

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

We are facing some tough economic challenges this year. Most associations are struggling to stay above water. Although our delinquencies are up we are doing everything possible to speed up collections. This makes it difficult to do the little things that we need to do to improve the looks of the property. Even though this is happening we continue to be positive in our thoughts that better times are ahead of us.

We are continuing to do little things to help maintain the looks at the grand. We have painted most of the carports and have beautified the front of all buildings with mulch. We planted small palms and plants around the maintenance building that

were donated by the residents. We will continue to do more as money is available.

If anyone wants to donate any plants or mulch, we will spread and/or plant them.

We would like to thank all residents that decorated the landscaping in the common areas of the buildings and also those who donated materials.

The new oak trees that we planted last year have new growth and should really look good for summer.

The landscaping company will be back cutting and trimming now on a weekly basis which will make the Grand common



areas look much better. As soon as the rain comes in, we can start fertilizing the grass and replacing some of the sod.

As always I thank all committees and members for their hard work.

Jack Piniella

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Board of Directors

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

Property Manager

Sterling Management Services

Mark Johnson— Property Mgr.

Clubhouse - 813-962-2042

Email thegrandatoldecarrollwood@verizon.net

Maintenance fee payments may be made online, through electronic check processing, at a branch of the Florida Colonial Bank or mailed directly with coupon to
The Grand at Olde Carrollwood
Condo Assoc
PO Box 628207
Orlando, FL 32862

2008 Financial Audit

The 2008 financial audit has been performed by the accounting firm and is available to unit owners. Should you want a copy of same, please contact our property manager (Mark Johnson) in writing and he will be happy to provide you with one.

Board of Directors

Mark Johnson
The Grand at Olde Carrollwood Condominium Association
10311 Club Circle
Tampa, FL 33618

Safety First!

Due to the very tight economic situations for some, many people are taking desperate actions. Some are resorting to begging for food or money and from all indications, it may get worse.

Why is this important to us?

We might notice non-residents in our neighborhood looking for a hand-out or soliciting monies for their wares.

It is imperative that we be aware of our surroundings and report to the authorities if trespassers are observed.

On the last page of this newsletter, our vice president has drawn up some safety tips for us. While the list is not all-inclusive, it will hopefully be saved and serve as a reminder to be on a "watch".

It is particularly important that we practice safety measures by keeping our doors locked at all times, especially at night and report a "suspect" to the local sheriff. It cannot be overstressed that we do not open our doors to strangers and that we utilize our

"peepholes" prior to opening the door.

Do not be alarmed but please be **aware**.

Our property manager, maintenance men and board of directors cannot be the "see all" for our community and we need **everyone's** cooperation.

Valet Trash Service

The valet trash company has reported to the board of directors that there are problems with some trash containers and the placement of trash/garbage in them.

Please make certain that your trash is bagged when putting trash in the container. Trash may not be placed outside the container and must be bagged and placed **within** the container. The trash box should not be overfilled so that the lid cannot be closed.

Loose trash is a health hazard and an attraction to wildlife.... Please help us control this situation. Additionally, please double bag any smelly items you put into the valet trash container.

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

Are your keys on file?

An inventory has been done of the units' front door keys maintained by the association and it is noted that some unit owners have not supplied a key to their unit. The keys are securely maintained (double locked) and are at readiness in case of an emergency. Please comply with our documents and contact our property manager to provide your key ASAP.

Trash Compactor...Reminder

Please help us keep our maintenance dues down by not placing items in or around the dumpster which are causing extra expenses. Our regularly scheduled dumpster pick-up does not include large items i.e. furniture, large cardboard boxes, metal bars or wood, appliances, T V 's, mattresses etc. Please help us control this situation.

Should you witness anyone illegally dumping, please notify our property manager, Mark with the license tag info. If you have any large items that you would like to donate to a good cause, you can call the Salvation Army 813-226-0055 or the Goodwill 813-888-8131 and they will pick them up for free and give you a receipt for a possible tax credit.

Thanks for helping us keep our expenses down!

Social Committee - Planned events April, May & June

Tuesday April 14, 2009 * American Idol * 8PM

Clubroom will be open for residents to watch the TV show American Idol together. Please bring your snacks or drinks.

Friday April 24, 2009 * Light Spring Tea * 3PM

Tuesday May 19, 2009 * Game Night * 7PM Please bring your snacks or drinks.

Saturday June 13, 2009 * Luau * 7PM Association will provide "tropical chicken". Please bring tropical dishes.

Attention New Residents....

Please visit our website (TheGrandAtOldeCarrollwood.com) and review our community rules.

As Springtime is here and there is a lot of activity around our pools, tennis courts and the fitness center, it is extremely important that beverages be carried to these areas in plastic cups or plastic bottles. Glass containers are prohibited for obvious reasons.

Our rules have been established to protect our residents and employees from potential accidents, etc. and are not designed to be punitive. Please help us maintain these rules while you are enjoying our amenities... it only takes a little bit of effort to comply and well worth our efforts.

Please DO NOT Feed the Wildlife



We know it is a fun thing to feed the wildlife, especially our ducks. It is especially fun to bring children to the lake with bread or snacks and watch them feed the ducks.

The problem this creates is the human food is extremely bad for the wildlife, especially the ducks. When wild ducks are fed human foods their organs become engorged and fatty on the inside and they die from malnutrition, heart disease, liver problems and other health complications. When ducks eat bread it fills them up and they do not eat the food growing in the lakes. Their bodies are designed for flight. They are physically designed to eat natural foods growing in their environment to stay healthy and light for flight.

Uneaten bread and other human foods can quickly form a deadly mold fatal to ducks and other wildlife and can kill an entire waterfowl population, even spreading to humans. Junk food, popcorn/potato chips/fritos/chocolate is extremely bad for wildlife.

If the natural environment does not provide adequate food for the wildlife, the wildlife will find an environment that does provide their food. When fed by humans, their natural instincts will be blunted which can harm them in several areas.

They lose their natural fear of humans and are more prone to gather in groups which spreads disease. They defecate at the site of the scattered food and the bacteria in the feces creates much higher risks for disease. Humans and pets are not always nice and can injure waterfowl, whether intentional or accidental. It makes them more likely to get hit by cars or be easy prey for predators.

Please do not feed the wildlife and teach your children and grandchildren to enjoy **observing wildlife** without harming the wildlife by feeding them.

Rentals - Sales

The Grand at Olde Carrollwood is a wonderful place to live! Because its 244 units are individually owned condominiums that are different in decor, size, location, and price, the property manager is **unable** to answer questions or access units for sale or lease.

If someone you know is looking to move into the Grand, recommend to them that they contact any realtor who can provide them with information and help them view available properties.

Also, we remind you that there are two bulletin boards available for your use in advertising a property for sale

or rent. One is inside the fitness center and one is in the hallway off the pool. Information should be posted on a card (index size or smaller). The boards are cleared periodically, so please check your notice occasionally to see if it is still posted and the information remains current.

Bulletin Boards

Our bulletin boards are a great way to notify residents of services or items needed or for sale....

Item Rules:

Items no larger than an index card

Must have date posted on item

60 day maximum posting

Personal ads (ie male seeking female, etc or any ads of this type) are strictly forbidden

Items qualified for posting:

Items for sale (including units located in Grand at Olde Carrollwood.)

Items wanted

Services rendered

Services wanted

Business Cards

Rule enforcement:

Bulletin boards will be monitored by the Clubhouse/Social Committee.

Posted items not conforming exactly to the above rules will be removed.

Water Restrictions

Due to the continued drought in Hillsborough County, we must comply with the Phase IV water restrictions that went into effect April 3, 2009. To read more, please check out the website:

<http://www.swfwmd.state.fl.us/conservation/restrictions/phase4.html>

Our water fountains will be turned on for four hours daily 6PM through 10 PM

Our lawn watering will continue to be done for four hours, once per week.

We recognize this dire situation and ask that all of our residents be mindful of the problem and do their part in conserving water whenever possible.



Property Manager's Corner

As we welcome Springtime here at The Grand, we are experiencing the warmer days and nights. As I have been fortunate to have now been here for three months, I would like to thank all of the residents as well as the Board of Directors for making me feel welcome in your lovely community! I have had the opportunity to meet many of our residents and am extremely honored to manage your property.

As most of you have likely noticed, the addition of the Red Cypress Mulch has really improved the curb appeal in your community. Many thanks to our outstanding maintenance crew for their hard work during the installation.

My schedule in the office is typically Monday through Friday from 9 AM until 1 PM. This schedule may be adjusted from time to time as posted.

Many of you may have heard of the recent adjustments made regarding water usage. You can visit the link below. <http://www.swfwmd.state.fl.us/conservation/restrictions/phase4.html>

Thank you and have wonderful Spring!

Mark Johnson
Property manager
Thegrandatoldecarrollwood@verizon.net
813-962-2042

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, Mark Johnson joined us on January 1, 2009.

Mark 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. Please see their article in this newsletter (page 3).



Happy Spring!



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 Safety Tips

EMERGENCY

Emergency -- Call **911**—Do not be afraid
 Speak Clearly—Do not whisper
 Give address and unit number
 Follow instructions of 911 operator

Never open your door to strangers
 Especially at night

Use your car panic alarm
 Noise will drive intruder away
 (most car alarms will work from inside unit)
 (Test it - it works)
 Place your keys at bedside when asleep

Sheriff

Sheriff Non-emergency number **247-8200**
 Report all suspicious individuals
 Report vehicles apparently abandoned

Property Manager

Notify property manager after all 911 or non-emergency calls
 Property manager - **962-2042**

Place this sheet on your refrigerator or night stand