

# The Grand Connection

## From the President

Thank goodness for the rain! The lake is up to its normal levels, and the lake wildlife is thriving because of it. We have noticed a large amount of spatter-dock growth, and we are trying to get Aquatic Systems to come out and get this problem under control. We are in the process of trying to get all the palms trimmed using a 10-2 cut. We hope your enjoying the five new umbrellas we have recently purchased for the pool areas but we ask that you keep them rolled down when not in use.

At the Grand we are experiencing problems with resident parking. Visitors are parking in reserve spaces. Please be sure you know which parking space is reserved for you, if not contact our property manager.

In other news we are still having problems with collection of assessments as well as water bills. We are doing everything in our power to collect this money and our working with two attorneys to get the job done. Some collections are starting to come in now and that is a good sign.

Our official website is "[thegrandatoldecarrollwood.com](http://thegrandatoldecarrollwood.com)"

This website is loaded with all types of information. Please go there for any information you may need. I want to thank Ann Jordana for the great job she has done with the newsletter and the website.

Our maintenance men continue to do a great job up keeping and maintaining the property.

As always I thank all committees and members for their hard work.

Volume 4, Issue 3

Summer 2009

### Board of Directors

- **Jack Piniella, President**  
Email [piniella@Tampabay.rr.com](mailto:piniella@Tampabay.rr.com)
- **Martin Butler, Jr. Vice President**  
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- **Mary McCall, Director**  
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Our resident, Ann Jordana, who does such a great job with our newsletter is temporarily sidelined for health reasons. Our good thoughts are with her. This issue is a group effort to fill in for her, so please overlook any bloopers.

## Parking Problems

Due to a number of recent parking infractions, the board would like to remind residents that each unit has its own designated parking space. Please remember all visitors must park in guest parking areas. Please direct any guests visiting you to park in the proper guest parking space. The following vehicles can never be parked in any of the parking Areas: commercial vehicles, trailers, boats and R V's We don't mean to sound ominous, but failure to follow these rules can result in warnings, fines, or even towing of your vehicle

### Sterling Management Services

**Mark Johnson -**  
Property Manager  
10311 Club Circle  
Tampa, FL 33618

**Clubhouse Phone**  
813-962-2042

**Email**  
[Thegrandatoldecarrollwood@verizon.net](mailto:Thegrandatoldecarrollwood@verizon.net)

It's hard to believe that Summer is already upon us! It would appear from the recent rainfall that we may be returning to our normal Summer weather patterns which have been sporadic due to the three year drought.

Our maintenance crew is continuing to make their rounds cleaning the buildings and performing minor repairs.

I have now been at The Grand for over seven months and have found this time to be extremely enjoyable. I continue to meet new neighbors each week and would like to thank you all for the warm welcome and continued cooperation and concern for your beautiful community.

I wish everyone a safe and enjoyable Summer!

Thank you,

Mark Johnson, LCAM

## VOLUNTEERS NEEDED FOR 2010 BUDGET COMMITTEE

Owner volunteers are needed to help develop the budget for the 2010 year. If you are interested in serving on the Budget Committee please submit the following information in writing to Mark Johnson, property manager, not later than **5PM Friday July 31, 2009**.

Name, Unit number, Telephone number and (Email Address if available)

May also be submitted to email address below.

At the Wednesday August 19, Board of Directors meeting the board will select (7) members. All interested parties are invited to attend the committee meetings. The schedule for the meetings will be posted on the bulletin board located in front of the clubhouse. The meetings will be held in the Clubhouse Board Room.

There will be several meetings of the Budget Committee in late August and early September. **If you volunteer to serve on the committee, your participation will be essential.** The proposed budget will be submitted to the Board of Directors at the September Board meeting,

**Wednesday September 16, 2009, at 6:30 pm.**

At the September 16 meeting the Board will determine if the Proposed Budget is ready to be mailed to all Unit Owners or requires more work by the Budget Committee. In any event, the Proposed Budget must be mailed to all Unit Owners with sufficient notice so that the Board of Directors may approve and adopt the Final Budget during the month of October 2009, to allow the Management Company sufficient time in November to prepare the 2010 Coupon Books and mail them to the owners in December 2009.

Should you have questions or need additional information, contact the Mark Johnson, Property Manager, at the Clubhouse, by telephone (813-962-2042) and/or the email address.

[thegrandatoldcarrollwood@verizon.net](mailto:thegrandatoldcarrollwood@verizon.net)

Your interest and participation is greatly appreciated.

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In preparation for hurricane season , we inspected outdoor patios and plant beds. In doing so we found there were too many outdoor yard ornaments, which could be problematic during harsh winds or heavy rain. (As we all know this is a common area and nothing should be placed in that area, but we are trying to be fair). The A.R.C committee had two meetings and spent many hours discussing safety preparedness for hurricane season and addressing a solution to this problem of too many ornaments.

This procedure prepares the community for hurricane season while promoting fair rules. This guideline was recommended by A.R.C committee members, and it will help to insure the safety of all the residents in our community. This guideline was unanimously approved by all members of the A.R.C committee after constant deliberation.

## **Common Element Patio and Plant Bed Guidelines**

### **Document Definitions and Parameters:**

In this guideline “Patio” refers to common element patios on the exterior of each unit.

Patios, Patio areas and plant beds are common element areas and subject to rules approved by the Association’s Board of Directors.

### **Allowed on patios:**

- Muted Earth Tone and neutral colored “patio furniture” and umbrellas (closed except when in use)
- No bright colors!!!!
- Live plants in containers

### **Allowed on patios and in plant beds adjacent to patios**

- No more than 4 garden or outdoor ornaments (none over 42” High, no plastic or wood )
- 6 solar lights
- No agricultural or artificial plants allowed on patio or in plant beds.

### **Allowed in plant beds**

- All plants planted in plant beds must be submitted to and approved by the Board of Directors.

No A/C electric lights, appliances or other items allowed on patios, plant beds or common areas. With the exception of the above limitations on garden ornaments, container plants or lights in plant beds; **no plants, furniture, outdoor ornaments, lights or any other objects allowed to be placed or planted in the common area outside the patio.**

**In the event of severe storm or hurricane warnings, the owner and resident are responsible for removing all items from the patio and plant beds and securing them inside their unit, not on screened lanai. If failure to secure items results in damage to any property in the complex, the owner of the unit and the items will be held 100% liable for the resulting damage.**

**Anything other than what is posted on these guidelines must be approved by the board.**

Approved by: Board of Directors



## ARC COMMITTEE FRIENDLY REMINDER

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Before starting ANY project inside or outside your unit, please read the rules that are on our website. A lot of headaches/money will be saved by reading the rules first. ALWAYS complete an ARC Approval Form with an attached drawing showing your contractors and proposed project; Wait for an approval/denial before purchasing products and/or starting the project. Forms are available at the Condo Office or official website (thegrandatoldecarrollwood.com ). Thank you for your consideration.

## COMMON AREAS

Each unit owner owns the inside of his unit, but the Condo Association (All of us) own the property adjacent to the unit. The Condo Association tries to maintain a generally attractive appearance with respect to the entire Condo. The Condo Association tries to make each Unit attractive as a whole. When all of these attractive units are combined; we should end up with one lovely condominium.

Lately, however, we've noticed that more and more residents are trying to "personalize" the area around their units with "Cute" little statues, family crests, gnomes, rabbits, frogs, and other items. Please keep most of the Personal "stuff" inside your unit. The rules regarding the ornaments are on page 3 of this newsletter. We love to have you plant flowers and plants which enhance our property (with permission from board) and blend into the general landscaping. We love the areas where the unit resident put mulch in the beds. If any residents wants to put mulch around their unit and buy the mulch, the maintenance personnel will spread the mulch. Just advise the property manager.

## DOG OWNER'S REMINDER

We have had a large number of complaints from owners in many buildings about neighboring dogs. If you are a dog owner please be considerate of your neighbors. Barking has been a problem on the lanais and balconies. Dogs are not allowed to be left alone on lanais or balconies. **Picking up after your pet is both a Hillsboro County law and a rule in your condo documents.** Owners if you cannot control the barking of your pet and we receive numerous complaints the board can request the animal be removed

## DUMPSTER REMINDER

Our regularly scheduled dumpster pick-up does not include large items (i.e. Furniture large boxes or wood). These items cost each of you extra money if we have to have additional pickups or hire extra trucks to dump large items. If you witness anyone illegally dumping, please try to obtain their license plate number and give it to the property manager. If we have the license number we can take action.

## LOCK BOXES

If your unit has a lock box on the door, please give the property manager a phone number where someone can be contacted in case of an emergency and we have to enter the unit to prevent problems, including water damage to neighboring units.

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## **\*\*Urgent! Please read! Attention Required!!\*\***

**The Cork & Olive is seeking a waiver to open a bar This may not seem like a big deal on the surface, but please read the following article carefully, because this can create a lot of problems in the future.**

All owners in “The Grand” have received a notice regarding a hearing to be held by the Zoning Hearing Section of Hillsborough County. The purpose of this hearing is to rule on a request for a distance waiver. The current zoning requires a 250 ft distance between a business serving alcohol and a Residentially zoned property. In the future, the Cork and Olive plans to put an outdoor serving area adjacent to the north side of the building in the small triangle area where the bench is located. They plan to fence this area and put tables outside to serve beer and wine. The noise from this area, probably smoking and music will make this an ongoing aggravation.

This area is located 10 ft feet from the 6 ft fence separating the property. They contend the fence screens the proposed area from the residential property. The fence is 6 ft, the condominiums located approximately 65 ft behind the fence are 2 story buildings, which precludes the fence from use as a sound buffer.

In the application for the waiver, the applicant cites the fence and entrance walking and driving distance to go from their building and drive or walk into The Grand as being 1000 ft. This is also incorrect as a person can walk around the fence and into The Grand area within 100 ft. The noise and smoke will not be deterred by the fence as the applicant contends. We already have some problem with Tijuana Flats when they have a live band, but they were in business there before the condos were sold. The applicant’s request for the waiver includes 3551.2 sq ft (on front page of letter of notice) which means entire store area.

***If the applicant’s waiver of 250 ft is granted, it stays with the property. If the Cork & Olive go out of business, any kind of a beer and wine bar can assume the waiver. Even if they promise to sign any type of agreement not to allow this, once there has been a waiver, it is extremely difficult to stop a similar type of bar .***

Included with your notice was an invitation from Cork & Olive to attend a meeting July 15, to inform you of their plans. **If you do attend this meeting please remember it is not just what they are planning to do at this time, but what this waiver allows them to do in the future, including the outdoor area, loud music, outdoor live bands (like the Tijuana Flats) and if they go out of business any kind of bar can rent the space.**

Please write a letter to the zoning board and give or send the letter to the property manager’s office so we can deliver them to the zoning board. **Please ask the Zoning Hearing Board to enforce the distance of 250 ft from the “permitted” structure to the residentially based zoned property. There are valid reasons this distance requirement was enacted to protect residents from the problems this type of business creates.** We also need all the residents, owners and tenants, to attend the hearing, even though only 1 or 2 persons can speak, We need to show a large number of residents will be affected by this waiver and they strongly object to the waiver.

The Board of Directors

Hearing 6PM July 27, 2nd floor County Center 601 E. Kennedy Blvd

If you need a ride, please advise Mark (property manager) and we will try arrange rides with other residents.

Summertime brings a lot of our residents to the pools and the grill areas. For some new residents that have not seen the pool and grill area rules and some residents that may have forgotten them, below please find and read the rules for using these amenities.

We want all residents to enjoy the pools, grills and tennis courts, but please be respectful of the other

**Grand at Olde Carrollwood**  
**POOL RULES (both pools) & GRILL AREA RULES**  
**POOL AND GRILL HOURS 8AM TO 10PM**  
RECREATION PASS REQUIRED

Pool and grill rules are posted and enforced for the safety and enjoyment of the residents.

- **Both pools and grill areas are reserved for the exclusive use of residents and their guests**
- **Limit of 4 guests per unit.**
- **All persons using the pools and grills do so at their own risk. No lifeguard on**
- **Children 14 years of age and younger must be accompanied by an adult.**
- **Children in diapers are not allowed in the pool.**
- **No ANIMALS, roller blades, skateboards, or bicycles are permitted in the pool and grill areas.**
- **ABSOLUTELY NO Diving, running, jumping into pool, pushing, rough housing, loud noises, loud music, profane language**
- **Pool furniture cannot be reserved or removed from pool area or placed in pool.**
- **Pool capacity is as posted.**
- **No food or beverages allowed in the pool**
- **NO GLASS ALLOWED IN THE POOL OR GRILL AREAS.**
- **Shower before entering pool. Proper swimming attire only**
- **No one with skin disease, nasal or ear discharge, open cut or communicable disease allowed in pool.**
- **Confine your party to one grill and one table, either pool or picnic area. Clean grills and tables and leave area clean for other residents.**
- **Control your children and restrain them from being a nuisance to others. Require them to follow the rules. No yelling, screaming or fighting.**
- **Do not climb or stand on tables or chairs and do not sit on tables.**
- **No audio players with the volume loud enough to bother other residents in the pool, grill area and the residents living in close proximity to the area. If requested please turn the volume down or use earphones.**

**Association reserves the right to deny the use of the pools or grill areas to anyone at anytime.**

A Safety Ring is provided per Hillsborough County Code. This ring is for emergency purposes only. **Do not use as a flotation device.** If the ring is missing or damaged, notify the property manager.

**Trash Containers are in both pool areas, for every day use. For health and insect control we ask that you do not place uneaten food, diapers, food or drink containers inside trash containers located poolside. Please take these items with you.**

**Pool Furniture and grill area is on a first come, first served basis. We ask that you do not reserve pool furniture or grills and tables for others. Do not remove any from the patio area, or place any in pool.**

**No smoking in pool or grill areas.**