

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Happy holidays!

The Board has presented a budget for 2010 which reflects no changes to the 2009 monthly assessments. Members have been notified (and a copy of same) that this proposed budget will be considered by the Board of Directors on October 21, 2009 at 6:30 PM in the Clubhouse.

We hope this coming year will show a turnaround in the real estate market and economy. We are hoping that as the units sell we will start to see new owners and therefore assessments being paid to makeup for the shortcomings in our cash flow. We continue to have two attorneys trying to collect all

past due assessments and water bills. We are seeing a tremendous increase of interested buyers coming in to the Grand who are seeking information about our community and availability of units for purchase.

We have been able to get some landscaping done this past quarter. New grass has been planted in certain areas and new plants and grass behind the small pool and grill area.

Our maintenance men continue to do a tremendous job of maintaining our property

I want to thank all the residents for their contributions to our community.

In addition to the upcoming



ing budget meeting, the members' annual meeting is scheduled for December 9, 2009 at 6:30PM. As in the past, elections of directors will take place at our annual meeting. Please mark your calendars for these 2 important meetings.

A new Property Manager (Michelle Kitts) has joined our team and she is doing a great job for us.

Thank you to all of the committees for their hard work and dedication this year .

Jack Piniella

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Board of Directors

- **Jack Piniella, President**
Email
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- **Martin E. Butler, Jr. Vice President**
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- **Paula Trotti, Secretary**
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- **Linda Fingleson, Treasurer**
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linda.fingleson@verizon.net
- **Mary McCall, Director**
Email
mary@callmccall.com

Property Manager

Sterling Management Services

Michelle Kitts— Property Mgr.

Clubhouse - 813-962-2042

Email thegrandatoldecarrollwood@verizon.net

Maintenance fee payments may be made online, through electronic check processing or by autopay. Additionally, payments made be made with the furnished coupons to the Grand at Olde Carrollwood c/o Sterling Management, PO Box 28157, Miami, Florida 33102-8157

Documents, Rules & Regulations

If you are a new owner, you should have received your set of documents at your closing that include our rules. Please contact our property manager if you have not received them.

If you are renting your unit, the documents must be provided by your landlord. Additionally, all renters and new owners need to complete the application/registration form and provide it to the property manager.

These documents, rules and regulations may also be found at our website....

TheGrandAtOldeCarrollwood.com

Selling or leasing your unit?

We have had numerous inquiries as to the availability of units here at the Grand. Since we are not in the business of renting or selling units and our property manager's time is limited to official Grand business, the board of directors wants to assist you in your selling or renting endeavors.

The board is offering an opportunity to any owner who is currently up-to-date in their assessments/dues, water bills or fines. These members (in good standing) may submit the unit

number for listing to our property manager and the info will be placed on our website on a weekly basis.

If you are a member in good standing (owners only), please see our property manager to request placement of your unit on the list. The property manager is in our office in the clubhouse Monday through Friday 9AM through 1PM.

There will be no preferential treatment for this service and it will be

placed on the list in a first-come first-serve order.

The official list will include the unit number and contact information.

We hope you will take advantage of this opportunity and of course, assist us by notification when your unit is successfully sold or rented.

Valet Trash Service & Compactor

Our Valet Trash Company continues to report that some residents are leaving dog waste in the trash bins and/or on top of the bins. Please help us to continue to have the pleasure of a valet service by discontinuing this unhealthy practice. Correct removal of dog waste would be to bag it and deposit the bag in the trash compactor. Do not dispose of the dog waste in the waste receptacles on the common and pool areas.

Trash pickup is Sun through Thursday night. Please use the trash compactor on nights without valet pickup.

Our community trash compactor/dumpster is for the depository of garbage. No wood, appliances, metal objects or Christmas trees may be deposited. Violators may be prosecuted or fined.

Mold is a well established health issue....

If you vacate your unit for more than a week, please make certain that you leave your air conditioner on and at a temperature of 78 degrees or lower. Anyone not abiding to this may be subject to fining and/or litigation.

Carpet Cleaning Services

It has been reported that some carpet cleaning companies are laying their hoses on the common area sidewalks and breezeways. Please tell your company to use the shortest distance possible for the placement of these hoses. Have them park in your designated parking space which is closer to your unit than a guest spot. We have had an incident when someone tripped on the hoses and therefore it is imperative that safety measures be taken. Remind your cleaning service to place large cones or warning signs near the hoses and use the shortest distance possible for their hoses.

Pets in units...

Reminder.... 2 pets per unit. Please review our documents as to the kinds of pets that are allowed.

Social Committee - Planned events

The Social Committee has been busy decorating the clubhouse for the Fall season, please stop by and take a look. The social committee worked very hard and it looks great. As of this date the social committee has not spent any of the allocated funds for this year. All activities have been done with donations and the volunteered work of the social committee members and their helpers.

We had our first "Game" night, September 22, in the sunroom and it was a big success.

The "Game" nights are held in the sunroom allowing residents who are unable to climb the stairs to participate in the events.

The next "Game" night will be, 7PM Tuesday October 27, in the sunroom. We will resume, 7PM Tuesday January 26, 2010, after the holidays and every fourth Tuesday thereafter. Contact Pauline at 961 -8843.

The committee has planned several events for the upcoming season starting with:

- **International Potluck Dinner**, 6PM Saturday October 24, pool side. Please bring an "international" dish of your choice; appetizers, entrees or dessert. Tea will be furnished. Please bring any alcoholic beverages you wish to consume.
- **Holiday Party**, 7PM Saturday December 12, upstairs in the clubhouse. Please bring hors d'oeuvres and finger foods. Punch and coffee will be provided. Please bring any alcoholic beverages you wish to consume. We always have a good crowd, lots of awesome food and much good fun at our annual Holiday Party and ask that all residents of the "Grand" join us.
- **Annual Holiday Tea & Cookies**, 4PM Sunday December 20, upstairs in the clubhouse. Please bring one dozen of your favorite cookies. We will provide tea. Please plan to join us as we will have lots of fun.
- **New Years Eve Party**, upstairs in the clubhouse -8pm until? Please join your neighbors to "ring" in the New Year. Bring appetizers and desserts. Coffee, tea and champagne will be provided. Please bring any alcoholic beverages you wish to consume. This is a very casual party for all "Grand" residents.

Designated Parking....

Each unit is assigned a parking space. If you are unsure as to which space to park your vehicle, please contact our property manager for assistance with this matter. Violators who disregard the parking rules will result in having their cars towed at their own expense.

Water Bills

Water usage is **NOT** part of your monthly assessment. Owners are responsible to pay for their private water usage and responsible for notifying the property manager of billing information. If you are not being billed directly by Ista, please contact our property manager immediately.

Holiday- Decorations

It's that time of year again!

All residents are asked to keep their holiday decorations on their lanai/ screened porch or inside their units. You may place a wreath or holiday decoration in the top half of your entrance door. Do not run electrical lines or lights outside your unit in the common areas.

You may place ONE plant at your outside front doorstep and a door decoration (such as a holiday wreath) that is no larger than 20 x 20 inches.

Reminder:

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

remind any neighbor that you observe placing their tree near or in our trash/ dumpster that extra pickups for trash are very very costly and we need to keep our expenses down. An increase in dues/assessments because of a disregard to the rules does not sit well with any of us!

Maintenance Fee Collection Problems

As the news media has made us aware, most Condo and Homeowner Associations are having a great deal of difficulty in the collection of the monthly maintenance/assessment fees. The Grand is no exception to this problem, especially with those units that have fallen into first mortgage foreclosure. Several articles have addressed the use of a Receiver. That process is not useful when the unit is in first mortgage foreclosure because the Bank's action is first in line whether or not they filed their foreclosure before or after the Associations collection efforts.

Many residents have inquired of the Board as to what is being done. Please be assured that the Board is aware (and has been since the turnover by the developer) of all the collection techniques that are legally available. Every month all delinquent accounts are pursued and every month any applicable account is arrears is turned over to the attorney for collection.

Some banks have foreclosed and taken possession of the unit and are not paying the monthly maintenance fees as they are required by law. These banks have been sued.

Again, please be assured that Board has been and continues to use every legal effort that is available. If you have either questions or need additional explanation do not hesitate to inquire by contacting our Property Manager, Michelle Kitts (813-962-2042)

Something to think about.....

The annual meeting of the members of the Grand at Olde Carrollwood will take place on December 9, 2009. At this time we will conduct our election for five directors to the Board.

Anyone that is a owner in good standing of the Grand (current in payments and no outstanding violations) or not convicted of a felony is eligible to run in this election.

Overview of Director Duties.... The board has the authority to direct The Grand's business including maintenance and financial oversight, rules enforcement and architectural design approval. The board has the authority to hire and oversee the professional management company. The board meets monthly for approximately two hours to review The Grand's business and to make decisions and enact policy. Between those meetings, there may be a special meeting to deal with an urgent matter that can't wait for a regularly scheduled board meeting. Serving on the board gives you direct impact and influence on how our business is handled. While a management, financial or construction background is helpful, no special training is required other than the willingness and availability to serve. The office of director carries a term of one year.

If you are interested in volunteering for this important position, please complete your "Letter of Intent to Serve" so that it is received by October 26th.

We appreciate and look forward to having you become a vital member of our team of directors!

Property Manager's Corner

Michelle Kitts is a dedicated property management professional with impeccable attention to detail who effectively communicates with owners, vendors, developers, and contractors alike. Michelle is responsible for the management and operation of a portfolio of properties located throughout the Tampa Bay area.

Michelle has over 10 years of experience in residential property management. Prior to joining Sterling Management Services, Michelle worked for a prestigious home builder where she was responsible for a master association and four (4) condominium associations, including a high rise tower. She also managed an area of Tampa Palms which consisted of 1900 homes, 5 parks, commercial entities and 2 apartment communities.

Michelle Kitts
 Property manager
 Thegrandatoldecarrollwood@verizon.net
 813-962-2042

Editor's note....

The above article has been submitted by our new property manager. Please help us welcome Michelle to our community. Future issues of our newsletter will contain a column for Michelle to bring us up to date on many matters. We look forward to hearing from her and working together for the Grand.

Calendar of Events

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 observe any scheduled meetings.

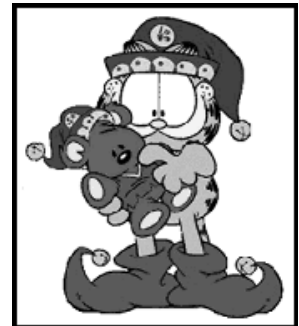
Owners wishing to volunteer to serve on a committee should contact our president. We need you!

Our property manager, Michelle Kitts joined us in September, 2009.

Michelle is onsite in our clubhouse for twenty hours a week. Monday through Friday

9 am to 1 pm

The Social Committee has developed plans for the next three months which have met Board approval. Please see their article in this newsletter (page 3).



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.

Neighborhood Watch Reminders

Economic times are difficult throughout our country, state and city. Unfortunately, many are taking the “Easy Way Out” by preying on others.

While not wanting to panic anyone, all of us must keep our eyes and ears open wherever we are. The following are some reminders to think about:

- 1.) Keep your doors and windows locked
- 2.) Do not store items in your vehicles
- 3.) Do not leave items in the back of your truck
- 4.) Do not open your door to strangers
- 5.) Keep your alarm system armed when alone, asleep or away
- 6.) Keep your cell phone with you wherever you go
- 7.) Use your car panic alarm to scare intruders
- 8.) Be observant in any parking lot
- 9.) If you are going to be away, let your neighbor know so they can be aware that your property should not be leaving
- 10.) Should you observe suspicious activity, contact 911 immediately.
 - Do not be afraid and speak clearly.
 - Do not whisper
 - Do not investigate
 - Stay inside... stay safe
 - Give your address and unit number
 - Follow the instructions of the 911 operator



Please notify the property manager and/or one of the board members listed below following your call to 911 or non-emergency calls at 247-8200

**Property manager—962-2042 ... Open 9AM to 1PM Monday through Friday
Other hours and days— Jack Piniella 770-2505
Martin Butler 928-2083**