of Goleta, Calif.* This is an important case for the apartment industry, addressing whether cities should compensate property owners who are impacted by rent control. NAA files amicus briefs on behalf of our members and encourages you to contact us if your company is involved in a case at the appellate level. For information, contact Scot Haislip, NAA's Director of State and Local Government Affairs, at scot@naahq.org.



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1.800.555.8006
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Join us for our first-ever

Facebook Contest!

Are you a TCAA member with a Facebook account? “Like” us on Facebook and enter to win a \$50 Visa gift card!

We’ve all seen some amazing things working in the apartment industry, and several times have declared “I could write a book...” Now is the time to share your stories! During the month of June, a discussion forum will be available on the TCAA Facebook page where you can share your favorite or most outrageous property management “horror story”. Post your story and you could win!

- Rules:
- 1) You must be a member of TCAA in good standing
 - 2) You must be a fan of the TCAA Facebook page
 - 3) The use of names of residents, properties, vendors, company employees, etc. are prohibited for privacy purposes
 - 4) Fair Housing rules are in effect! No discriminatory statements.
 - 5) Please refrain from writing anything that may be considered slanderous to any property, company, or person. Entries that contain such language will be deleted and disqualified.

The discussion forum will open on June 1st; look for it under the “discussion” tab on our page. The forum will close on June 30th and entries will be voted on by the board of directors.



Have fun and good luck!

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Hurricane 101: 2011 Season Primer

Hurricane season starts June 1 and ends November 30.

2011 Hurricane Names

Arlene, Bret, Cindy, Don, Emily, Franklin, Gert, Harvey, Irene, Jose, Katia, Lee, Maria, Nate, Ophelia, Philippe, Rina, Sean, Tammy, Vince and Whitney.

What makes up a hurricane?

The ingredients for a hurricane include a pre-existing weather disturbance, warm tropical oceans, moisture, and relatively light winds aloft. If the right conditions persist long enough, they can combine to produce the violent winds, incredible waves, torrential rains, and floods we associate with this phenomenon.

Each year, an average of 10 tropical storms develop over the Atlantic Ocean, Caribbean Sea and Gulf of Mexico. Many of these remain over the ocean. Six of these storms become hurricanes each year. In an average three-year period, roughly five hurricanes strike the United States coastline, killing approximately 50 to 100 people anywhere from Texas to Maine. Of

these, two are typically “major” or “intense” hurricanes, with winds greater than 110 mph.

What is storm surge?

Storm surge is a large dome of water often 50 to 100 miles wide that sweeps across the coastline where near a hurricane makes landfall. The surge of high water topped by the waves is devastating. The stronger the hurricane and the shallower the offshore water, the higher the surge will be. Along the immediate coast, storm surge is the greatest threat to life and property.

Storm surge can be even more devastating if it hits at the same time as the astronomical tide. For example, as a hurricane moves ashore, a 15-foot surge added to the 2-foot high tide creates a storm tide of 17 feet. This mound of water topped by battering waves, moves ashore along an area of the coastline as much as 100 miles wide. The combination of storm surge, battering waves and high winds is deadly and causes great property damage.

The surge with Category One hurricanes will have its greatest impact along the immediate coastline

but still impact areas a mile or two inland. The stronger the hurricane the greater the storm surge and the more inland areas will be affected.

For example, a Category Five storm surge could leave a devastating impact over 10 miles from the shoreline. Areas along rivers and streams will also feel the impact of the surge.

Differences: Warning vs. Watch

A TROPICAL STORM WATCH is an announcement for specific coastal areas that tropical storm conditions are possible within 36 hours.

A TROPICAL STORM WARNING is a warning that sustained winds within the range of 34 to 63 kt (39 to 73 mph) associated with a tropical cyclone are expected in a specified coastal area within 24 hours or less.

A HURRICANE WATCH issued for your part of the coast indicates the possibility that you could experience hurricane conditions within

36 hours. This watch should trigger your family's disaster plan, and protective measures should be initiated, especially those actions that require extra time such as securing a boat, leaving a barrier island, etc.

A HURRICANE WARNING issued for your part of the coast indicates that sustained winds of at least 74 mph are expected within 24 hours or less. Once this warning has been issued, your family should be in the process of completing protective actions and deciding the safest location to be during the storm.

Preparation Checklist

Sit down with your family and make a plan for keeping safe during a storm. Here are some things you should think about:

1. Do we live in an evacuation zone? Which one?
2. Where will we go if we need to evacuate (hotel, shelter, friend's home)?
3. Which roads should we take? (Main roads and interstates will be congested. Plot your route using alternative roads if possible.)
4. Who are our emergency contacts? (You should notify at least two people - one locally and one out of state - of where you plan to evacuate.)
5. Do I need a special-needs shelter? If so, register now: Sarasota County: (941) 861-5000; Manatee County: (941) 749-3500.
6. Have I notified my employer of my evacuation plans?
7. Have I secured my important documents, keepsakes and business data? (List insurance policies and other items you need to gather.)
8. Do I know the terms of my homeowners insurance policy? (List the company, policy number, and name

and phone of number of the agent.)

9. Do I have a list of my prescription medications with doses, doctor names, pharmacy and phone numbers? Do I have enough prescription medication? (You should have enough to last at least three days.)
10. Do I have enough nonperishable food and water and a first-aid kit?
11. Where will my pets go?
12. Do I have a plan for securing my house (shutters or plywood, garage door reinforcement, lawn items, etc.)?

Get Your Supply Checklist

Food

- One gallon of water per day for each person for drinking and food preparation, stored in plastic containers. Plan for three to seven days.
- A 3-7 day supply of canned or nonperishable food that requires little or no preparation or heating.
- Food and water for pets for three to seven days
- A manual can opener
- Paper plates, plastic utensils, plastic bags, plastic garbage bags, waterproof containers and foil
- Two coolers - one for food, one for ice
- Fuel for any nonelectric cooking source, such as charcoal or propane gas, and matches

Hygiene

- Personal toiletries
- Antiseptic hand cleanser
- Chlorine bleach
- Detergent and cleaners
- Toilet paper

Electronics

- Flashlight and spare batteries
- A battery-powered radio and spare batteries
- A telephone that plugs directly into a wall jack. Cellular service

could be disrupted.

Health

- A first-aid kit with bandages, gauze pads, tape, antibacterial ointment, antidiarrhea medication, pain medication, antacids, tweezers, scissors, soap and alcohol
- Mosquito repellent and sunscreen
- Prescription medication for at least two weeks

Home

- Plastic tarp
- Tool kit
- Camera
- Masking tape
- Extra gas for generator
- Zip-top plastic bags
- Heavy-duty garbage bags

Important Numbers

- American Red Cross Disaster Assistance 1-866-438-4636
- FEMA 1-800-525-0321
- State Emergency Operations Center: 1-800-FL-HELP1
- Florida Dept. Agriculture & Consumer Services 1-800-435-7352
- Florida Dept. Financial Services Consumer Help Line 1-800-342-2762, TDD* 1-800-640-0886
- Florida Div. Emergency Management 1-800-320-0519
- Hurricane help line 1-800-227-8676
- National Flood Insurance Program 1-888-356-6329
- Poison Control Hot Line 1-800-222-1222
- Storm Team 8 Hurricane Hot Line 1-800-528-0808
- Florida Highway Patrol (road problems): 813-632-6859
- Insurance Companies and Adjusters: 1-800-22-STORM
- Price Gouging: 1-800-646-0444



2011 Participant Information Form & Liability Waiver

(Please print. Entire form must be filled out completely)

Last Name _____ First Name _____

Community/Property Name _____

Work Address (**must be a street address**) _____

City _____ St _____ Zip _____

Phone _____ Fax _____ Email _____

Supervisor Name _____ Title _____

Property Management Company _____

Your Home Address (**must be a street address**) _____

City _____ St _____ Zip _____

Home Phone _____ Home Email _____

I acknowledge that to be eligible for the competition, the following criteria must be met. I must: (**check each box**)

_____ Be employed in the apartment industry.

_____ Be a member or employed by members in good standing with an Tri-City Apartment Association.

_____ I am participating in the Legend Awards.

I, _____ (**please print**) hereby acknowledge and agree that in consideration of being permitted to participate in the Legend Awards programs, events, or activities offered by the TCAA and organized and operated by TCAA (herein called the Associations): I do hereby release the Associations, their members, officers, directors, employees, sponsors, independent contractors, and agents from all liability, and do hereby waive as against the Associations, their members, officers, directors, employees, sponsors, independent contractors, and agents all recourses, proceedings, claims, and causes of action of any kind whatsoever, in respect of all personal injuries or property losses which I may suffer arising out of or connected with my preparation for, or participation in, the aforesaid Legend Awards, events, or activities, notwithstanding that such injuries or losses may have been caused solely or partly by the negligence of the Association, or any of their members, officers, directors, employees, sponsors, independent contractors, and agencies,

II) And, I do hereby acknowledge and agree:

- a) that some of the risks and hazards are foreseeable, but others are not;
- b) that I nevertheless freely and voluntarily assume all the risks and hazards, and that accordingly, my preparation for, and participation in the aforesaid Legend Award, events or activities shall be entirely at my own risk;
- c) that I understand that neither the Association, nor any of their members, officers, directors, employees, sponsors, independent contractors, and agents assume any responsibility whatsoever for my safety during the course of my preparation for or participation in the aforesaid Legend Awards programs, events and activities;
- d) that I have carefully read this RELEASE, WAIVER, AND ASSUMPTION OF RISK agreement, that I fully understand same and that I am freely and voluntarily executing same;
- e) that I understand clearly that by signing this release I will be forever prevented from suing or otherwise claiming against the Associations, their members, officers, directors, employees, sponsors, independent contractors, and agents for any loss or damage connected with any property loss or personal injury I may sustain by participating in or preparing for any of the above mentioned Legend Awards programs, events, or activities whether or not such loss or injury is caused solely or partly by the NEGLIGENCE of the Association or any of their members, officers, directors, employees, sponsors, independent contractors, and agents;
- f) that I understand clearly that the Associations would not permit me to participate in the Legend Awards programs, events, or activities unless I signed this RELEASE, WAIVER, AND ASSUMPTION OF RISK agreement, that this RELEASE, WAIVER, AND ASSUMPTION OF RISK agreement, applies to all the aforesaid Legend Awards programs, events, or activities;
- g) that this RELEASE, WAIVER, AND ASSUMPTION OF RISK agreement is binding on myself, my heirs, my executors, administrators, personal representatives, and assigns.

Photo, Filming or Video Taping & Quote Release/Consent Agreement

- a) I irrevocably consent to the unrestricted use by Ameriscape Services or Tri-City Apartment Association and those acting with the company's permission and authority, of my name, personal quote and any and all photographs which Ameriscape Services or Tri-City Apartment Association has taken of me or which I may be included for all purposes, in any and all media, without limitation, including advertising, solicitation or trade.
- b) I hereby waive any right to inspect or approve the finished photographs, filming or video taping quote, advertising copy, or printed matter that may be used in conjunction therewith, or to the eventual use that it may be applied.
- c) This agreement grants Ameriscape Services and Tri-City Apartment Association a non-exclusive and non-transferable license to use Vendor Marks (as defined below), on a royalty-free basis, for the purpose of advertising promotional activities or materials. For purposes of this Agreement, the term "Vendor Marks" will mean the trademarks, service marks, trade names, copyrights, logos, slogans and other identifying symbols and indicia of the Vendor. Notwithstanding anything to the contrary herein, the Vendor Marks will remain the property of the Vendor.
- d) Permission is granted to Ameriscape Services to use any and all vendor supplied photography received, on a royalty-free basis, for all purposes, in any and all media, without limitation, including advertising, solicitation or trade.
- e) I release Ameriscape Services or Tri-City Apartment Association and those acting under the company's authority from any liability concerning any blurring, distortion or alteration whether intentional or otherwise, that may occur or be produced in the taking of the photographs, or in any processing or publication of the photographs received or editing of quote.
- f) Permission is granted to use all or any part of my testimonial as indicated below and to edit the testimonial as Ameriscape Services or Tri-City Apartment Association thinks necessary, provided that such editing does not materially change the information or viewpoint I provided.
- g) This agreement constitutes the sole, complete and exclusive agreement between Ameriscape Services or Tri-City Apartment Association and me and I am not relying on any other representation whether oral or written.

Participant Signature _____ Date _____

Witness Signature _____ Date _____

Participant # _____
(To be assigned by the Tri-City Apartment Association)

Event Date: July 28, 2011
Cost: \$55.00 per person
Location: Ritz Carlton in Sarasota



The Legends are Coming



Presenting Sponsor



Gold Sponsors Capstone Credit & Collections

Appliance Warehouse

Bronze Sponsors Accessories by Robin

What are the Legend Awards?

It is a fun educating way of recognizing the office staff for their hard outstanding work. It is a leasing/marketing contest for those properties that choose to accept the challenge. Your mission should you choose to accept it is 6 competitive categories on your specific property. Last but not least is the most exciting component of the contest is a video that your property will create. TCAA will provide the tools that you require to compete!

6 Engaging Activities:

- Mystery Shop
- Advertising & Marketing of your property
- Myrentcomps.com
- Resident or Community Events - If you had an unlimited budget, what would you like to accomplish for your property?
- Renewals
- Spirit award

The Video:

- 2 minute video showcasing your property

Prizes:

- \$ 1,000—For Best Video
- \$ 150—for First Place Winner in each category

Dates:

- Competition is June 6th to July 6th
- July 28th, 6:30pm; Awards Ceremony, presentation of top 5 videos, and dinner

Location of Awards Ceremony:

- Ritz Carlton Sarasota
1111 Ritz Carlton Drive
Sarasota, FL

Local sponsorships are available, call the TCAA office for more information at 1-800-276-1927 for details.

Platinum Sponsors



Bathubs • Tile • Cabinets & Countertops



**Fax completed Liability/Registration form to:
TCAA @ (813) 315-6944 or e-mail to tcaa1@verizon.net**



MONTE CARLO NIGHT

Join us on June 21st for Monte Carlo Night featuring casino-style games including Texas Hold 'Em, Black Jack and Craps. Invite your entire staff and come play with TCAA!



*Tuesday,
June 21, 2011*

*Time:
6:00 p.m.
Registration & Social Hour*

*7:00 pm
Dinner & Event*

*Cost:
\$35 Per Person*

*Place:
Marina Jacks
#2 Marina Plaza
Sarasota, FL*

*RSVP:
Fill out the form and
return by June 17th*

*Sponsorships are needed,
please call the TCAA office
at 1-800- 276-1927 for
all the sponsorship details.*

TCAA Reservation Form • Monte Carlo Night • June 21, 2011

COMPANY/COMMUNITY NAME _____

ADDRESS _____

CITY/STATE/ZIP _____

PHONE _____ FAX _____

E-MAIL _____

ATTENDEES _____

I have special needs (includes dietary needs), please call me.

**Please return to:
Tri-City Apartment Association
23110 State Road 54, #243
Lutz, Florida 33559
Fax: (813) 315-6944
Phone: 1-800-276-1927 or
(813) 949-7533**

*Reservation and cancellation
deadline is 6/17/11.
No-shows and non-cancelled
reservations will be invoiced.*

Meetings



JUNE 21 **Monte Carlo Night**

Marina Jacks
See page 13 for details.

JULY 28 **Legend Awards**

Ritz Carlton
See page 12 for details.



TCAA – Sign Me Up!

To make a reservation for any of the events above,
fill out this form and fax to TCAA at (813) 315-6944.

Name and Date of Event _____

Company/Community _____

Address _____

City/State/Zip _____

Phone _____ Fax _____ E-mail _____

Attendees _____

FOR MORE INFO CALL 1-800-276-1927
Cancellation/reservation deadline is 48 hours prior to event.
No-shows and non-cancelled reservations will be billed.



2011 CALENDAR **OF EVENTS**

JUNE 21

Monte Carlo Night
Marina Jacks

JULY 28

“Legend Awards”
Leasing Appreciation
Ritz Carlton

AUGUST

To be announced

SEPTEMBER 23 (Friday)

Annual Golf Tournament
Heritage Oaks Golf &
Country Club

OCTOBER 18

Annual “Boo’s” Cruise
Le Barge Tropical Cruises

NOVEMBER 16 (Wednesday)

Annual Auction

DECEMBER 13

Industry Excellence Awards &
Holiday Program

**All dates are tentative until confirmed.
Location for the meetings will be
Polo Grill and Marina Jacks –
unless otherwise noted or
location will be announced.*

Commercial Revitalization Specialists & Land Care Service

Excellent service to our clients sets Ameriscape Services apart from other land care companies in the Tampa Bay Area.

Our Management Team is committed to exceeding your expectations for the development and maintenance of beautiful commercial properties.

We have the people, experience and commitment to provide cost-effective solutions to your landscaping needs. With staff team training and quality controls built into our business, we focus on communication with our Clients. Our principle owners are active in every area of Ameriscape Services.

We look forward to an opportunity to serve you!



Maintenance | Landscaping | Horticulture | Irrigation | Landscape Lighting



Are you Hooked on Ameriscape?

Sign a Contract for Maintenance Service with Ameriscape Services and receive a gift certificate good for a 2 person - 1/2 day fishing charter with Captain Michael Anderson of REEL Animal Fishing (www.reelanimalsfishingshow.com). Enjoy this once in a lifetime adventure on the water courtesy of Ameriscape Services and Captain Michael Anderson.

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Proud Member Of The Following Associations

- Professional Landcare Network
- Bay Area Apartment Association
- City of Tampa Mayor's Beautification Program
- Florida Turfgrass Association
- Florida Irrigation Society
- Florida Nursery Growers and Landscape Association
- Tri-City Apartment Association
- BOMA
- IFMA
- Planet



Call us at: (813) 948-3938 or visit our website: www.ameriscapeusa.com





23110 State Road 54, #243
Lutz, Florida 33549

Address Service Requested

TENANT EVICTIONS PROPERTY MANAGEMENT LAW

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