



**TRI-CITY**  
APARTMENT ASSOCIATION

# *news*

*November 2010*

## *Congratulations, Florida Apartment Association Award Winners!*



*Volunteer of the Year:  
Stacey Stuart  
Sawyer McIntosh/Heron's Run*



*Associate Volunteer of the Year:  
Doug Mills  
Ameriscape Services*

## 2010 Board of Directors

### President

Stacey Stuart, *Sawyer McIntosh/Heron's Run*

### Vice President

Kelly Kitchen

### Treasurer

Aimee Bahk, *Yacht Club*

### Secretary

Ellen Peterson, *Lake East Apartments/NDC*

### Directors:

Jennifer Christy, *Southwest Apartment Guide/FRMS*

Nancy Cox, *Woodbury Apartments*

Susan Guenther

Harry Heist, *Law Offices of Heist Weisse & Davis, PA*

Pam Lutz, *Cornerstone Solutions Group*

Jennifer Mayforth, *Southwest Apartment Guide/ FRMS*

Beth Martin, *Sherwin-Williams*

Doug Mills, *Ameriscape Services*

George Morris, *Avalon Square*

Jeff Reynolds, *Massey Services*

Shawn Scheffsky, *Chadwell Supply*

Tara Simmons, *House of Floors*

### 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](mailto:tcaal@verizon.net)

Website: [www.tcaaonline.org](http://www.tcaaonline.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.*

## New Members

### Hulett Environmental Services

6222 Tower Lane #A-3

Sarasota FL 34240

Phone: 941-306-6289

Email: [bill0691969@yahoo.com](mailto:bill0691969@yahoo.com)

Contact: Bill Logsdon

### Bradenton Village

101-15th Avenue Circle West

Bradenton FL 34205

Phone: 941-750-9976

Units: 177

### Helping Hands Staffing Services, Inc.

1215 Bayshore Gardens Parkway

Bradenton FL 34207

Phone: 941-751-6262

Email: [stuart@hhstaffingservices.com](mailto:stuart@hhstaffingservices.com)

Contact: Stuart Kortie

Visit Your  
New Website at:  
[www.tcaaonline.org](http://www.tcaaonline.org)





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*We  
understand  
Florida  
landscapes.*

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MEMBER



# NALP Education Course Now Available Online

By Marc Rosenwasser, CAPS

2010 National Apartment Association Chairman of the Board, Meadow Wood Property Company



Registration and housing is now open for the 2011 NAA Education Conference & Exposition, to take place June 23-25, 2011, at the Mandalay

Bay Resort & Casino in Las Vegas. Register today and take advantage of the early bird discount. Don't miss out on our Keynote Speakers—Former Secretary of State and National Security Advisor Condoleezza Rice and best-selling author Daniel Pink. E-mail [meetings@naahq.org](mailto:meetings@naahq.org) with questions, visit <http://www.naahq.org/educonf11>, or follow <http://twitter.com/naaeduconf> for updates.

## NAA Community Site & Resource Center Go Live

NAA's beta testers had great things to say about the latest member benefit coming your way — the NAA Community Site & Online Resource Center. "This is an excellent resource! No more complicated than any other library source," one tester said. "Super easy," said another.

Starting in November, the site will be live and available for all NAA members to check out. The site is a great way to connect, network, exchange industry informa-

tion and research the most critical apartment issues.

So don't be left behind. Log on today, using your NAA Web ID and password. Go to [community.naahq.org](http://community.naahq.org) (no www before the URL) and see what the buzz is about.

## Register for the 2011 NAA Student Housing Conference & Exposition

Registration is open for the premier conference focused on one of the apartment industry's most important niche markets — off-campus student housing. The 2011 NAA Student Housing Conference & Exposition, Feb. 21-23, 2011, at Caesars Palace in Las Vegas, will feature three general sessions, 16 breakout sessions, and more than six hours of networking time with peers and suppliers in the student housing industry. Register now to take advantage of early registration fees and take part in two days of informative sessions with expert speakers and a dynamic trade show floor featuring more than 100 student housing suppliers. E-mail [meetings@naahq.org](mailto:meetings@naahq.org) with questions, visit [www.naahq.org/shc/](http://www.naahq.org/shc/), or follow [twitter.com/naastudentconf](http://twitter.com/naastudentconf).

## Participate in Apartment Careers Month

Even though we designated February as National Apartment Career Month, please volunteer your time and talent whenever your services

are needed. Consider contacting your local high schools, career and technical schools, and community and technical colleges and offer to promote careers in the apartment industry at career fairs and through job shadow programs and DECA and SkillsUSA events. The NAA Education Institute (NAAEI) has a National Apartment Careers Month Participant Toolkit, apartment career DVDs, brochures and local contact information for DECA, SkillsUSA and Jobs for America's graduates advisors. Send NAAEI staff an email at [education@naahq.org](mailto:education@naahq.org) and include your contact information. We'll also send you, free of charge, the materials you'll need for a successful apartment career promotion event.

## NAA Announces New Director of Political Affairs

Please welcome Kathleen Youngblood as the new Director of Political Affairs. She comes to NAA with a wealth of knowledge and experience in PAC management and fundraising, as well as advocacy and grassroots, developed over the years at the American Council of Engineering Companies, the Alpine Group (a government relations firm) and the Wine & Spirits Wholesalers of America. She started her career in politics working for Senator Christopher "Kit" Bond from Missouri.

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## Highlights from the FAA Education Conference



*From left: Stacey Stuart, Cindy Fredlund (immediate past FAA President) and Kelly Jackson (newly elected FAA President). Congrats to Stacey for being inducted as the FAA Treasurer/Secretary.*



*Congratulations to Jennifer Mayforth, Tara Simmons and Stacey Stuart for completing the FAA Leadership Lyceum program.*

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# Tri-City Apartment Association 2011 Proposed Slate Officers & Directors

## OFFICERS:

### President

**ELLEN PETERSON**

*Lake East Apartments/NDC*

### Vice President

**AIMEE BAHK**

*Yacht Club at Heritage Harbour*

### Treasurer

**TAMMY STROUPE**

*Forest Properties*

### Secretary

**DOUG MILLS**

*Ameriscape Services*

### Immediate Past President

**STACEY STUART**

*Sawyer McIntosh/Heron's Run*

## DIRECTORS:

Catherine Brody, *Prevail! Pest Control*

Monica Briant, *Sawyer Perico*

Stephanie Bryant, *Bermuda Estates*

Jennifer Christy, *Southwest Apartment Guide/FRMS*

Nancy Cox, *Woodbury Apartments*

David Daniels, *Devine Design Landscaping*

Rena Davis, *Tuscany Lakes*

Sally Gatzke, *Centre Court*

Harry Heist, *Law Offices of Heist Weisse & Davis, PA*

Tara McBride, *Gates of Bradenton*

Beth Martin, *Sherwin Williams*

Jennifer Mayforth, *Southwest Apartment Guide/FRMS*

Shawn Scheffsky, *Chadwell Supply*

Tara Simmons, *House of Floors*

Lee Villarreal, *Citation Club*

*Election and installation will be held at the Industry Excellence Awards &  
Holiday Program on December 15, 2010.*



**THANK YOU TO OUR SPONSORS:**  
**Ameriscape Services**  
**Law Offices of Heist Weisse & Davis PA**  
**Southwest Apartment Guide/FRMS**  
**Cornerstone Signs & Graphics**



*Beth Martin of Sherwin Williams (left) won the "Fun Costume" contest...congrats!*



*Thanks to everyone who bid on the "carved pumpkins" all benefits go to APAC! And, a BIG THANKS to everyone that created the pumpkins: Ellen Peterson, Southwest Apartment Guide/FRMS and Yacht Club at Heritage Harbour.*

# Installer Compliance

It's the Law.

By Shawn Maciewicz

In the past 12 months several large Management Companies and National REITS have adopted some form of verification for using contractor and trades for either construction projects, simple property upgrades, or everyday supplier services. "Compliance Depot" and "RMIS – Registry Monitoring Insurance Services, Inc." are two companies that provide a verification service to ensure that every

contractor on your properties meets or exceeds all of your Corporate Requirements for Insurance and Trade Guidelines. Some Management companies have enforced background checking as one more step to ensure that everyone on the property has been regulated and cannot pose any liability to either the property or the Corporate Office.

We at House of Floors believe that these services, despite the fees which are charged to both the Supplier and the Management company, are genuinely a "good thing". We feel that by mandating compliance among contractors, it both levels the playing field for competition, and also ensures that every supplier plays by the same rules. There are however some problems with the compliance checking that is done when it comes to floorcovering. The compliance provider, such as "Compliance Depot" or "RMIS", mandates that the Contractor whom is providing floorcovering installations also provide specific Certificates of Insurance and Workers Compensation documents; and perhaps even a record of any criminal activity.

The problem is that the state of Florida mandates that the Contractor whom is providing you the service use licensed subcontractors to provide the installation. When "Compliance Depot" provides verification that the Contractor has met or exceeded all of the regulation for Insurance and Workers Compensation – they never verified all of the subcontractors being used by the Contractor; this means that you may have un-insured, non-licensed sub-

contractors on your property without your knowledge and without the knowledge of your corporate office.

You may find yourselves asking why does all this really matter to me? It is a good question, and one that we think you need to understand.

If an un-insured, or non-licensed subcontractor is on your property and either damages your property or the property of one of your residents, you will most likely be the one whom is held responsible. It is also not unrealistic to think that the subcontractor could be involved in a traffic accident on your property, perhaps with a residents vehicle.

What is potentially the most dangerous, and poses the heaviest liability, is when an un-insured subcontractor on your property hurts himself, or your resident. If a subcontractor hurts himself or one of your residents, on your property and is desperate to pay for his/her medical bills, he or she may try and recoup this money by administering a lawsuit against your property or the Management Company. The lengths of the lawsuit will be comensurate with the extent of the injury, however with the current economy, "Slip and Fall" claims are abundant. Because compliance service companies like "Compliance Depot" or "RMIS" have only verified the Contractors Requirements, the subcontractor falls through the loophole and poses as an enormous liability.

So how do we ensure that you have compliant subcontractors on your property?

For the past 12 years we have had our own internal Subcontractor Payroll Compliance Department. We constantly monitor every one of our 350 statewide subcontractors to make sure that they not only meet your vendor requirements, but also our extremely stringent requirements within the guidelines of Florida Law. Each of our subcontractors must have and possess at all times a valid Florida Drivers License, General Liability Insurance in excess of



\$500,000 with a Waiver of Subrogation. They also must have an "Active" company registered with the state of Florida Division of Corporations, a Valid Workers Compensation policy, and a county Occupational license. We also mandate US Citizenship documents if not a legal resident.

**Why do we do this?**

We do this because it is our reputation at stake, and we not only want to protect ourselves, but also your property. Our internal compliance department is one of the reasons why we are not always the lowest cost. We always provide the most competitive pricing available and we will never lose a customer due to price, however being compliant and having the proper legal documentation in place does have a cost.

As companies try to sustain at lower profit margins, and the competition heats up, some suppliers look to lower costs – first and foremost LABOR. It is the Contractors job to provide legal, licenced, subcontractors on your property, and if they do not – you are at serious risk. If you have questions or feel as though you may not have compliant installers servicing your account, ask the subcontractors on your property for documentation. If they do not supply it to you, contact either the Florida Division of Corporations, Workers Compensation, or US Department of Immigration and Natural Citizenship. This will ensure that you will not be subject to either illegal workforce or un-insured subcontractors.

We understand that this may seem like a daunting task, and your intention of getting into the property management industry was not to become a police officer, however education is key in this business. The workforce in property management is constantly being further educated and there is no reason to think that technicians, employees, and subcontractors on your property should be held to any less of a standard than you.

We have been servicing the Multi-Family property management industry exclusively for the past 20 years statewide with offices in Orlando, Tampa, Jacksonville, Palm Beach, Miami, Sarasota, Ft Myers, and Melbourne. If you are interested in having a Managers Educational Conference pertaining to Flooring Standards and Product Knowledge, please contact me directly at 888-620-6999 Ext 110, and we will be happy to host and sponsor an event at our training facility for your Management Company.

## Did You Know?

Did you know that each and every one of our 350 installers statewide meets or exceeds Florida state law for contractor certification.

- Valid Florida Drivers License
- Valid Florida Articles of Incorporation
- Valid Florida Workers Compensation
- Valid General Liability Insurance Policy with limits exceeding \$500,000 / \$1,000,000
- Valid County Occupational License






Give Thanks This Holiday Season.



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# TRI-CITY APARTMENT ASSOCIATION



The TCAA Industry Excellence Awards Program promises to be an incredibly exciting evening! The program will be held at Polo Grill Ballroom in Lakewood Ranch on Wednesday, December 15, 2010. We invite you to become a sponsor for this year's program by choosing one of the categories below. Don't miss out on this wonderful opportunity to show your support of TCAA and the "best of the best" in our industry.

## SPONSORSHIP CATEGORIES *(Check one)*

- GOLD (\$500.00) SPONSORSHIP INCLUDES:**
  - Sponsor signage
  - Gold Sponsor recognition in Industry Excellence Awards Program
  - Front cover of the Newsletter
  - Table sponsor center pieces with tent cards
  - Recognition from the podium
  - Sponsor table available for collateral material
  
- SILVER (\$250.00) SPONSORSHIP INCLUDES:**
  - Sponsor signage, including the newsletter
  - Silver Sponsor recognition in Industry Excellence Awards Program
  - Sponsor table available for collateral material
  
- BRONZE (\$150.00) SPONSORSHIP INCLUDES:**
  - Sponsor signage, including the newsletter
  - Bronze Sponsor recognition in the Industry Excellence

Company/Property Name \_\_\_\_\_  
*(Please write your company name exactly as you wish it to appear on the sponsor board.)*

Address \_\_\_\_\_

City/St/Zip \_\_\_\_\_

Phone \_\_\_\_\_ E-mail \_\_\_\_\_

Contact: \_\_\_\_\_

- Please invoice my company/property     Check is enclosed

**MAIL OR FAX NO LATER THAN DECEMBER 3, 2010 TO:  
TRI-CITY APARTMENT ASSOCIATION**

**23110 STATE ROAD 54, #243 • LUTZ, FLORIDA 33549 • FAX: (813) 315-6944  
FOR MORE INFORMATION, PLEASE CALL TCAA AT 1-800-276-1927 OR (813) 949-7533**

# TRI-CITY APARTMENT ASSOCIATION



The TCAA Industry Excellence Awards are designed to honor outstanding achievements in the multifamily industry. To be eligible to win, a nomination form must be submitted for each nominee, along with a brief letter explaining why your nominee/team/property should win an award. Support your nomination by including details, accomplishments, photos, floor-plans, community maps, polices/procedures, occupancy reports, etc. Please do not solicit nominations from residents, only nominations within the apartment industry will be considered. Forms and back up material must be returned to TCAA or to one of the four drop-off locations no later than 5pm on Friday, November 12, 2010.

There will be a Gold and Silver winner in each category. All members in good standing of TCAA are eligible to participate. Nominations will be judged by impartial employees of the First Coast Apartment Association.

## AWARDS NOMINATION FORM

### CATEGORIES *(Check one)*

- |  |   |
|--|---|
| <input type="checkbox"/> Community of the Year (Under 200 units)   | <input type="checkbox"/> Maintenance Supervisor of the Year         |
| <input type="checkbox"/> Community of the Year (201-275 units)     | <input type="checkbox"/> Maintenance Person of the Year             |
| <input type="checkbox"/> Community of the Year (Over 275 units)    | <input type="checkbox"/> Grounds Keeper of the Year                 |
| <input type="checkbox"/> Curb Appeal                               | <input type="checkbox"/> Housekeeper of the Year                    |
| <input type="checkbox"/> Property Manager of the Year              | <input type="checkbox"/> Property Management Company of the Year    |
| <input type="checkbox"/> Regional (Multi-Site) Manager of the Year | <input type="checkbox"/> Associate Salesperson of the Year          |
| <input type="checkbox"/> Assistant Manager of the Year             | <input type="checkbox"/> Associate Customer Service Rep of the Year |
| <input type="checkbox"/> Leasing Professional of the Year          | <input type="checkbox"/> Associate Company of the Year              |

### NOMINEE INFORMATION:

Nominee's Name \_\_\_\_\_

Community \_\_\_\_\_

Community Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail \_\_\_\_\_

### NOMINATED BY:

Name \_\_\_\_\_

Community Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail \_\_\_\_\_

For more information, call 1-800-276-1927 or (813) 949-7533.

### DEADLINE IS 11/12/10

Mail, Fax or Deliver to:  
TCAA

23110 State Road 54, #243

Lutz, Florida 33549

Fax: (813) 315-6944

### OR DROP OFF BY 5PM TO:

Sawyer McIntosh  
4449 McIntosh Park Drive  
Sarasota FL 34232

Citation Club at Palm Aire  
4011 Winners Circle  
Sarasota FL 34238

Woodbury Apartments  
955 53rd Street East  
Bradenton FL 34208

Gates of Bradenton  
4515 26th Street West  
Bradenton FL 34210



## TRI-CITY APARTMENT ASSOCIATION

*Wednesday, December 15, 2010*

*6:00 p.m.*

*Registration & Cocktail Hour*

*7:00 p.m.*

*Seated Dinner &*

*Awards Presentation with Trophies*

*Polo Grill Ballroom*

*10670 Boardwalk Loop*

*Lakewood Ranch, FL 34202*

*\$35 Per Person*

*Cocktail Attire*

This is TCAA's big night...find out who really is the best in our industry! You'll enjoy a delicious dinner followed by the Industry Excellence Awards presentation. We will also install the new TCAA Officers and Directors for 2011. But the night doesn't end there! A DJ will entertain you with great dancing music, you can have your photo taken by Dramatic Reflections, and you'll still have time to network with all the winners! Don't miss this chance to spend time with your TCAA family, invite your entire staff and bring in the holiday spirit!

### TCAA RESERVATION FORM INDUSTRY EXCELLENCE AWARDS • DECEMBER 15, 2010

Company/Community \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Attendees \_\_\_\_\_

**MAIL OR FAX NO LATER THAN DECEMBER 13, 2010 TO:**

**TRI-CITY APARTMENT ASSOCIATION**

**23110 STATE ROAD 54, #243 • LUTZ, FLORIDA 33549 • FAX: (813) 315-6944**

**FOR MORE INFORMATION, PLEASE CALL TCAA AT 1-800-276-1927 OR (813) 949-7533**

**Cancellation/reservation deadline is 48 hours prior to event.**

*No-shows and non-cancelled reservations will be billed.*

*All reservations not paid prior to event or at the event will be charged a \$5.00 invoice fee.*

# TRI-CITY APARTMENT ASSOCIATION ANNUAL AUCTION

25% OF THE PROCEEDS WILL BENEFIT THE FAA APAC AND  
25% WILL BENEFIT THE TCAA EDUCATIONAL SPONSORSHIP FUND

## NOVEMBER 16, 2010

5:30 P.M. REGISTRATION & ITEM VIEWING · 6:30 P.M. DINNER · 7:30 P.M. AUCTION  
MARINA JACKS · #2 MARINA PLAZA · SARASOTA, FL  
\$30 MEMBERS · \$35 NON-MEMBERS

### DONATION FORM

- I/WE WISH TO DONATE AN ITEM FOR THE TCAA AUCTION.

ITEM: \_\_\_\_\_

THE VALUE OF THIS ITEM IS \$ \_\_\_\_\_

- WE WILL BRING ITEM TO TCAA.  
 WE WILL BRING ITEM TO THE AUCTION.  
 I/WE PLEDGE \$ \_\_\_\_\_ FOR THE AUCTION.  
 PLEASE INVOICE ME.  
 MY CHECK IS ENCLOSED, PAYABLE TO TCAA.

COMPANY/COMMUNITY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: (\_\_\_\_) \_\_\_\_\_

E-MAIL: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

PLEASE RETURN DONATION FORM  
BY 11/12/10 TO:  
TRI-CITY APARTMENT ASSOCIATION  
23110 STATE ROAD 54, #243  
LUTZ, FLORIDA 33559  
FAX: (813) 315-6944  
E-MAIL: TCAA1@VERIZON.NET

Dues, contributions or gifts to the Tri-City Apartment Association are not deductible as charitable contributions. For Federal Tax purposes, however, such dues, contributions or gifts may be deductible under other sections of the Internal Revenue Code. Please consult your tax advisor.

### RESERVATION FORM

COMPANY/COMMUNITY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: (\_\_\_\_) \_\_\_\_\_

E-MAIL: \_\_\_\_\_

ATTENDEES: \_\_\_\_\_

- I HAVE SPECIAL NEEDS, PLEASE CALL ME AT THE NUMBER ABOVE.

PLEASE RETURN RESERVATION FORM  
BY 11/12/10 TO:

TRI-CITY APARTMENT ASSOCIATION  
23110 STATE ROAD 54, #243  
LUTZ, FLORIDA 33559  
FAX: (813) 315-6944  
E-MAIL: TCAA1@VERIZON.NET

PHONE: 1-800-276-1927 OR (813) 949-7533

Reservations and cancellations accepted up to 48 hours before event.  
No shows and non-cancelled reservations will be invoiced.

# Meetings

## **NOVEMBER 9** **2011 Planning Meeting**

Woodbury Apartments

*This meeting is for planning the upcoming year.*

*Everyone is invited to come and offer new ideas for education or programs.*

Please RSVP to the TCAA office at

1-800-276-1927

or (813) 949-7533 no later than November 5th.



## **NOVEMBER 16** **Annual Auction**

5:30 p.m. Registration & Item Viewing

6:30 p.m. Dinner

7:30 p.m. Auction

Marina Jacks

#2 Marina Plaza in Sarasota

\$30 Members

\$35 Non-members

*See page 13 for all the details!*



## **NEW DATE:** **DECEMBER 15** **Industry Excellence** **Awards &** **Holiday Program**

6:00 p.m. Registration &  
Cocktail Hour

7:00 p.m. Seated Dinner &  
Awards Presentation with Trophies

Polo Grill Ballroom

\$35 Per Person

Cocktail Attire

*Sponsorship form on page 10.*

*Nomination form on page 11.*

*Registration form on page 12.*

### **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.*



**Send your email  
addresses  
to [tcaa1@verizon.net](mailto:tcaa1@verizon.net)  
so that you can  
receive email reminders.  
You can even tell your  
colleagues to send  
theirs, too!**

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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**



Pictured left to right - Gary Pearson, Myriam Martinez, Bernie Zentor, Marie Moseley, Stephanie Bryant, and Lonnie Kelley.

## Property of the Month

The JMG Community Bermuda Estates, announced as winner for Property of The Month. Bermuda Estates is very active in their community. They are involved with monthly community services and events for the property. By doing this they have increased their occupancy & renewals from 45% to 70%. They are very active in the Tri-City Apartment Association. Their Service Manager Lonnie Kelley placed 3rd in the Maintenance Mania competition and is now going to compete at FAA in Orlando for the state Maintenance Mania competition. We have Stephanie Bryant the Community Manager and her staff at Bermuda Estates to thank for the continued participation and partnership with Ameriscape Services.

Are you interested in being property of the month? Call Doug Mills at 813-789-3554 for details.

We provide services to Office Parks, Homeowners Associations, Condo Associations and Apartment Communities

### 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](http://www.ameriscapeusa.com)





23110 State Road 54, #243  
Lutz, Florida 33549

*Address Service Requested*

# TENANT EVICTIONS PROPERTY MANAGEMENT LAW

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