

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Holidays are right around the corner and the grand is looking better everyday.

We have completed almost all of the projects we planned for this year with our very limited funds. Hopefully in the near future our funds will increase so that more projects can be done.

The bridge, staircases and compactor have all been repaired. We replaced all columns that were twisted on the front of the buildings that were needed and they are in the process of being painted. Mulch, grass and plants have been put in the beds in front of each of the buildings. Also new plants have been placed at the entrance of the small

pool. We are regularly touching up the paint on the buildings and carports until we have enough in reserves to have a professional painting contractor paint all the buildings.

We are looking into replacing the door trim area on the three townhouses as quickly as possible.

We would like to welcome all new residents to our family.

We have had a tremendous amount of people trying to buy the units we have for sale. The new law that was passed in July has helped in our collections of bad debt.

The budget committee



has completed a new budget for 2011 and the proposed budget contains no increase in monthly maintenance fees despite the strain on cash flow from foreclosures and the economy.

The bikes that were left in the bicycle rack area that were not claimed were given to a charity for children.

As always, thanks to all committee members and board members for all of their hard work.

Jack Piniella

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Board of Directors

- **Jack Piniella, President**
Email piniella@tampabay.rr.com
- **Martin E. Butler, Jr. Vice President**
Email MEB0613@verizon.com
- **Paula Trotti, Secretary**
Email Paulajane@tampabay.rr.com
- **Linda Fingleson, Treasurer**
Email linda.fingleson@verizon.net
- **Mary McCall, Director**
Email mary@callmccall.com

Property Manager

Continental/Sterling Management Services

Heather Price _ Manager

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

Annual Meeting Reminder

Mark your calendar for the annual meeting of members:

Friday, December 10, 2010

Sign in 6PM

Meeting 6:30PM

The first mailing for this event has been mailed and shortly you will receive the second mailing. In this second mailing we will receive proxy forms (for establishing a quorum only) and candidate for election information. In case you cannot personally attend the meeting, a ballot will be in this mailing which may be returned the night of the election or mailed or dropped off to the property manager and received ahead of the meeting. It is extremely important that your proxy for quorum be returned. If a quorum is not attained, the meeting cannot transpire.

Board of Directors Budget Meeting

The Budget meeting will take place on November 3, 2010 at the Clubhouse at 6:30PM.

This important meeting is open to all unit owners.

The meeting agenda for this meeting can be seen at:
TheGrandAtOldeCarrollwood.com

Go to the "Events" page and scroll down to a link for the agenda.

Please bring your recently mailed "Proposed Budget" with you. Questions or concerns will be entertained by the Board members as they deliberate the acceptance or rejection of the proposal.

2011 Board of Directors

As noted in a recent mail out to all unit owners, our annual meeting will soon be upon us. We will be conducting elections of Board Directors at this very important meeting. Immediately following the annual meeting, an orientation meeting of the 2011 Board will take place in which the directors will appoint the association officers for 2011.

On or before October 31, 2010, interested unit owners wishing to run for this election, must give written notice by mail or in person. A "Notice of Intent to be a Candidate for the Board" was sent to you and needs to reach the property manager by October 31, 2010. A "Candidate's Info Sheet" must then reach the property manager by November 4, 2010.

As per the Florida statutes, co-owners of a unit may not serve on the board at the same time. Additionally, per the Florida statutes, within 90 days after being elected or appointed to the board, each newly elected or appointed director shall certify in writing to the secretary of the association that he or she has read the association's declaration of condominium, articles of incorporation, bylaws, and current written policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. In lieu of this written certification, the newly elected or appointed director may submit a certificate of satisfactory completion of the educational curriculum administered by a division-approved condominium education provider.

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 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.

2011 Assessment payments

Soon, we will be receiving our 2011 coupon books in our mailboxes. Please be on the lookout for them so that you will be able to make your payment timely and avoid a late charge. As in this past year, payments may be made by the coupon method, paying online at the Stirling website or via auto pay (electronic fund transfer). Please contact our property manager should you have any questions regarding this matter. Call Heather at 813-962-2042.

Property Manager's Corner

COMMUNICATION.....

If you have not been included in mass emails from my office, you may not have filled out an up to date application with all of your vital information. Please contact me as soon as possible so I can get you started. All I need is your email address and phone numbers. It's that easy. You can contact me via email at: thegrandatoldecarrollwood@verizon.net or call the office at 813-962-2042. I will also have a sign up sheet in the library.

Having an application on file not only allows the association to communicate with you about community information, it also allows the association to aid in any emergency situation that may arise with your unit or the people living in the unit. There have been several occasions in which we have had a maintenance emergency with a unit or a medical emergency with a resident and due to the lack of information in their file, we have been unable to contact emergency contacts.

In addition, the system that is used by the management company, Sterling Connect, offers residents the following

"Resident Alert" gives us the ability to communicate instantly with you using a computer generated phone call, providing updates regarding emergency events that impact your community. Management will be able to pre-record a message that can be sent via telephone to everyone in the community who entered their contact phone numbers. This is especially important in times of storms or when the water system needs to be turned off.

"Mass Communication" - allows us to instantly contact as many or as few individuals, at one time via e-mail.

"Email Management" - residents can instantly contact the Manager via the Community Website. The website is updated several times a day after a storm providing information to residents and families who are out of town.

"Work orders" can be submitted on-line through the Community Website

You can either stop in the management office to pick up an application or it can be emailed to you.

Heather Price, Property Manager

Is your current lease on file?

As a reminder, all current leases must be on file with our Condo Association official records. As per our declaration, "within ten days of executing a lease agreement for the lease of a unit, the owner shall provide the Board with a copy of the lease and the name of the lessee and all other people occupying the unit". Leases must be for "**not less than six months**". Please contact our property manager should you have any questions or need assistance in this matter.

Rubbish

We continue to have problems with large and loose trash being dumped into our trash compactor. According to our documents "**Rubbish, trash and garbage shall be disposed of in sealed bags and placed in the receptacle designated by the Board for collection**". This applies to the valet trash boxes **and** the dumpster.

Costly extra dumpster pickups cannot continue if we are to maintain our current dues assessments. Please report all offenders to our property manager .

Maintenance Issues

One of the major responsibilities of our property manager is to coordinate maintenance projects with our maintenance staff. Should you observe something that appears to you that needs some kind of maintenance within our community, please see our property manager. We have forms and a drop box for your input and appreciate hearing from you.

However, it is not appropriate to address the issues that concern you directly with the maintenance staff. They have a schedule to follow and can only take orders from management. We hope you will understand as we do not want to interrupt them as they are working nor do we want them to hear a bunch of "complaints/orders" that could or could not be valid or could or could not already be on a future work list for them. Please help our manager to keep things moving smoothly. We have a great maintenance team and they have a heavy work load. Thanks....

Social/Clubhouse Committee

The committee has planned some events for the upcoming season. Mark your calendars. We are planning all our events downstairs in order to accommodate those that cannot go up the stairs and wish to attend our events! We know in the past many residents have wished to join us and were unable to because of the stairs and we hope this will solve this problem. We will be trying to accomplish this by using some of the gym/sunroom/pool area. Please join us at the following events and ask your neighbors, friends and family to join us.

Holiday Cookies and Tea Party 3PM Sunday December 5th

Please bring a dozen of your favorite cookies and join us for a very casual Get together on a Sunday afternoon downstairs in the sunroom. Tea will be furnished. Please plan to attend as we will have a lot of fun and meet new neighbors and celebrate the holidays!

The Grand Holiday Party 6PM Saturday December 11th

Please bring your favorite "potluck" dish to our Annual Holiday Party. A delicious ham will be provided as well as tea and coffee. If desired please bring your wine or beer. We always have lots of awesome food and much good cheer at our annual Holiday Party and ask that all residents of the "Grand" join us for a special time.

Game Nights

As of January 2011, on the 3rd Thursday of each month, we will be resuming game night at 7PM. The "Game" nights are held in the sunroom allowing residents who are unable to climb the stairs to participate in the events. Please come join us for a fun evening!

The Social /Clubhouse Committee wishes everyone *Happy Holidays!*****



Sales Info.... Did you know?

In the process of selling or buying your condo unit, mortgage lenders are now adding some new questions in their "condo questionnaire" which can impact in the overall sales/purchases of units here at the Grand. Mortgage rejections are more frequent now than ever before, especially those underwritten by FannieMae or FreddieMack.

We can help our Grand statistics and future new owners by making certain that we are current in our association dues/assessments. If you are even \$5.00, \$25.00 or more behind in your assessments, please get up-to-date so that your unit does not add to the overall delinquency percentage of 15 percent of the Grand condo units. This is extremely important and you can start by calling our property manager to find out if your unit is on the delinquency list should you be uncertain that all of your payments have been received timely.

Our board of director, Mary Mccall's sage thoughts on this subject

A few months ago, a very significant question was added to the "condo questionnaire" that all conventional/traditional lenders require prior to their Underwriters approving a mortgage for a condo purchase. The question requires an accurate response reflecting how many owners within the complex are more than 30 days late in payment of their monthly HOA fees. If the number exceeds 15% of the total number of units within the complex, the loan will be rejected by FNMA Condo Manager. In order to facilitate unit sales at higher prices, mortgages must be available. **PLEASE BE SURE TO PAY YOUR MONTHLY ASSESSMENT IN A TIMELY FASHION!**

Board of Directors meet the third Wednesday of each month

Social Committee — Quarterly

Architectural Review —Quarterly

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!



Sure wish this newsletter was in color! Our new bridge looks fantastic!

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.



Crime watch

Economic times continue to be difficult throughout our country, state and city. Unfortunately, there are people who 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 and that also means as we travel about our community.

Should you observe a potential problem or an illegal act being performed, please call the local sheriff’s office and then, our property manager’s office.

Help us keep our neighborhood safe by being observant and reporting anything out of the ordinary. Your neighbors will be happy and you will be performing a most noble act.



Feral animals

Unfortunately, this is a subject that needs repeating... We have seen feral cats, opossums and raccoons around our property. While that in itself, is not a good thing, it has been reported that some of these animals are being fed here.

Management has contacted the authorities in Hillsborough County for assistance and ways to ward off potential dangers to our residents. We have obtained traps and instructions for collecting these animals. They are trapped and turned over to the authorities.

We need your help by reporting to the property manager when you see someone feed these animals. Feeding these animals is like looking for problems and counterproductive to our hard work of removing them from our community.

Along with these animals comes the potential for all kinds of diseases that can be picked up by ourselves, children and our domestic home pets. Anyone who feeds these animals is NOT being kind to the animal. They are making the animal dependent on daily feeds and the animals lose their natural hunting instincts. Additionally, the feeding tells the animals it is OK to propagate here and then the problem increases.

Some of the diseases or problems these animals can bring are:

Cats..... Populations get large and with them come fleas and decimation of native birds and wildlife.

Opossum Carry diseases such as leptospirosis, tuberculosis, relapsing fever, tularemia, spotted fever, toxoplasmosis, coccidiosis, trichomoniasis, and chagas disease. They may also be infested with fleas, ticks, mites, and lice. Opossum are hosts for cat and dog fleas.

Raccoons Rabies, Roundworm that can cause serious disease in humans that accidentally come into contact with it. Leptospirosis and distemper.

Member in Good Standing

A member in “good standing” is a member who is up to date on all outstanding assessments, fines, water bills and liens. A member in good standing is eligible to vote on any issue brought to the membership or run for a directorship in any election here at the Grand. Fortunately, we have many members who wear that position proudly and take their responsibilities seriously. A member in good standing may take advantage of our amenities. **They are our good neighbors and respect the rules.** When you read of other communities which are deteriorating due to these hard times, you can be proud of being among **our** members in good standing.