

# The Grand Connection



## The Grand At Olde Carrollwood Condominium Association, Inc.

### From the President

I wish everyone good health and happiness for the upcoming holidays !!!

Recently, an "Ad Hoc Clubroom Rental Committee" was appointed by the Board of Directors. This ad hoc committee was composed of owners who volunteered to serve on this committee. The charge to the committee was to determine if the clubroom at the Grand could or should be used exclusively by owners via a rental agreement. The charge also called for recommendations to be given to the Board.

As we enter the final quarter of the year, we are finishing up on the yearly landscaping maintenance. Some of these tasks include mulching, replacement of sod, replacing dead plants with new plants in the beds, planting palms to accent fronts of some buildings and trimming all palms on the property.

The buildings are all painted and looking

good. We will continue to stay on top of the landscapers and keep the property looking pristine.

We continue to work with Aquatic Systems to beautify our lake. The contractor made multiple visits to treat algae, grasses and floating weeds that collect in the lake. Water levels are low and this is caused by low rainfall, evaporation and absorption by the sandy soil of the lake bottom. Our permit is restricted as to which type of chemicals we are permitted to put in the lake.

We purchased a new golf cart for our maintenance men. The old one finally gave out.

We will be holding the owners' Annual Member Meeting on Wednesday, December 4 at 7:00 p.m. for the election of directors to the Board. Please mark this important date on your calendar and plan to attend.



Our condo unit purchase prices have been rising and appear to be selling quickly. Owners who have recently sold their units, have said they had received multiple offers to purchase.

Thank you to all committee and Board members. Your hard work is greatly appreciated. Additionally, a great big thank you to our maintenance men (Rene and Henry) and our property manager (Rod). These fine people continue to do a tremendous job and we value their "team efforts".

The Board appreciates all of our residents for their continued support. And, last but not least....a big WELCOME to new residents to our Grand family.

*Jack Piniella*

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#### Board of Directors

- **Jack Piniella, President**  
Email [piniella@tampabay.rr.com](mailto:piniella@tampabay.rr.com)
- **Martin E. Butler, Jr. Vice President**  
Email [MEB0613@verizon.net](mailto:MEB0613@verizon.net)
- **Paula Trotti, Secretary**  
Email [Paulajane@tampabay.rr.com](mailto:Paulajane@tampabay.rr.com)
- **Tom Turck, Treasurer**  
Email [turck1@verizon.net](mailto:turck1@verizon.net)
- **Mary McCall, Director**  
Email [mary@callmccall.com](mailto:mary@callmccall.com)

#### Property Manager

#### FirstService Residential

**Rod Graber** \_ Manager

Clubhouse - 813-962-2042

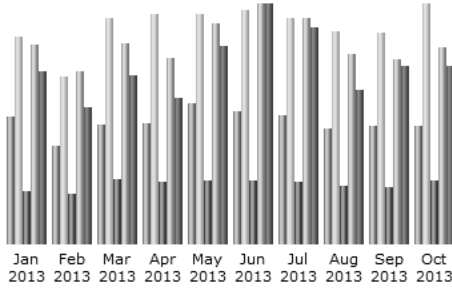
Email [thegrandatoldecarrollwood@verizon.net](mailto:thegrandatoldecarrollwood@verizon.net)

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 The Continental Group, Inc. PO Box 28157, Miami, Florida 33102-8157

## Welcome Aboard!

A very special welcome to our new residents of 2013! We hope that you enjoy many many years here and would love to meet you at our events and facilities. Happy 2014!!

## TheGrandAtOldeCarrollwood.com



Our website continues to have an average of 6,500 hits per month! This is good news and we notice it is used for its intended purpose “to serve as a resource for our owners and residents

and those who are interested in either purchasing or renting in our community”.

The top five pages hit are:

Lanais.htm  
Sales/rentals.htm  
Home page  
Resources.htm  
Rules/Regs.htm

Please be reminded that we offer free advertising of your unit for purchase or renting. You need to be a member

in good standing (not in arrears of money due including your water bill) and contact our property manager .

We have received very positive feedback from owners who have used this service.

Come pay a visit!  
TheGrandAtOldeCarrollwood.com

## 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.

## Annual Meeting Reminder

Mark your calendar for the annual meeting of members:

**Wednesday, December 4, 2013**  
**Sign in 6:00 PM**  
**Meeting 6:30 PM**

It is extremely important that your proxy be returned. You can mail it or drop it off at the office. In case you cannot attend the meeting please return the proxy. It is important that the proxy be received prior to the meeting. If a quorum is not attained, the meeting cannot transpire.

## 2014 Assessment payments

Soon, we will be receiving our 2014 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 Rod at 813-962-2042.

## Social Committee

The social committee has been busy planning the events for the holiday season. Mark your calendars and plan to attend!! Please ask your neighbors, friends and family to join us. We ask that all residents of the "Grand" join us for these events at this special time.

### **Holiday Cookies and Tea Party 3PM Sunday December 8th**

Please bring a dozen of your favorite cookies to share and join us for a very casual get-together on a Sunday afternoon in the clubroom. Tea will be furnished. Please plan to attend as we will have a lot of fun and meet new neighbors and celebrate the season with some holiday music and enjoy our beautiful tree. Bring a neighbor and a friend!!!!

### **The Grand Holiday Party 6:30PM Saturday December 14th**

Please bring your favorite "potluck" dish to our Annual Holiday Party in the clubroom. A delicious ham and turkey will be provided as well as tea and coffee. If desired, please bring your wine or beer. We will enjoy our tree together as well as the traditional holiday music. We always have lots of awesome food and much good cheer at our annual Holiday Party. Bring a neighbor and a friend!!

### **Game Nights**

January 2014, on the 4th Thursday of each month at 7pm we will continue game night. The "Game" nights are held in the clubroom. Come join us and bring a snack for sharing and enjoy a fun evening! Bring a friend!!!

### **Library**

We want to remind you of the lovely library in the clubhouse. Many of you are using the library and enjoying it. It is open for everyone to use, just get books and magazines and donate items if you wish.

## Voting Certificates

In case you missed it on the form "Certificate of Appointment of Voting Representative".....

You **do not** have to send in a new voting certificate every year if there are no changes from the last one you sent. The voting certificate is valid until revoked by a subsequent certificate.

## Smoke Detectors

You have a smoke detector system in your ceiling that is wired into an electrical power circuit. It will work in case of a power failure if it has fresh backup 9 volt batteries. You can test your smoke detector by pushing in the red button protruding from it. Don't be surprised if your detector does not function. Your detector has sensors in it that can become useless after ten years or so due to pollutants, dust, paint spray and lint settling on the contacts. If it does not work when tested, you can buy a new one at any home improvement store, by taking the old one with you and buy the same kind to use as a replacement.

## Valet Trash Boxes

Don't you 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!

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 and our visitors don't want to see trash boxes filled over the brim. Fortunately, we have a trash compac-

tor/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 manager so that the proper authority can be notified.

Special note: Christmas trees will **not** be picked up by the Valet Trash col-

lectors 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....



## 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.

## 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....

## Property Manager's Corner

Hello to all Homeowners and Renters,

The weather is changing into Fall with cooler temperatures and less humidity. The time when we may open windows for fresh air and many people spend more time outdoors. If you are walking your pets, please be a responsible pet owner and pick up after your pets. Remember all pets must be on a leash and under control of the owner at all times. If you allow you pet on the lanai you must be present with your pet the rules state.

The holidays are right around the corner and many of you will be decorating for the season. Here are some tips concerning some rules established by your Association I want to remind you of. Your Association has guidelines concerning the type and location of lights and decorations permitted outside your condo unit. No electric lights, appliances or other items allowed on patios, plant beds or common areas except up to 4 garden ornaments (none over 42" High, no plastic or wood) and no more than 6 solar lights. Lanais, like the carports, are considered a common area and have restrictions such as only patio furniture (defined as being suitable for outdoors), potted plants and objects no taller than 42 inches in height are permitted on Lanais. Bicycles are not permitted on the lanai. You may consider placing them in the locked bicycle corral near the compactor. If you decorate with a live Christmas tree you must dispose of it off the property as live trees will not be removed by the Association nor can they be placed in or near the compactor. Front door decorations are limited to 1 small wreath type ornament (excludes full door covering) and nothing may be attached to the balcony railings or other common areas. I hope you understand that rules are established by the Association for the benefit of all. Management has the responsibility to monitor compliance.

We have changed our name but we're still the same great management company. All of our contact information remains unchanged. There's nothing you need to do concerning payments of dues. Every current account number and addresses remain the same.

Office hours generally are Monday through Friday 9:00AM – 1:00PM. My St Petersburg Corporate number is 727-299-9555 x6283. After hours emergencies can be reported to First Service Residential at 1-866-378-1099.

Thank you for allowing me to be part of your community. Have a Safe and Happy Holiday.

Rod Graber  
Property Manager

**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!*



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.*

## Reminders

### **Unit Owners who lease their unit(s)**

Please make certain that you have shared our official documents with your leaseholder. We are noticing some residents are unaware of the rules and regulations. The property manager also needs to be notified of new residents... Thanks!

### **Dog Owners**

Anyone walking their dog is responsible for picking up the droppings and making certain that the dog is on a leash at all times outside of the unit. We continue to get reports of persons not complying.

### **Valet Trash Service**

Please be reminded that pick-up service is Sunday thru Thursday evenings. No trash should be placed in your trash bin on non-pickup days and the trash may not exceed the lid (when closed) height. If you cannot close your trash lid, remove the overflow bags and take to our dumpster. Additionally, the valet service will only pick up trash that is in plastic bags.

### **The Feeding of stray animals is prohibited**

The feeding of the strays only encourages addition breeding  
Food for the strays is not to be left anywhere on the Association property  
Other wild animals are attracted by the food.  
Many of them carry disease and rabies.

### **Patio Furniture on lanais**

As per our documents that were received at the time of purchase, furniture placed on the lanais must be "patio furniture". Please check your documents for what is permitted on the lanais. As a reminder, the documents may be retrieved from our website link should it be convenient for you or you may contact our property manager for further details.

### **The dumpster is for garbage only**

You are responsible for the disposal of your old furniture, mattresses, electronics etc.  
You and your contractor are responsible for the removal of any construction debris.

### **Screened lanais**

Some of our owners are enjoying having the lower portion of their screened lanais affixed with a sturdy clear plexiglass. The Board has approved this use and especially note that residents with pets have greater peace of mind for security of the pets and for the owner and pet better visibility. Please contact our property manager to give you the particulars and refer you to units who have the plexiglass installed. It should be noted that the installation of the plexiglass on the bottom units helps withstand blown- in mud and debris.

### **Children supervision**

Please be reminded that children may not use our grassy areas, pathways etc for the temporary parking of their bicycles. It is also prohibited to have skateboards, scooters, skates or bicycles etc. used on our common areas (walkways etc.) Please contact our property manager regarding our storage area for bicycles. While it is tempting for children to want to play around the lake area, please be reminded of the potential danger and parental guidance need be employed at all times.

### **Dryer vents**

Very few people think it is necessary to clean a dryer vent. However, according to the U.S. Consumer Product Safety Commission, there are an estimated annual 15,500 fires associated with the dryer vent. It is the responsibility of each unit owner to have their vent properly maintained.