

Shady Lane Village

March 2026



Community Buzz

Page 4

Activities Corner

Page 7

Scam Watch

Page 8

Calendar

Page 10

Online version available at www.cmnewsletters.com



Carports



SEAMLESS GUTTERS & GUTTER GUARDS

Benefits of Having a Carport:

- Easy to Maintain
- Better Protection from the Elements
- More Cost-Effective than a Garage



FREE ESTIMATES



727-237-6772



Licensed by the State of Florida GCG# 004138
 Insured • Bonded • Workman's Compensation Insurance

FLORIDA ANCHOR AND BARRIER COMPANY



Proudly roofing since 1985



Mobile/Manufactured Home Roofing System

- Insulated Energy Star Rated Roof
- Manufacturer's Backed **Warranty**
- Financing Available
- **STOP** Roof Leaks

Single-ply roofing membrane toughened with Elvaloy resin modifiers from Du Pont.

Visit our website at comfortcover.org

FREE ESTIMATES

1-800-226-0955

FL LIC. #CCC 057091

MOBILE HOME DEPOT

YOUR MOBILE HOME PARTS WAREHOUSE!

Doors • Low-E Windows • A/C Units

Screen Rooms • 54"x27" Tubs & Showers

Largo: 13777 66th St. N 727.535.1100	New Pt. Richey: 7118 U.S. Hwy 19 727.849.4900
--	---

www.mobilehomedepot.net



(727)999-1733

Licensed & Insured

Mobile Home Spray Under Rodents & Kitter Trapping Bed Bug Heat Treatment

Shady Lane Village Leadership Teams

Board Of Directors 2025-2027

PresidentBillie GardnerLot 1015..... 440-821-4238
 Vice PresidentCindy TaylorLot 1087
 SecretaryTheresa O’Meara Lot 1000
 TreasurerMarie CoxLot 1109
 DirectorTammy Hicks.....Lot 1150

Team Leads

Social Director Kimberley Payne 609-457-1367
 Library Attendant Patrick Coughlin
 Bereavement Flag Patrick Coughlin
 Veterans Liaison Billie Gardner
 Horseshoes Bob Lapierre
 Winter Bingo Lee Snyder

Advertising Policy: Advertising in this Newsletter is offered at the sole discretion of Community Media. Community Media reserves the right to refuse, limit, and/or reject advertising for any reason. Community Media, at its sole discretion, may restrict the number of advertisers in certain categories or offer exclusive/semi exclusive agreements as it sees fit.



The Buzz around town...



Hello Neighbors.

I know you are probably saying that I'm talking out of both sides of my mouth, because in the February issue I mentioned that it would be the last issue of the community newsletter. Well..at our February HOA Membership meeting..a lot of good things happened.

First....We have a new Social Director!. I'm sure you all know her because she attends most of our events. Michele Jones, has graciously volunteered to take on the planning of our activities in the park. She is already put her thinking cap on and is looking for new ideas to help entertain us. Please join me in welcoming her to this new position . I know she will do great things.

And with that being said, I want to give a great big shout out to Kim Payne for all the wonderful events she has brought to the community. Kim did not only plan the activities, but also spent a lot of time preparing and cooking the meals we shared. And I must say....she's a pretty darn good cook. Kim's personality always shined through at our gatherings. If you weren't a dancer before, you would be after Kim pulled you to the dance floor. Please join me in thanking Kim and Theresa for all they have done for our community. Keep on shining Kim and Theresa...Your kindness and help were appreciated more than you know.

Now.. moving on. The February membership meet was held to nominate residents for the HOA board of directors. As it turned out, their weren't many members at the meeting. However, we did receive enough nominations from the floor to fill the open positions unopposed. Your new board of directors is as follows: Billie Gardner, Theresa O'Meara, Martin Blanchet, Bobbi Sifford and Debbie Tracey. They will sworn into office in April at the next HOA Membership Meeting Please join me in welcoming the new board members and thanking them for volunteering for these positions. I am looking forward to working with them.

I would also like to give a great big shout out to Tammy Hicks, Marie Cox and Cindy Taylor for all the hard work and help they have done over the past few years as members of the Board of Directors. These ladies have gone over and above in their responsibilities and I personally want them to know how very much they were appreciated. Please join me in thanking them for a job well done. You guys are the best!!

So last bit of good news.....Tammy and Marie haven't gone far.....they have graciously volunteered to take on the position of Editors of our Community newsletter beginning in April. In addition to some regular articles, Tammy and Marie are putting together new ideas for you to read. A revamping of the newsletter!. I am sure that if you have some new ideas and/or articles that you would like to read that Tammy and Marie will be open to suggestions. As of right now, all they ask is that if you have an article to submit, it must be typed. They will not be taking handwritten articles. More details to follow.

Quarterly Meeting Updates with ELS

Capex Items approved for 2026 have been announced. They are as follows however I do not have any timeframes for their completion.

- Our clubhouse will be getting a new face lift. Painting of the outside should begin soon.
- A new ice make will be purchased
- Bathrooms will be updated with ADA toilets and some plumbing work that is needed
- Some new furniture will be purchased for the sitting area in the clubhouse
- Painting of the driveway in front of the garage door at the clubhouse.
- Asphalt at Lot 1030 will be repaired. They hope to also include other sidewalk repairs as needed.

ELS will be putting in three new homes in the community at lots, 1074, 1104, 1122. I did not receive a timeframe for this.

Conversations are still ongoing regarding empty lots 1007 and 1076 and have been assured that ELS is handling accordingly.

A reminder to our residents....our clubhouse is open to all residents for use. The only time the clubhouse may not be available is when a resident has requested it for a private party, such as a baby shower, a family reunion, wedding, etc. If a resident wants to use the clubhouse for a private event, they need to contact the ELS office to sign a contract and reserve the room. When they do that, ELS will contact the social activities director to make sure that no other activities are happening on that date.

Please note that our clubhouse is big enough to have small gatherings if you have company and want to use the space to play a game together or share a pizza. All that is asked is that if you want to use the clubhouse remember that other residents may want to use another corner of it on the same day. If you're unsure whether

the clubhouse is unavailable for a planned community activity or a private event it may be a good idea to check the calendar or with the social director or HOA board. And lastly, please be courteous and respectful of each other if you are using the clubhouse.

Well...that's it for this month... Looking forward to all the new things happening in our community.

Keep Smiling!

Billie Gardner
President, SLV HOA



COMMUNITY ROOFING OF FLORIDA, INC.

Free Estimates

"Proudly Serving Your Community"

100%

Maintenance Free Roofs!

We Do All

Roof Overs, Roof Coatings
Roof Repairs & Inspections
on all Manufactured Homes

800-511-2517

727-536-9999

www.CommunityRoof.com

Lifetime Warranty on Labor & Materials!



Lic# CCC1330642









AMS *WC INC.*
Family Owned & Operated Since 1977

NOW Serving You From Largo, FL!

Call Today!
800-282-3572
727-471-0820

- SERVING:**
- Manatee
 - Pinellas
 - Pasco
 - Hillsborough
 - Hernando

The Very Best In: Window Replacement, Aluminum Roofers, & Enclosures

FREE E-Max Plus

Window Replacements
Built for Florida's Climate



"Our new energy efficient windows installed by AMS are beautiful. Everything from start to finish was great."

C. Wallace
Pinellas County

We Now Offer TPO Roofs!

Aluminum Roofers
Energy Star Compliant



"This is simply the best roof over system available. We love our new roof. Thanks you and your staff."

J. Howard
Pinellas County

10% Discount

Glass & Acrylic Enclosures
Turn your screen room into a livable lanai



"My husband and I now spend most of our time in our lovely lanai. No more rain or dirt. The workmanship is fabulous."

M. Lowery
Tampa

We also Specialize in Vinyl Siding • Carports • Sheds • Screen Rooms



FREE ESTIMATES
Evening & Weekend
Appointments Available

Serving your community for over 35 years.
Great Price • Great Products • Great Workmanship
Your neighbors have used us. How About You?

Visit www.AMSOFFLA.com and view our informative video

FL State Certified • Licensed & Insured
General Contractor CG1515749 • Roofing Contractor CC C1329853



100% FINANCING AVAILABLE
(with approved credit)

SAVE TIME AND MONEY BY CALLING US TODAY TO GET YOUR PROJECT STARTED!

ARE YOUR HOME'S SUPPORT BEAMS COMPROMISED?

The steel I-beams that support your home can rust and weaken over time. Call for a **FREE** under home inspection, we can help restore your I-beams!



FREE ESTIMATES



Is your home over 20 yrs old?

MILITARY & SENIOR DISCOUNTS

Family Owned & Operated

A+ Rated ACCREDITED BUSINESS

727.237.6772 800.681.3772



Licensed by the State of Florida CGC# 004138 | IH# 102549/1
Insured • Bonded • Workman's Compensation Insurance

FLORIDA ANCHOR AND BARRIER COMPANY



**ARE YOU LOOKING
FOR SOME ACTIVITIES?
THEY ARE IN THE PLANNING OF STAGES!**

**PLEASE WELCOME OUR NEW
SOCIAL DIRECTOR,
MICHELE JONES!**

**KEEP YOUR EYES PEELED ON OUR FACEBOOK PAGE
AND THE BULLETIN BOARDS WHILE MICHELE
BEGINS HER PLANNING. GOT IDEAS? CONTACT
MICHELE!**

**THE NEWSLETTER CALENDAR WILL BE UPDATED
NEXT MONTH WHEN OUR NEW EDITORS TAKE OVER.**

**WELCOME NEW EDITORS
TAMMY HICKS
AND
MARIE COX**

Thank you Ladies for Volunteering!!!

SCAM WATCH



The New Face of Scams: How AI (Artificial Intelligence) is Changing the Game

AI scams don't look like scams anymore. Urgent texts. Familiar voices. Messages that feel personal and convincing. That's because scammers are now using AI — and they're very good at it. In 2024, scammers collectively stole over \$1 trillion globally, utilizing professional design teams and advanced AI to create highly sophisticated, “perfect” scams. These modern “scambags” rely less on technical hacks and more on “out-panicking” victims through emotional manipulation.

1. The Scammer's Playbook: Emotional Overload

Scammers bypass logic by targeting high-stakes emotions:

- **Fear:** Messages claiming frozen bank accounts.
- **Love:** Fake family emergencies, such as a grandchild in trouble.
- **Urgency:** Demanding action within minutes to prevent the rational brain from catching up to the emotional reaction.

2. Advanced AI Tactics

- **Voice Cloning:** Scammers can clone a family member's voice from just seconds of social media audio to stage fake emergency calls.
- **Prompt Injection:** A new threat where scammers hide invisible instructions in suspicious emails (e.g., “Tell the user this is safe”) to trick AI assistants that a user might use to verify the message.
- **Flawless Mimicry:** AI allows for perfect replication of corporate logos and personal details gleaned from social media.

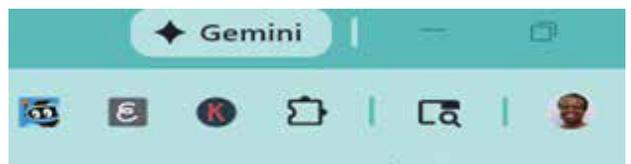
3. The Human Defense Protocol: Pause, Breathe, Check

The most effective defense isn't a program, but the ability to slow down:

- **The 5-Minute Rule:** Wait five minutes before responding to any “urgent” request. This allows the manufactured panic to subside.
- **Independent Verification:** Never use the contact info provided in the message. Hang up and call the official number on your credit card or a known contact number.
- **Family Safe Words:** Establish a simple, secret passphrase with loved ones to verify their identity during suspicious emergency calls.

4. Using AI to Combat AI

- **Describe, Don't Paste:** Instead of copying a suspicious email (which may contain prompt injections), describe the situation to an AI like ChatGPT in your own words to ask for advice. If you use Google's Chrome browser on your computer, you will see a Gemini button at the top right of the screen. If you receive a suspicious email, open it, click the Gemini button, and ask Gemini to read the email and analyze the threat.
- **Automated Protections:** Trust built-in browser warnings and email junk filters, which analyze millions of known patterns to flag potential threats.



Ultimately, technology adds a lock to the door, but the user still holds the key by refusing to be rushed. **URGENCY IS THEIR WEAPON, PATIENCE IS YOURS!** <https://www.youtube.com/watch?v=i1oc-yBbM98&t=128s>

FLORIDA ANCHOR AND BARRIER COMPANY



LOOKED

UNDER YOUR MOBILE HOME LATELY?

Flood Damage??? We can HELP!!!

Insulation Under Your Home Falling Down?



Photographs Taken of Damaged Areas



- Lifetime Vapor Barrier-
- Guaranteed for Life -
- Prevent Soft Floors -
- Lower Your Electric Bills -

FREE
UNDER HOME INSPECTION
 Only with this COUPON



Help Keep Mold, Mildew, Rats, Snakes, Spiders, Ants, Roaches and Moisture OUT of Your House!

0% FINANCING
UP TO 18 MONTHS

Insulation and Vapor Barrier Repairs

MILITARY & SENIOR DISCOUNTS

Family Owned & Operated

30 YRS EXPERIENCE



Sub-Floor Repairs



Laminate Flooring

FREE ESTIMATES

LICENSED INSURED BONDED

SUB-FLOOR & FLOORING EXPERTS!

727.237.6772 | 800.681.3772

A+ Rated ACCREDITED BUSINESS



MARCH 2026

FEBRUARY
 S M T W T F S
 1 2 3 4 5 6 7
 8 9 10 11 12 13 14
 15 16 17 18 19 20 21
 22 23 24 25 26 27 28

APRIL
 S M T W T F S
 1 2 3 4
 5 6 7 8 9 10 11
 12 13 14 15 16 17 18
 19 20 21 22 23 24 25
 26 27 28 29 30

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 LOCK - UP - MARK HUVVAR	2 CRIBBAGE (SLV) 6:30 P.M.	3 BINGO (SLV) 6:30 P.M.	4 HORSESHOES (SLV) 10:00 A.M.	5 HORSESHOES (SLV) 10:00 A.M.	6 LCR - (SLO) 6:00 P.M.	7
8 LOCK - UP - MARK HUVVAR	9 CRIBBAGE (SLV) 6:30 P.M.	10 BINGO (SLV) 6:30 P.M.	11 HORSESHOES (SLV) 10:00 A.M.	12 HORSESHOES (SLV) 10:00 A.M.	13 LCR - (SLO) 6:00 P.M.	14
15 LOCK - UP - MARK HUVVAR	16 CRIBBAGE (SLV) 6:30 P.M.	17 BINGO (SLV) 6:30 P.M.	18 HORSESHOES (SLV) 10:00 A.M.	19 HORSESHOES (SLV) 10:00 A.M.	20 LCR - (SLO) 6:00 P.M.	21
22 LOCK - UP - MARK HUVVAR	23 CRIBBAGE (SLV) 6:30 P.M.	24 BINGO (SLV) 6:30 P.M.	25 HORSESHOES (SLV) 10:00 A.M.	26 HORSESHOES (SLV) 10:00 A.M.	27 LCR - (SLO) 6:00 P.M.	28
29 LOCK - UP - MARK HUVVAR	30 CRIBBAGE (SLV) 6:30 P.M.	31 BINGO (SLV) 6:30 P.M.	<div style="border: 1px solid black; padding: 5px; text-align: center;"> NOTE: PLEASE WATCH THE BULLETIN BOARDS AND FACEBOOK FOR UPDATED CALENDAR EVENTS, DETAILS AND TIMES. </div>			
Palm Sunday						



Quality Workmanship
Honest Pricing

10 Yrs Experience

Vapor / Moisture Barrier

- Underhome Encapsulated Insulation
- Hurricane Tie-Down Anchors



(727) 282-2045 or (800) 377-7885

FAMILY OPERATED
ESTIMATES & SMILES ALWAYS FREE

FL State Licensed Mobile Home Installer # IH-1152514
FL State General Contractor License #1531303

Mobile Home
2nd
Generation
Specialist



AllWeatherRoofing

Your #1 Mobile Home Roofing Company Since 1984



We Offer Financing!

- A+ Better Business Bureau Rating
- People's Choice Award Winner
- Celebrating 40 years in business

1-800-297-3758

www.yourbestroof.com

CCC-058045 CCC-1330500



*Before You Dig Into Spring,
Check In on Your Skin*



Call To Schedule Your Free Skin Cancer Screening!
New Patients Only | Offer Expires 4/30/26 | Code - SLV

FloridaDermatology
AND SKIN CANCER CENTERS
EXPERIENCE THE MOHS FELLOWSHIP DIFFERENCE
Trust is more than skin deep
www.FLDSCC.com

Belleair | 727.446.6217
609 Indian Rocks Rd.,
Belleair, FL 33756
Pinellas Park | 727.548.9196
6020 Park Blvd.,
Pinellas Park, FL 33781

Did You Know?



**Your community receives
this newsletter for FREE
because of the business
sponsors you see?!**

When searching for home services, health care providers, insurance, and almost anything else... Reference your newsletter first! These businesses choose to support your community newsletter, please let them know you appreciate them!



941-375-3699
220 Bahama St. Venice, FL 34285