

NOVEMBER 2022

VOLUME: 48 ISSUE: 11



Office Hours: M-F 8 am-12:30 & 1-4 pm

Closed: Lunch 12:30-1 pm **Nov.24&25**

Address: 4909 Marine Parkway
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

OFFICE: ghc.officeassistant@gmail.com

Website: www.gulfharborscondos.com

EMERGENCY NUMBERS:

Fire/Ambulance: **911**

For Suspicious Activities **CALL 911 first**, then call

GHC Patrol: 727-848-0198

Non-Emergency (Sheriff): 727-847-8102—Press 7.

Pool #1 727-848-4417 Pool #2 727-845-4804

Pool Phones - 911 and Local Calls only

BOARD OF DIRECTORS

Bob Perry, Presidentrperry650ghc@gmail.com
Ed Short, Vice Presidentghc.eshort@gmail.com
Richard Fudge, Treasurerghc.dfudge@gmail.com
Chris Such, Secretarycsuch1955@gmail.com
Steve Urlass, Director ghc.surlass@gmail.com
Marge Anstett, Director ghc.manstett@gmail.com
Ken Anstett, Director..... ghc.kanstett@gmail.com

C.A.M.

Billie Jo Laney – Community Association Manager
blaney@resourcepropertymgmt.com

THE COMET

EDITOR: Lynn Antle: cometer14@gmail.com

DISTRIBUTION: Pick up a copy in the Office

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Check payable to: GHC-COMET by **Nov. 14**, 2022

DUE Date to submit - COMET Events:

Thursday November 25, 2022.

DISTRIBUTION: Last Friday of month at Office/ Website.
Send ALL correspondence to the *Comet* via email.

Subject Box: COMET. 1) Event name 2) Date 3) Time
4) Location 5) Price 6) Additional Info. /notes 7) Hosts
and contact information— include area code.

The **COMET** is distributed the last Friday or close to,
of each month. It goes to businesses that support it as
well as all of us. Leave name and address at the office—
with paid postage, by Nov. 14 to receive your copy. Ac-
tive Military family members receive a free mailing.

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Volunteer: E-mail: jlcoastersgirl@gmail.com

COMET & WEBSITE Publisher: Rhonda Brown, Owner
Volunteer: Email - ghc.webmaster2018@gmail.com

From the Editor

**Happy Thanksgiving,
to our American friends. November 24th!**

Lest We Forget...

"They shall not grow old, as we that are left grow old.

Age shall not weary them, nor the years condemn.

At the going down of the sun, and in the morning,

We will remember them."

From the poem For The Fallen
by Laurence Binyon



In observance of *Thanksgiving Day*, the GHC Office will be **Closed**:
Thursday November 24th,
as well as the following day **Friday November 25th.**

ACTIVITY AND EVENT NOTES

• **From the Recreation Committee:**

Check out the [2022-2023 Schedule of Events](#), on the next page of this COMET.

Please note: If anyone has any suggestions for other events/activities, please contact me,

- **Bill Bourquin** email at: ghc.recreation@gmail.com
- Send **Recreation Event details** to email: Cometer14@gmail.com

WEEKLY ACTIVITIES

BOCCE Ball - **Tuesdays & Fridays @ 9:30.** Contact Bev Milo or Jonathan Jones.

Hand and Foot - *Will begin Nov. 16 @ 6:30 CH1.* For information call Ceil Harris 727-849-8947.

Hold'em Poker - *Begins Nov. 1 6:30 P.M. at Clubhouse 2. All welcome!* If you need info.
Call Dick Farrall 727-847-5007 or Harold Johns 727-845-3526.

MONTHLY EVENTS: 2022 - 2023

Veterans Day Celebration!

Date: Sunday Nov. 13, 2022, Tickets: \$14.00 pp

Location: Pool# 2 from 2:00 to. 5:00pm

**Tickets will be On Sale Oct. 29th and Nov. 5th at Clubhouse #1
from 10am to 12pm. Only 70 tickets sold Cash only: Thanks**

MENU: 7 oz. bacon wrapped Filet, Potato salad, coleslaw, beans, rolls and butter, and
dessert. Beer, soda, and mixes. B.Y.O.B.

Any questions call Kip Beckford 843-9488 or Carl Ross 842-9332 *Sponsored by Rec. Committee*



PANCAKE BREAKFAST ALERT * :

The pancake breakfast is returning **January 28, 2023.** We *rely on volunteers* to organize and run the breakfast. Without an adequate number of volunteers, we will be unable to have the breakfast.

If you are interested in volunteering* please send me, Bill Bourquin - an email at:
ghc.recreation@gmail.com

GHC Book Club:

We meet on the **fourth (4) Thursday of the month 1:00 p.m., in CH1 starting January 2023.**

JAN. - *Ban This Book* by Alan Gratz/ *The Night Olivia Fell* by Christina McDonald.

Please join us. HAPPY PAGE TURNING!





Toy Donations Begin: Oct. 31 thru Dec. 12.

We had another successful collection last year. Remember, *we were kids once!*

Drop off your new, unwrapped toys at the **GHC office:**

Monday thru Friday 8 - 12 & 1 - 4. Please, no cash or gift cards.

Chair: Beverly Milo

JULIET LUNCHEON - SPECIAL EVENT **Save the date - Jan. 25th, 12 noon**

Join us for lunch at the newly renovated **Hacienda Hotel**, downtown New Port Richey at 12 noon. This special event is *only open to 20 guests*. In order to secure your reservation a \$20.00 deposit is required at the time of booking. It will be returned to you the day of the luncheon. The menu will give us a choice of 3 entrees including beverage and desert for \$20.00 per person. Tax and gratuity is extra. If you need to cancel after payment has been made, you may find a replacement. **Reservation is required by January 10, 2023.**

- Please **call Nan 727-534-3115** for reservation or questions.

Schedule of Recreation Events 2022

NOVEMBER 2022 - Sunday 13 - Steak Fry - See **Notice** in this COMET

DECEMBER 2022 - Sunday 4 - Decorate Clubhouse 1

- Monday 19 - Christmas Pot Luck

Schedule of Recreation Events 2023

JANUARY 2023

Tuesday 3 - Un-decorate Clubhouse 1

Thursday 5 - Recreation Committee Meeting 10:30 am

Friday 13 - Meet and Greet 3 – 5:00pm

Friday 20 - Set up for Dance

Saturday 21 - Dance – 8 – 11:00pm

Wednesday 25 - Juliet Luncheon - 12 noon

Thursday 26 - Book Club 1:00pm - Ban This Book by Alan Gratz/ The Night Olivia Fell by Christina McDonald.

Friday 27 - Set up for Pancake Breakfast

Saturday 28 - Pancake Breakfast 8 -10:30am

Like to look ahead at some of the 2023 future GHC Recreational scheduled events...

Go to the **GHC website** and check **Events Calendar November** and scroll down.

THANK YOU !

Nothing to share.

In MEMORIAM

Our condolences to the family of Cathy Peacock, who passed away on September 6, 2022 at the age of 93.

Cathy was a resident of GHC for 15 years in Tower 4 - 204.

Five (5) NEW Owners - NOVEMBER

AA 104	Mila Ensor	Formerly owned by Karen Brechtel
I 205	Honor Ritch	Formerly owned by Mark Wittling
L 102	Pius, Lucinda, & Chelsea Organ	Formerly owned by John and Caryl Founds & William Rueppel
T2-304	Lisa and Joel Segar	Formerly owned by Pride Rock Properties, LLC
T5-103	Wendy Russell	Formerly owned by Sandra Dougherty

NOTES FROM THE BOARD

- **SCHEDULED BOARD Meeting:**

Watch the Bulletin Boards - for additional meetings, if/ as required.

- **BOARD Meeting:** **Thursday November 17, 2022 CH3 & Zoom**

Check out the “OWNERS ONLY” WEBSITE for:

- * **AGENDA** – for upcoming meetings (posted 48 hours in advance per FL statutes).
- * **BOARD MINUTES** - Recently approved minutes are posted.
- * **RULES & REGULATIONS**, and Other GHC Documents... Etc.
- * Sign-up to **RPM: OneSource** – for more documents. See details on GHC WEBSITE.
- * See also **Notice for RPM access** on page 5.

Manager Message...

Hello Residents,

Welcome back to those residents that are returning and a big thank you to those residents that have been here all summer long. Your patience and understanding have been greatly appreciated with the water shut offs, contractors on grounds, and the maintenance staff closing out open work orders.

This past month, eleven unsightly/ cracked windowsills have been addressed that were falling off/cracked. The goal is to improve on the preventative maintenance at GHC. To prevent water intrusion, it is essential to repair a cracked windowsill, prior to it falling off.

Along with repairing the sills, three lanai doors have been replaced and we are working towards replacing the remaining lanai doors that are currently on the replacement list.

One French drain has been installed and currently three additional locations that need the same, this is a preventative measure for water intrusion due to pooled water at the base of the condo.

Pool 2 is currently being filled, and an email blast will be sent out to owners when the pool is opened for use. Thank you for your patience during the re-surfacing process. Although the pool is not heated, hopefully you may be able to get a few swims in before the cool weather comes.

Maintenance has responded to several clogged drains, resulting with **wipes** being determined to be a factor with the backup. Please think of your neighbors and the **additional cost** it is causing by disposing the wipes and the items below, down the toilet.

Reminder: Do not clog the sewer pipes by **throwing any of the following** into the toilet: sanitary napkins, sanitary wipes, tampons, tissues, paper towels, disposable diapers, or solid objects. The office has responded to throwing these items down the toilets.

If you have questions or concerns, please contact the office we are here to help & listen.

Billie Laney, CAM



COMET – NOVEMBER 2022 President's Message

Good day, Fellow GHC Residents,

We are in the aftermath of hurricane Ian. Fortunately, we incurred minimal damage. There were some building panels blown loose, 2 trees broken at the trunks, a carport at Villa 4 had a panel come loose, & various debris blown around the grounds.

There are several GHC Operational updates:

1. We are down to 2 General Maintenance employees. This is one short of our budgeted headcount.
2. A Villa 4 stair casing & landing, and a Tower 1 stair casing & landing are being repaired.
3. Pool 2 is currently being resurfaced & should be done at the start of November.
4. Roof replacements (Buildings I, J, E, & Tower 6) continues to be delayed.

Other Updates:

1. There have been several incidents where residents have been feeding cats outside their condos. This food attracts rodents. We recently spent significant amount of money getting rid of rodents in one of our Garden Units. **Please don't feed stray cats!**
2. Prior to Hurricane Ian, Billie, myself, & the staff went around looking for potential projectiles. Most GHC residents did a good job removing these things. However, there were a few residents that did not remove them & in some cases were offended when contacted. These potential projectiles can create damage, injury, & possible loss of life. We removed as many of these items as we could & placed many (i.e., umbrellas, tables, chairs, etc.) on their sides next to the side of building. Fortunately, the Hurricane went south & was downgraded to a tropical storm at GHC.
3. Our Attorney prepared & mailed a cancellation letter to Spectrum which will be effective January 31, 2023. Doug Brown, Program Manager (Blue Stream Fiber installation) conveyed that the installation is on target for this date.

- Thanks again for your patience & help with all the activities we have going on.

Bob Perry

President BOD - Gulf Harbor Condominiums Inc.

Resource Property Management - RPM:

Have you **Signed-up** to - 'OneSource' for access to **GHC** documents via **RPM** ?

Email Erica at the office, at: gbc.officeassistant@gmail.com

- An RPM letter was mailed out with a one-time use security code, for each condo owner access. This access enables you to reach the **GHC-RPM OneSource Web Site**.

Once your account is set up, the login allows access to your personal Account records, including dues, Association forms, documents, Agendas, Approved Minutes, GHC Directory, and more.

- You can also select to receive **Email-blast** messages from **RPM** service versus "mailouts". Please note that due to FL Statutes, *some correspondence* must also be mailed.

Selecting **Email**— saves the Association (hence all of us) the cost for paper, postage, staff, and envelopes which, for 587 condo mailouts equals close to **\$1000 for every paper mailout!!**

THANK YOU to all those owners who have already *Opted for Electronic voting* and/ or to *receive Notices via email*. You are greatly assisting with administrative cost savings!

GHC COMMITTEE WORK

PLEASE - ***DO NOT CONTINUE*** to put or leave food out for **stray cats!**
This encourages rodents onto our property...

EMERGENCIES call **911** **NON-Emergencies** call **727-847-8102 Press 7.**

PLEASE call **Police**—if you feel threatened, or see or hear anything suspicious.
They need to hear your incident—in your voice!

Always - Call the **Police first** and then call the *office - Community Patrol!*

COMMUNICATIONS COMMITTEE

The construction phase of the Blue Stream Project is on schedule to be completed in early November. We are very pleased with the condition that our grounds have been left in to date.

- There will be a Blue Stream information session **zoom call on Nov 14th at 6:30pm.** Details to follow.
- There will be a Blue Stream **on-site information session at CH1 on Nov 15th at 10am.** Watch for details.

We will be sending out information via emails and bulletin boards in the near future to advise condo owners how to get converted from Spectrum to Blue Stream, including converting your existing telephone number.

Residents will be able to call in to place their service orders for installations. Telephone number to follow.

The community will be divided into 4 sections, with each section advised to call in on different days, to maximize the call center speed of answer and minimize the amount of time callers are on hold.

- Tentatively: Nov 21 & 22, Blue Stream reps will be at CH1 for those that want to register in person. To **BOOK A REGISTRATION TIME**, a *link will be sent out* to reserve a time slot to register in-person at CH1 and to avoid line ups.

If you have any questions, please feel free to email; ghc.tvandinternet@gmail.com

Thank you,

Doug Brown Project Manager - GHC Communications Committee

Check the **Owners WEBSITE** for "*Frequently Asked Questions*" on TV - Internet Services

Infrastructure Committee & Saturday ZOOM Session...

Start your **Saturday** morning with a *virtual* coffee with Ed.

9:00 AM EST for an hour, hour and a half. - Still going strong since January 2, 2021!!

Sit back, listen, or better yet, participate in discussions revolving around Infrastructure/Building issues - in and around Gulf Harbors. We can't say that the issue will be fixed right away, but at least you will have an ear, we'll take note of the issue and they will be addressed, one way or another.

Log-in to ZOOM the same way you would for a Board of Directors meeting.

Or, use this link: <https://us02web.zoom.us/j/4522935282>



As always, I can be reached
@ ghc.eshort@gmail.com



INFRASTRUCTURE COMMITTEE MESSAGE

PLEASE check **IF YOUR** Garden Unit Condo number is **LISTED** below.

Hot Water Heaters and ACTIONS Required:

1) Moneys Owed to Gulf Harbors

AGAIN this month, I have received minimal contact with the owners of the units that we have the ability of fixing their Hot Water Heaters.

Gulf Harbors has **started fixing this issue** and **we will bill individual owners**, for the costs' of these fixes!

We are in the process of reaching out to these owners and informing them what the charges will be. If I have already spoken to you or if you have sent in your cheque, please ignore this message.

If **you have not contacted me** or heard from me, would the owners on this chart, **please contact me at: ghc.eshort@gmail.com** with your telephone number - I will call you to discuss the **charges for your Hot Water Heater**.

Building	Unit(s) Owners <u>LIST</u> to be billed
AA	103, 107
B	101, 201, 203
C	102
E	101
F	201
G	105, 108, 203
H	102, 204
J	101, 103, 104, 202
K	103, 104
M	106, 108, 202, 203, 206
N	104, 106, 107, 108, 201, 206
O	103, 107, 201, 205, 207
R	106, 107, 108, 205
T	101, 106, 201

2) Hot Water Heaters Gulf Harbors **cannot fix and we need a **licensed plumber to do the work...****

There are still a lot of Hot Water Heaters that **need to have a pan underneath**. If you are on the second floor or if your Hot Water Heater is on a shelf, it requires a pan!

Do not worry at this time as I am trying to get the majority of these hot water heaters grandfathered in as they sit. When you go to replace them, that will be the time to install a pan underneath. I will let you all know the outcome as I know it.

Cheers and best regards!

Edward Short, Vice President – Board of Directors

Chairman – Infrastructure / Building Committee, Gulf Harbors Condominiums Inc.

OWNERS ONLY - WEBSITE



- Complete the - **Web Access Authorization Sign-Up Form**
- Return it to the office or **email** it to the office at ghc.officeassistant@gmail.com
 - The signed form & email address you want to use, *are required on the form* for WEB access..
- GO TO: www.gulfharborscondos.com and Press the green **Owners Only Site**—button and see;
 - New to this site? Click “**Sign Up**” (not Log In)
- Enter the **email address** you included on your form and create your own password.
- Your Request will then be **verified against your completed / signed form on file** and you will be approved to access the **Owners Only** private site section of our website!
 - *This may take a few days to process.*

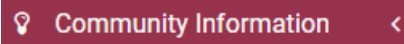
What to read?

- Approved Board meeting Minutes.
- GHC President Report’...

NEW Directory Access

Don’t forget to set up your **One Source** WEB access, from the RPM website. Each condo unit has a unique security code for the *first time access* to this website. Contact the office for details.

The Directories (by building or alphabetical), currently located on the **Owners ONLY** WEBSITE, is scheduled to be stopped from service the end of **October**. Directory information can be searched for, on the **RPM OneSource** Web service, under the tab:



BULK CABLE TV SERVICE!

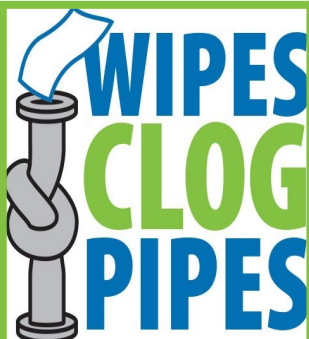
For **ANY** issues:

- Call Spectrum at **1-833-697-7328** – we are part of the **Bulk TV— Call Centre**.
- The Spectrum ‘CABLE Bulk TV’ Service is included in our monthly condo dues. You are entitled to one Free TV Box (required to receive the TV channels). This is contracted until January 31, 2023.

STAY TUNED...

GHC is converting to Blue Stream Fiber starting December 1st.

Watch the **Bulletin Boards** and **email notices** that will be posted and emailed, to register and be converted.



REMINDER to Please - NOT Flush anything Except TOILET PAPER - Down your drains’

Unfortunately, **wipes, etc. are still being flushed** and our drains are **Blocked** with “**all types**” of **Non-Toilet Paper** products.

GHC owns the SEWER PIPES, so this is a **cost to all of us** as owners!!
Even WHEN the package says “flushable” - they are **NOT !!**

THINGS TO KNOW AT GHC

ASSOCIATION DUES:

Mail Post dated checks to: **Resource Property Management** - Corporate Headquarters **7300 Park Street, Seminole, FL 33777**. Include **\$25.00 fee** for processing of post-dated checks. Credit card & E-payments are available. Check **RPM** website:
www.resourcepropertymgmt.com

ALARM:

There is a **Defibrillator** at CH1. IF the ALARM SOUNDS – CALL the OFFICE.

CLUTTER- PERSONAL STORAGE in ELECTRICAL & HOT WATER TANK ROOMS:

Please, remove clutter and personal belongings from the electrical, laundry and hot water tank rooms.
Each owner/unit has a storage locker or room and that is used for your individual storage of personal items.

PLEASE - PLEASE DO NOT PARK your Vehicle ACROSS the Sidewalk:
Check YOUR Bumper!

Our Residents who use Walkers, Wheelchairs AND Scooters for mobility - need the sidewalk.
"Thank you for caring!"

SLOW DOWN on our STREETS and in our PARKING AREAS!!

PARKING:

Ensure your **GHC Parking Tag** or **temporary Guest pass**, is displayed properly per Rules.

There are "**Temporary Parking**" spots marked for one hour and emergency parking. Please observe the one hour timeframe.

ATTENTION SMOKERS:

Use 'Smokers Outpost Stands' located outside CH#1 & #2. Please Do Not Litter!

GARBAGE Pick-Up:

PLACE ALL your Garbage **IN A Garbage BAG**.

Pick-up Mon. & Thurs. for Garden Units. Towers, & All Villas: Mon. Weds. Fri.
PLEASE - No loose garbage. Staff has to clean this up, takes away from other work!!

RECYCLING:

'CANS' - are NO LONGER able to be recycled.
Please put **cans** in your **regular** garbage.

PAPER RECYCLE:

BREAKDOWN All Boxes before throwing them into the bin, to make room for others.

This is for ALL **537 Units** to share so there is limited space. The BIN is emptied twice a month, **& we pay** for that.

PLEASE DO NOT leave cardboard next to the BIN - as that attracts animals. BIN is located at SIDE Parking Lot of CH3.

WATER CONSERVATION:

PLEASE - Repair leaky faucets and toilets...
HELP Lower **OUR** water bills!

VEHICLE WASHING:

Fridays Only. Use your carport or open parking areas. Do not wash cars at the Clubhouses or near the pools.

RESIDENTS SUNSHINE REPORT !!

If you know of anyone who has been ill or has passed away, *please notify*
Denise @ 630-251-7337 or
call the office.



SUGGESTION BOX:

Has not been used in a very long time, so it has been **retired**. Email is the best way to send your suggestions' or ideas to the Board.

Wi-Fi:

At CH1 and CH3 is FREE to SPECTRUM Clients – use your own email address & password to log on.

GRILL CLEANING:

Grill cleaning materials for grills at Pool 2, available for check-out in the office.

CARD TABLE AND CHAIRS:

Are available for residents to use. The tables and chairs are in the office. A refundable deposit of \$10 for a table and \$10 for 4 chairs.

TOWING SERVICE— Info:

Tow signage *is posted to designate* the Towing rules for vehicles parked without authorization.

Ensure your GHC parking Tag is clearly displayed.

- Vehicles with **NO TAGs** - there are '3' - Three *Warnings* then vehicles will be **Towed !!**

LAUNDRY TOKENS - TOKETTES:

30 for \$30. available at the Office by “check or money order” Only. **No Cash** transactions.

BEACH CLUB Information:

Call 727-848-1598.

NO PET COMMUNITY:

Please note per **Gulf Harbors Official Rules and Regulations**, pets are not permitted on Gulf Harbors property at any time.

Reminder—All registered **Emotional Support Animals (ESA's)** must have current Pasco County license tags.

The office is contacting all ESA owners, to ensure **current yearly paperwork**, and license tags are on file.

GHC RULES, Amendments: Check out the Owners WEBSITE. Please pick up a copy from the office for your **Condo Blue Book**.

Know your rules...!

COMET DISTRIBUTION

- * The COMET is available in the **office** & copies also located in **CH1**.
- * Please check our **website** to view the COMET along with **Our Sponsors !!**
- * **“Our Sponsors”** button on our Public Website www.gulpharborscondos.com
- * **Let them know** – you found them in the Gulf Harbors COMET or on the WEBSITE!

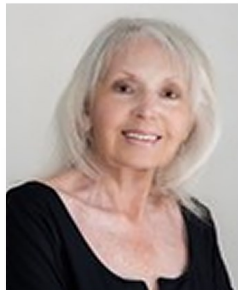
FOR SALE 2022 - NOVEMBER

GHC is a 'NO PET' Community.

AA 107	1BR/1BA 928sq ft. spacious ground floor unit. Move-in ready, really nice. Asking \$180.K Contact Joseph at 727.947.2498.
B 206	2BR/2BA Partially furnished. \$198,900.00. Call 630-880-8959.
G 201	2 BR/2 BA 1,088 sq ft condo. Schedule your appointment today by Call 727-364-7772 for viewing. Listed for \$245k or offer.
G 202	2BR/2BA 1,088 sq ft. Schedule your appointment today. Call 813-503-3199.
U 204	2BR/2BA 1,000 sq ft. condo on 2nd floor and garden view. Completely furnished. \$210,000. Call 727-334-9120.
V4 204	1BR/1BA updated kitchen, furnished, vinyl laminate flooring throughout. Call 1-506-261-6016 or 1-506-261-7724.

RENTALS

N 204	1BR/1 ½ BA Completely furnished, renovated, and approx. 800 sq ft unit. Available from October 1, 2022, through December 31, 2022. Rent \$1600/month includes all utilities, trash removal, Wi-Fi, and cable. Call/text Luanna Albrecht at 317-289-1751 or email at lu@dreamaddress.us
T 107	1BR/2BA furnished first floor. Non-smoking. 3 or 4 months \$1,000 per month. Also available for long term. Call Carolyn 724-899-3569.



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