

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

It's hard to believe how fast the past fourteen months have passed. I believe we have accomplished quite a lot!

We have upgraded both pools with new equipment to make them work better now and in the future.

We are getting ready to plant new sod and trees around the community. As you know, we had an arborist inspect our trees and he recommended that many of the Australian pine trees be removed due to being diseased. He noted that many of the branches were weakened by the disease and could cause structural harm to our buildings, windows etc. should we experience high winds.

A carport maintenance program has been implemented. A majority of the carports have been painted with more painting and

cleaning scheduled for completion.

We replaced many of the gutters and some were upgraded. More upgrades are scheduled for the near future.

An upgraded pump has been installed in one of the lake fountains. This new pump should last much longer than the first one did.

New lights have been installed in the small pool area. This was done for better security and much needed illumination.

A beautification program has been developed and will be implemented in the near future. This will include replacement of trees in many areas and with trees that will require low maintenance and are disease-free.

The best for last... I think the lake is looking fantas-



tic!!! Very soon, we will have removed the Spatterdock (lily pads). We were told that it couldn't be done... BUT we did it!

I am personally very proud and appreciative of all the hard-working volunteer members and committees who have assisted in making *The Grand at Olde Carrollwood* a better place to live. And, yes, it does take a community pulling together to make progress and a better place to call "home".

My wish to each and everyone of us is to have a happy, healthy and prosperous holiday season and new year. I envision bigger and better things to come!

Jack Piniella

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Fall 2007

Board of Directors

- **Jack Piniella, President**
Email piniella@tampabay.rr.com
- **Martin E. Butler, Jr. Vice President**
Email MEB0613@aol.com
- **William Loewenthal, Secretary/Director**
Email william.loewenthal1@verizon.net
- **John Cookerly, Treasurer/Director**
Email jclinein@aol.com
- **Mary T. McCall, Director**
Email Mary@callmccall.com

Property Manager

Community Management Concepts, Inc.

Josie Betancourt— Property Mgr.
Phone -727-535-2424
Clubhouse - 813-962-2042
Email jbetancourt@cmcfcla.com

Renee Stepan— Controller
Phone -727-535-2424
Ext 211
Email rstepan@cmcfcla.com

Maintenance fee payments may be made online or through electronic check processing or mailed directly with coupon to The Grand at Olde Carrollwood Condo Assoc
C/o CMC FL
PO Box 61355
Phoenix, Az 85082

Crime Watch Committee

The Crime Watch Committee is in dire need of volunteers to serve on this committee. Please check your calendars to see if you can spare a few hours a month to help. To paraphrase an old adage... It seems like everyone wants it but nobody has the time to do it! So... I'm challenging those who talk the talk... How about walking the walk???? Serving on this committee can be fun... and knowing you will be doing something very important for your neighbors can be very rewarding.

Building and Grounds Committee

The area of the pond covered by the Spatterdock (Lilly-pads) has greatly reduced in size due to the repeated sprayings. Additional spraying will be done to continue the reduction. The next major step is to remove the dead roots from the surface. A number of individuals have said that they would be willing to help with this; however, we really need a small boat to allow us to get to the middle of the pond. If anyone could help us with a boat please contact the Property Manager with the information.

Now that the Australian Pines trees have been removed in accordance

with first recommendation of our Arborist Consultant thereby greatly reducing the possibility of danger of injuries and damage due to high winds; the next step is to replace them with different varieties of trees that will further beautify and enhance our property. Information is currently being obtained on the possible options. Soon the installation of sod will be accomplished to further enhance the property.

The Property Manager, Josie Betancourt, has an extensive list of cleaning, repairs, and maintenance items that are being continually updated and completed. In fact, this past Sun-

day the cover over the equipment at the small pool was destroyed by the wind. The cover will be replaced with a method that will last. The same type of cover on the main pool also has problems and that too is being addressed. When you see anything around the property that needs attention please notify the Property Manager. If the item is not on the project list, it will be added.

Martin E. Butler, Jr.

Valet Trash Boxes

It's time again to **talk trash**... Ha!

I love having the convenience of those trash boxes at our front doorsteps. I must admit they aren't the prettiest sight but what a convenience!

Houston, we have a problem!! Some folks are putting WET garbage in the boxes and when the trash is picked up, the plastic bags leak out onto our walkways. Not so good for the sight or smell senses... so we need to remind everyone that wet garbage should be put down your food disposal or double bagged when putting it out for pickup,

Additionally, it is most important that your trash boxes are not filled up so much that the lid doesn't fit tightly. Neighbors don't want to see trash boxes filled over the brim. Fortunately, we have a trash

compactor/dumpster for the overflow.

Speaking of the trash compactor... Please make certain that large items that are too big for the opening, are NOT forced into the dumpster or placed on the ground near the dumpster. Not only is it unsightly, but it costs us hundreds of dollars for special pickups.

Should you see someone dumping items such as furniture, electronics, mattresses, box springs, construction debris, car parts etc., please make a note of their vehicle tag number and

report it to our property manger so that the proper authority can be notified.

Special note: Christmas trees will **not** be picked up by the Valet Trash collectors and cannot be put into the compactor/dumpster or in the surrounding area. You need to have someone remove them from the premises.

Thanks for helping.....



Clubhouse/Social Committee

Third Quarter 2007

July - 4th of July picnic was a little wet, but we had a good crowd that consumed the hamburgers, hotdogs and all the good food our residents brought.

August - Summer Splash Potluck Party by the pool. Great food as usual and everyone seemed to enjoy the pool, especially the children.

September - Labor Day picnic. We had finger foods and sandwiches. Our residents who didn't go out for Labor Day enjoyed the picnic by the pool.

Fourth Quarter 2007 - Holiday Quarter

October

October 4th - Bunco 7PM

October 18th - Movie night 7PM

October 26th - Halloween Party 7PM - We plan to have the Halloween Party poolside (weather permitting). Come see our great decorations and look out for goblins!

Everyone seems to enjoy the poolside parties. It is a more relaxing atmosphere and we can decorate the entire pool area for Halloween. Please bring finger foods, sandwiches, etc.

Costumes - We encourage costumes, especially for the children, but they are optional. We want all residents to attend, so please do not stay home because you do not have a costume.

Sunday Buc's Football - Please bring your snacks, drinks and join us for football every Sunday. See Calendar for schedule. We have a great time and would love to have all residents

come on up to the clubroom.

November

November 1, Bunco 7PM

November 15, Movie 7PM

We are planning a party in the clubhouse November 17, but plans are not finalized at this time.

Sunday Buc's Football

Please bring snacks, drinks and join us for football every Sunday. See Calendar for schedule.

December

December 6, Bunco 7PM

December 15, "Grand" Holiday Potluck 6PM We hope to make this our traditional Holiday party. Last year we had a large crowd and absolutely unbelievable food. Please plan to attend, meet your neighbors and have a really "fun" holiday party.

December 20, Movie 7PM

December 31, New Year's Eve Party 8PM - Bring snacks and drinks. We will all try to stay up for a "Happy New Year" this year and we do have champagne.

The committee has changed our way of communicating with you from individual flyers for the events. We are now giving you a calendar at the 1st of every month with all the events, times and miscellaneous notes regarding the events. We have included the Committee and Board of Director's meetings on the calendar.

We want to thank all those residents who have donated items for our events. Our special thanks go to the residents who help us distribute the calendars.

We want to remind you of the lovely library in the clubhouse. Many of you are using the library and donating

items. It is open for everyone to use, just get books, movies and magazines and bring books, movies and magazines.

A reminder the Sunroom is open everyday. If you want to have a party in the Sunroom, see Josie in the office to reserve the date.

Electric bills - Please help keep our power bills lower by:

1. When using the Sunroom, please turn the AC off when you leave.
2. When using the fitness center, please turn the TV and lights off if you are the last to leave.

Also ... please be reminded to wipe down the equipment in the fitness center after usage. Antiseptic spray bottles and towels are provided for your convenience.

If you have not updated your recreational pass, please contact our property manager.

Very Important....

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



Voting Certificates

We recently received the First Notice of our upcoming Annual meeting. If you did not receive it, please contact our property manager, Josie Betancourt immediately.

Questions have been raised by some who are uncertain as to the *Voting Certificate* which was included with the notice mailout.

The voting certificate should be completed when there are two or more persons listed as owners on your deed. For example, a husband and wife... may be listed on the deed.

If so, it is time for the husband and wife to decide who shall have voting privileges for our annual meeting or whenever the owners are asked to vote on a matter. Why is this done? The documents of our association clearly state that unit owners are members of the association **and** only

one vote is allowed per unit when a

Annual Members' Meeting December 3rd

vote of owners is asked or required.

All owners of the unit need to sign the certificate and list the designated "voter".

The property manager will then compile a list that indicates who will be voting. Since we have 244 units in our association, the manager's list will have provisions for 244 voters.

If you are a single owner of your unit.... You need not complete the certificate.

If your unit is owned by a corporation, the certificate must be completed by the appropriate corporate officer.

The certificates will be kept on file and remain effective until a new one is received for your unit

This process is done according to the Florida statutes and further explained on the information sheet we received in the first mailout.

Do not hesitate to contact our property manager if you have any questions. This matter is very important.

Holiday Decorations

Can't you just smell it in the air? It's almost that time again when our community begins to burst with sparkling lights, wreaths on doors and lanai trees blinking. It's soon to be the time of year when neighbors are smiling as they drive through the neighborhood with package and goodies for their loved ones.

If you lived here last year, I'm sure you will remember our nightly display of the spirit of the holidays and it was a time that our evenings looked like we lived in a fairy village. I can't wait!

We are very fortunate to live here in *The Grand* where we have the blessings of our Board of Directors to trim our doors and lanais for the holidays. There are many homeowner and condominium owner associations that frown on this subject and prohibit holiday decorations of any kind.

While we have no established guidelines on this matter, let's hope that common sense prevails and we are aware of using UL approved light cords and candles lit only when we are present in the room. A good rule of thumb as far as to when we should start or take down the decorations would be... After Thanksgiving through January 6.

Reminder: Christmas trees will not be removed by the association. Please make personal arrangements to have them removed from the premises.

Meanwhile.... **ENJOY!** I know I will...

Communications Committee

The Communications Committee continues to produce our quarterly newsletter and maintains our website. As this year comes to its end, I would like to thank our President Jack for appointing this committee and allowing us to serve.

I was talking with another webmaster from a homeowners' association the other day and he told me that it took five years for their association to get a newsletter in production and a couple more years before a website was in place. Some associations do not have websites. So.... Thank you, Jack for

your progressive thinking and inspiration. Jack, not only do you inspire us, but you never forget to thank us for our hard work. This is an admirable attribute and appreciated by us. I am certain that I speak for other committees when I say... "you are one of a kind" and knowing the struggles that are inherent to the first year of any condo association, your accomplishments and sense of fairness to all, will always be appreciated.

Our website will continue to grow, I am certain and it is noted in the site stats that we continue to have a sub-

stantial number of repeat and new visitors to the site.

Again, a big thanks for allowing us to be part of the team and my very best wishes for a successful new condo year and happy and fun holidays for everyone here at the *Grand*.

Reminder.... Our Newsletters are archived on our website

TheGrandAtOldeCarrollwood.com

Ann Jordana

Calendar of Events

Annual Members' Meeting - December 3rd, 2007—7PM

Note: Sign-in 6:30 PM

Board of Directors meet the third Wednesday of each month

Social Committee — 2nd Tuesday

Architectural Review —2nd Wed.

Lease & Sales — 1st Wednesday

Communications — 3rd Tuesday

Note: Home owners are welcome to these scheduled meetings.

Property Manager's Schedule

Mon, Wed, Friday - 9am -1pm
Tues, Thursday -2pm -6pm

Sundays—Bucs Football

Oct. 4, Bunco 7PM
Oct. 18, Movie night 7PM
Oct. 26, Halloween Party 7PM

Nov. 1, Bunco 7PM
Nov. 15, Movie night 7PM

Dec. 6, Bunco 7PM
Dec. 15, Holiday Pot Luck 6 PM
Dec. 20, Movie—7PM
Dec. 31, New Year's Eve Party 8 PM



**Happy
Holidays**

Editorial note:

All information in this newsletter is published for your convenience. Every effort has been made to ensure the accuracy of this newsletter information. The Grand at Olde Carrollwood, Assoc. Inc. is not liable for damages arising from errors, omissions or outdated information.

**THE GRAND
AT
OLDE
CARROLLWOOD**

Support our Troops

Kudos to our neighbor, Evon Diamond! Evon has recently met with the *Veterans Affairs* organization and was inspired to establish a repository in our Clubhouse foyer for sorely needed items for our troops. Our Board of Directors readily agreed to this project at our recent board meeting. So now... it's up to us!

Currently and through December 15th, Evon will collect items that we place in the box and she will then transport them to a Veterans Affairs location. We have officially adopted the 82nd Airborne Division and the items will go directly to



Support our Troops

Items Needed

Foods

Beef Jerky
Crackers
Cookies
Hard Candy
Tootsie Pops
Red Licorice
Jolly Ranchers
M&M's
Chocolate
Gum
Popcorn
Granola Bars
Nuts
Raisins
Dried Fruit
Doritos
Flavored Coffee
Flavored Coffeemate
Coffee
Crystal Light to Go
Hot Chocolate
Gatorade

Toiletries

Face Washes
Body Washes
Bar Soap
Deodorant (roll on/stick)
Q-Tips
Lip Balm
Tampons & Pads
Shaving Cream
Razors (Disposable)
Hand Sanitizer
Toothpaste
Toothbrushes
Shampoo/Conditioner
Hand/Foot Lotions
Cough Drops
Tylenol
Aspirin
Eye Drops

Miscellaneous

Puzzles
Board Games
Phone Cards
Pens
Notepads
Stationery
Electronics—Ear Phones, portable
Peanut
DVD Players
Portable CD Players
Blank CD's
Batteries AA/AAA
Laundry Detergent
Ziplock Bags
Cigars
Handwarmers
Electric Hair Clippers
Tweezers
T-Shirts
Socks (Running anklet, calf)
Towels
Washcloths