

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Good things are happening at the Grand!

Spring is here and as we welcome the new wildlife and Spring flowers, please join me in welcoming our new maintenance men. I am happy to report that we have hired two new maintenance men who are eager to assist us in maintaining our beautiful property. In addition to a long list of duties, they have begun to pressure wash our breezeways and carports. They will come back around and touch-up all of the bad paint areas in the breezeways and carports.

We have also contracted with a new landscaping company (Nanak's Landscaping) who will begin in May. I am confident that there will be a great improvement in landscaping our beautiful twenty-six acres of property.

A new contract has been signed with the lake maintenance company so that our lake will continue to look great!

The Board of Directors is currently addressing the mulch, grass and tree replacement. As soon as money allows, these matters will be done. We are working diligently to collect all funds due us. Many condo associations are having difficulty in the collection of monthly assessments.

As many of you know, the Board passed a "blinds" policy at the last meeting. Guidelines have been developed so that any unit owner may apply to the ARC committee for possible installation of blinds on their lanais. The ARC application can be picked up at the office or you may print it directly from our website. (TheGrandatOldeCarrollwood.com)

In addition to the ARC form, the guidelines are also available at the office or the website. As per the instructions, the ARC application form and guidelines for installation (together) need to be submitted for committee approval.



The Board is also considering the appointment of a special committee to discuss and make recommendations to the Board regarding the use of the Clubroom. It is anticipated that this committee will be appointed at the April Board of Directors meeting.

A bicycle rack has been placed in a fenced-in area for storage of bicycles. This storage area is located near the maintenance building. Should you wish to store your bike in this area (at your own risk) please contact the property manager for the combination needed to open this locked area and completion of the necessary usage form.

Good things are happening and will continue as long as we work together.

Jack Piniella

Volume 3, Issue 2

Spring 2008

Board of Directors

- **Jack Piniella, President**
Email piniella@tampabay.rr.com
- **Martin E. Butler, Jr. Dir**
Email MEB0613@aol.com
- **Paula Trotti, Secretary/Treasurer**
Email paulajane@tampabay.rr.com
- **William Loewenthal, Dir**
Email william.loewenthal1@verizon.net
- **John Cookerly, Director**
Email jclinein@aol.com

Property Manager

Community Management Concepts, Inc.

Lois Bowman - Property Mgr.
Clubhouse - 813-962-2042
Email thegrandatoldecarrollwood@verizon.net

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

Social Committee—Events

Spring Tea	Friday	April 25th	Noon	Clubroom
Luau	Saturday	June 7th	7PM	Poolside
4th of July Party	Friday	July 4th	7PM	Poolside

Rumors are flying!

Have you ever been to a website about “Urban Legends”? There are websites that dispel fictional tales and non-factual rumors. Some of those stories (rumors) are funny and some are so ridiculous that one wonders how anyone could believe such tales. Some of these rumors end up in your own mailbox and are designed to scare you into thinking you will get a virus if you open an email with a subject such as “CNN announces worst virus ever”. What’s worse is that the scammer who fabricated the story will ask you to pass on this information to everyone on your email list!

Unfortunately, there are many folks who believe these storytellers and mainly because they received the information from a friend or neighbor. Sometimes, even though the source is a good friend who appears to be credible, the information can be plain **wrong!**

We, here at the Grand, are not immune to potential spammers. Frequently we will hear of a “legend” that is plain **wrong!** One rumor that was circulating our neighborhood recently was stating that our board of directors took out a loan without our knowledge. Well... it’s not true. We have no outstanding loans and never have. This rumor could be dispelled easily by going to the proper source for clarification before believing or spreading this falsehood. Unlike many condo associations, our Board of Directors are readily available and you just need to ask if the story you are hearing is true or not.

Unlike the traditional spammer who maliciously spreads untruths, there are many of us who have shared information which we thought is correct and we discovered later that we had been ill-informed. It happens! We need to admit our errors and hopefully correct the misinformation.

To help dispel some rumors, here are some facts to think about...

- 1.) we have no outstanding loans
- 2.) we have no pending litigation matters against our association
- 3.) our board members strive to hear the thoughts of the majority
- 4.) our governing documents dictate our operational procedures and are public records available to all
- 5.) our board of directors have no hidden agenda

Verify those rumors to be certain they are not simply street whispers. As the cliché goes ..”just ask and you shall receive” the facts.

If you are truly concerned, get involved and volunteer your thoughts and service. Attend our board meetings to receive the facts and help us dispel some of those “flying rumors”!!

Condominium Living

Owning a condo is quite different from owning a house. That’s the understatement of the century, no? **BUT** condo ownership can be the best thing since sliced bread for many people, including me! Where else, but in a condo, could you enjoy 26 acres of beautiful surroundings and amenities such as a tennis court, two pools, fitness center, barbeque area, gorgeous lake with all kinds of exotic wildlife and neighbors who enjoy these things with me. Where else could you find a group of individual volunteers (BOD and committees) who take on the responsibilities of managing, paying the bills and who work tireless hours on my behalf. Donald Trump may be able to afford all these luxuries but I sure can’t... “without a little help from my friends”.

Unfortunately, in this world of “entitlements”, we lose sight of the good and spend too much energy on the “what’s wrong & why can’t I have everything my way”. It doesn’t work that way in society or condominiums, friends. Sharing an environment takes a special person, one who appreciates the good and one who can compromise their own “wants” for the overall good of the community. If you can’t compromise, you probably do not belong.

Condo living is not a perfect world and not for everyone as evidenced in many articles scripted for the purpose of tearing down the condo concept. However, there was an article in the Tribune - March 30th edition which concurs with my thoughts and says “Not everyone is capable of “staying in the box” temperament and that’s where conflicts arise.” It goes on to say “If you wish to live in a condominium, you must be prepared to give up a portion of the liberties and the flexibility of lifestyle which you might enjoy in a single-family detached dwelling.”

You know what? I’ve come to the conclusion that squeaky wheels are just that... and it’s sad that someone might feel compelled to complain ad nauseam when things are not nearly as bad as is being complained. Heck, in our community things are great... if you recognize and count the positives surrounding us. I enjoy the pleasantries and conveniences here and hope you join me in doing whatever small part you can do to help those who need our assistance and most of all, have appreciation for you fellow neighbors.

Ann Jordana

Communications Committee

The Communications Committee continues to generate our quarterly newsletter and maintain our website.

As a reminder, our website is:

TheGrandatOldeCarrollwood.com

It is great to hear the positive feedback for our efforts and as always, we welcome suggestions for improvement.

The traffic to our site has apparently leveled out to approximately 112 unique visitors per month. It is noticed that many



of our visitors are visiting our “resource” pages and reading and/or printing our newsletters. When we originally designed our website, we had hoped that having

Have A Happy Spring!

these resources would be beneficial to you and we appreciate the utilization.

Interesting trivia....
The majority of our visitors seem to like to visit our site on Sunday and Monday evenings. .. They must be bad TV nights!!!

Ann Jordana

Videotaping at Meetings

There have been some questions from unit owners as to why the Board of Directors has allowed videotaping at the past few meetings and these owners further said that they were uncomfortable. The Florida statutes allows videotaping and further stipulates that the Board may write reasonable rules regarding this practice. On January 16th of this year, the Board adopted the following rules which are permissible and according to the statutes. As you know, we are a new condominium association and as such, the rules are being developed in many instances as the situations arise. At some point in time, we will have everything in it's place regarding necessary rules and the matter of “new rules” will be moot.

Note It is important to know that the person who is requesting to videotape any meeting, must “personally” place the request and adhere to these rules:

Audio and Videotaping Rules for Meetings of the Board, Members and Committees

Any unit owner may tape record or videotape meetings of the board of administration, committee meetings, or unit owner meetings, subject to the following restrictions:

The only audio and video equipment and devices which unit owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions.

Video equipment shall be assembled and placed in position fifteen (15) minutes in advance of the commencement of the meeting. The placement location to be determined by the Board of Directors.

Any member videotaping or recording a meeting shall not be permitted to move about the meeting room.

These rules are also listed on our website... TheGrandatOldeCarrollwood.com

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 shall be placed in your trash bin on non-pickup days and the trash may not exceed the lid (when closed) height. 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 see our President's message in this newsletter for information regarding bike storage. 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.

What is a meeting?

Primarily, there are three types of meetings held here at the Grand:

Member meetings (Association Meetings), Board of Directors meetings, Committee meetings

Member Meetings or sometimes called Association Meetings

These meetings are usually held annually (e.g. for elections) or may be a special meeting for the owner/members. All unit owners are mailed notification (with an agenda) for these meetings 14 days in advance and one member from each unit has voting rights.

Board of Directors Meetings

These meetings are usually held monthly and for the purpose of the elected Board members to conduct the affairs/business on behalf of the Association. Notifications (with an agenda) are posted on the official bulletin board in front of the Clubhouse 48 hours prior to the meeting. Voting rights are granted to the members of the Board only. Unit owner members may attend and speak at the designated time on agenda matters.

Committee Meetings

Committees are appointed and serve at the pleasure of the Board. The results of the meetings are presented to the Board for consideration. Committee members only have voting rights. Unit owner members may attend and speak at the designated time on agenda matters.

Note: This summary is not all-inclusive and shared for information only. Please see our bylaws for further detail.

How can I help?

One of the easiest ways for us to assist our property manager and directors is to keep our eyes and ears open. As we travel around our community and notice some matters that need attention, please make a note of it and complete a work order form that can be found in the clubhouse library.

Then, deposit the form in our suggestion box which is on the wall in our clubhouse foyer.

Perhaps you will notice something that needs to be repaired. Perhaps a light bulb is out. Perhaps you notice trespassers on

our property. Perhaps you notice our policies are being violated. Whatever you see that apparently needs attention will be appreciated when you advise our property manager. Matters will be taken care of more swiftly if we all help.... Thanks!

Why a property manager?

Community associations hire managers for two reasons: to carry out the policies of the association and manage the association's day-to-day business affairs. The details of the onsite manager's role is described in the contractual arrangements and can vary from association to association. Here at the Grand, our property manager is on-site for 20 hours per week. Certainly, 20 hours is insufficient for such a large community with 244 units and 26 acres of land. Therefore, our directors assist in any way that is needed by the property manager. Managers have a broad range of expertise but they are not engineers, architects, attorneys or accountants and it should not be expected of them to give advice if they are not qualified. Managers may need to defer a response to a question until a board director or association officer can field the particular question.

Calendar of Events

Board of Directors meet the third Wednesday of each month

Social Committee — see bulletin board for meeting notice

Architectural Review —see bulletin board for meeting notice

Note: Home owners are welcome to observe scheduled meetings. Volunteer forms are available at the clubhouse. We need you!

April 25th - Spring Tea
June 7th - Luau
July 4th - 4th of July Party



Happy 4th



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.

A lesson from geese...



Have you ever wondered why geese fly in a V formation?

As each bird flaps its wings, it creates uplift for the bird following. In a V formation, the whole flock adds at least 71% more flying range than if each bird flew alone.

Whenever a goose falls out of formation, it suddenly feels the drag and resistance of trying to fly alone and quickly gets back into formation.

Like geese, people who share a common direction and sense of community can get where they are going quicker and easier than those who try to do it alone.

If people had as much sense as geese, they would realize that ultimately their success depends on working as a team, taking turns doing the hard tasks and sharing leadership.

Author unknown

Summer Revisited

As we reflect on our past summer activities, it's time to think about the needs of all of our neighbors as the pool areas fill up and everyone wants and has the right to peacefully enjoy our pools, barbeque areas and other recreational amenities.

Please re-visit our rules concerning these areas. The rules were not made to be punitive but were written so that fair usage and enjoyment is offered to all. No area can be used exclusively by you or your guests as there may be others who wish to have some summer fun!

Turn the music systems (radios etc.) down or use earphones so as not to disturb others. Make certain you have not exceeded the limitations of persons allowed per unit. If using a grill or consuming any food, be sure to clean up afterwards and take uneaten items with you. Observe the no-smoking signs and very important.... Do not use the safety ring as a floating device or take glass into the pool areas. Bicycles, roller blades, skate boards and animals are prohibited.

The rules are posted for you but you might wish to revisit the rules on our website before you venture out... TheGrandAtOldeCarrollwood.com Enjoy!



Property Manager

Welcome aboard to our new property manager!

Lois Bowman has joined our team of hard workers for the Grand. Lois is employed by Community Management Concepts and is credentialed as a Community Association Manager. She is scheduled to work for twenty (20) hours per week as follows:

Monday thru Friday—9:00 AM—1:00 PM
Phone - (813 - 962 2042)
Email - TheGrandAtOldeCarrollwood@verizon.com

Due to Lois's limitation of hours and busy schedule, it is appreciated that inquiries be made via a phone call or email if possible. Lois will then be able to schedule you for a personal meeting if necessary.