

# The Grand Connection



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

### From the President

Warm weather is here again and we hope everyone will be enjoying our amenities. It's the time of year when we begin to see a lot of activity in our pools, grill areas, sunroom and tennis courts.

Last week, while meeting with the landscapers, we did a survey of the property to assess the damage that was done from the winter. It appears that most of the plants that wilted are coming back although some will need replacing. Our plan this year with the money that we set aside for landscaping will be to first fertilize and put weed killer on all the grass and then wait to see what comes back. We are sure we will be replacing some grass in the

worst areas on the property. We will be adding some plants and mulch shortly after that. Next month all palms will be trimmed back as we do every year. The landscapers will be back on a weekly basis soon and that will help keep the Grand looking great!

The front island at the entrance way will undergo an upgrade to the plants and trees that were damaged.

As you know, our building walkways have had issues with the paint peeling after many layers of paint having been applied over many years. We have met with a paint specialist at Sherwin Williams and upon his recommendation,



we are currently testing a new product in a couple small areas. So far, the results look fantastic! This will be a major job for our maintenance personnel as it will require a complete removal of existing paint for this project to be successful. I will continue to update you on this matter.

We have received a much needed new computer in our office which was donated.

As always I thank all of the board and committee members for all of their hard work and dedication.

*Jack Piniella*

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#### Board of Directors

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#### Property Manager

#### The Continental Group

**Rodney 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 Sterling Management, PO Box 28157, Miami, Florida 33102-8157

### Ducks in our Pools

No... they can't fly! No....they can't quack! No.... they aren't leftover toys from children! What are they?

They are decoys which we have placed in the pools. Apparently, one resembles a male and one is a female. When other ducks see them, they think they are a mating pair and do not enter our pools.

What a clever idea! It prevents the unsightly messes on our pool decks not to mention the daily chore of cleaning the areas and the health hazard from the duck feces.

Keep you fingers crossed that the real ducks stay tricked!

## Website getting activity

Our sales/rental webpage continues to get interested viewers. For the first ten days of this month we have had over 75 visitors to that page. We also heard from an owner last week that their unit was successfully rented out because of the contact info we posted on the website....

Reminder..... We do this as a service for our owners in good standing. If you wish to have your unit listed for rent or sale, please go to our official website and download the application for advertising your unit. The form should be completed and given to our property manager for follow-up with our web master.

TheGrandAtOldeCarrollwood.Com

## Porches/Lanais

Rules and regulations are to be followed by both condo owners and their tenants. It is the condo owner's responsibility to inform their tenants of the rules and regulations. Condo owners are responsible for the action of their tenants, and are responsible for their violations and their guests. If a unit is found in non-compliance, a violation notice will be placed on the door of the unit, listing the violation, and giving ample time to address and rectify the request.

Reinforcing the community's Rules & Regulations helps ensure a consistent minimum standard in condo owner maintenance and enhances the image and appeal of the The Grand of Olde Carrollwood -- which ultimately increases the value of everyone's property.

To assist to better understand Common Elements and Limited Common Elements - a simple definition is **common elements** are those portions of the property that all condo owners have an equal right to use. For example - in addition to the land, clubhouse, pools, tennis courts, unassigned parking, driveway, common stairs, corridors. A **limited common element** is part of the common elements that are set aside and allocated for the exclusive use of the unit owner and their family members, guests, tenants and invitees. For example: assigned parking space or Lanai /Balcony.

### **Please assist in maintaining the uniform look of our property, by adhering to the following:**

Do not allow pets on the porches/lanais unattended - The Condominium documents specify that an occupant must be present with the pet when the pet is on the Porch/lanai.

Bicycles are prohibited on porches/lanais - Bicycles may not be stored in the common elements (breezeways, walkways, balconies etc.) or limited common elements (screened porches, carports/ parking spaces etc.) As an alternative provision for bike storage, the Board of Directors has made an area available for owners/ tenants who wish to store their bicycles. This designated area is adjacent to the maintenance building.

Grilling is prohibited on porches/lanais or patios. The use of outdoor grills, including electric grills, on any portion of the Condominium Property, including without limitations, screened balconies and patios is prohibited. Grills are provided for your use in the picnic area.

Additional items prohibited on porches/lanais - Objects - over forty-two (42) inches in height, laundry garments, towels and objects other than potted plants and patio furniture, except as may be authorized by the Board, shall not be placed on a screened porche/lanais.

## Wildlife Feeding

For the health and safety of the community, feeding of wildlife at The Grand at Olde Carrollwood is not permitted. Fining at \$100.00 per occurrence will begin upon the association's first notice of violation to the violator.

As per the Florida Statutes, "if a unit owner is delinquent for more than 90 days in paying any monetary obligation due to the association, the association may suspend the right of a unit owner or a unit's occupant, licensee or invitee to use common elements, common facilities or any other association property until the monetary obligation is paid".

*Adopted by the Board of Directors January 19, 2011*

This important matter is being republished from our Winter 2011 newsletter because, as springtime brings new wildlife into our area, safety is important for the wildlife and for our residents. We cannot allow the wildlife to be dependent on humans and we cannot stress enough the possibility of disease. They ARE wild. They are NOT pets.

## Pools and Grill Areas - Tennis Courts

It's pool and grilling time again with all the enjoyment these activities bring to our residents.

Management wants all the residents of "The Grand" to enjoy the pools and grill area, however, it is a community and as such there must be compliance to the rules, which have been adopted to ensure the safety and enjoyment of all residents.

### **Please observe the following while enjoying these amenities.**

A pass is required to be in the pool, grill area and the tennis courts. The pass is the card that is used to enter the fitness center and must be presented when requested by management. **Pool hours are 8 am to 10pm.**

No Smoking in the pool area, the grill area or the tennis courts.

No pets allowed in the pool area, the grill area or the tennis courts.

Glass or glass bottles of any type are not allowed in the pool, grill area or the Tennis Courts. **Glass is extremely dangerous in the pool and grill areas.**

Residents may have no more than 4 guests in the pool, grill or tennis courts.

Resident must be present with the guests and the resident is responsible for any activities of their guests. Residents must inform their guests of the rules and enforce them.

Children under 14 must be accompanied by an adult and must obey the rules.

No jumping into the pool, no running, diving, pushing or horseplay.

Children in diapers should have "swim diapers" to enter the pool. If there is an accident, the pool will have to be closed.

Please keep any type of electronic music or radios low enough not to disturb the other residents using the areas.

When leaving these areas, please lower the umbrellas (to prevent wind damage) clean your area and respect other residents.

Please respect the rights of your fellow residents to the quiet enjoyment of our beautiful complex. Respect and good manners can be habit forming and can spread like a virus. We all need a little of this virus. Please report any problems to the property manager or to a Board member.

## Communications

Do you have a question of the Association that you would like answered? Is the question one that you think the rest of the community would also like to know an answer?

If so, please write your question down and drop it off in our office drop box. Direct your question to the newsletter editor. If enough people are interested, we will have your question published in our next newsletter along with a response. The property manager will direct your question to the editor of our newsletter who will obtain a reply and publish the info in our newsletter.

Sometimes the most obvious needs an explanation. We want to help and offer this up to all residents.

## ARC \_Architectural Review Committee

Any internal repairs to units, such as repairs to the plumbing, air conditioner or electrical , etc. are the responsibility of the unit owner. These types of repairs need to be done by a licensed contractor.

The owner is responsible for any damage inside the unit including mold and mildew. Proper ventilation must be maintained in order to prevent the formation of mold and mildew.

Owners are also responsible for doors and windows.

before replacing doors or windows be sure that they conform to our association standards.

For further information on owner responsibilities, refer to our condominium documents. Please contact the property management company to attain an ARC form for remodeling. You may also print an ARC form on our website "TheGrandAtOldeCarrollwood.com"

Please ... No construction or remodeling on Sundays.

## 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 your fellow neighbors.

## Sage advice from an Attorney

### For the owners and residents:

- \*Remember that the association is not a landlord and the board members are not the building superintendent. They are volunteers. They are human beings who will make mistakes.
- \*Volunteer to do one thing for your community during the year. Every little bit helps.
- \*The next time you get upset about something that has happened at the association, wait twenty-four hours to address it. It is amazing how a night's sleep sometimes puts a new perspective on things.
- \*Follow the rules. There is at least one rule in every community that some resident despises, or thinks is silly or outdated. However, that rule may be very important to your next door neighbor. If you feel a rule is outdated, advocate for change in a respectful manner.
- \*Sit down and read the association's governing documents. In the flurry of activity involved in buying a new home, very few people have the time or inclination to read through a thick stack of condominium association governing documents. One of the most common complaints I hear from boards when a dispute erupts in a community, is that the problem would have never happened if the owner would have read the documents.

### Now, for the board:

- \*Remember that an owner questioning what is being done, or suggesting another approach, is not necessarily an attack on the board. Great ideas sometimes come from the most unexpected sources.
- \*Try to create an environment that encourages community participation. Sometimes it is easier and faster to just do things yourself. However, the more your association is perceived as a partnership, the smoother things will go.
- \*Read your governing documents. Owners are not the only ones guilty of not knowing the community's governing documents. If there are archaic or un-enforced rules, it is time to look at changing them.
- \*Review all of your relationships. Take a look at each vendor providing goods and services to your association. Are they meeting your expectations? Keeping in mind that you often get what you pay for, the cheapest is not always the best.
- \*Don't sweat the small stuff. While board members should take their obligations seriously, some things just are not life and death matters. Keeping things in proper perspective and good balance (admittedly easier said than done), makes board service much more rewarding.

**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!*



### EVENTS

May 1, 2011 *Spring Tea*  
3PM

June 25, 2011 *Luau*  
7PM

Every 4th Thursday *Game Night*  
7PM

# 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.*

## Social Committee

The social/clubhouse committee has been busy planning events for the next few months!. Mark your calendars with the following dates and ask your neighbors, friends and family to join us.

### SPRING TEA

PLEASE join us Sunday afternoon May 1st at 3pm for a very casual get together downstairs in the sunroom. Tea and desserts will be served. Please plan to attend as we will have a lot of fun and meet new neighbors and celebrate SPRING together!! Bring a friend. Happiness is sharing tea with a friend.

### LUAU

Our annual Grand Hawaiian luau will be June 25th , 2011 at 7PM poolside!! The Association will provide a delicious ham and drinks! Please bring a tropical side dish, salad, fresh fruit, appetizers or a dessert. If you want wine or beer BYOB. Come eat, swim or just sit and relax by the pool with your friends and neighbors. We will have music and lots of fun! Wear your most tropical attire!!!! We urge you to mark your calendars with the above date and plan to attend.

### GAME NIGHT

The 4th Thursday of each month, we will be having 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! Our games are easy to learn

### Suggestions

We would like to have any suggestions you may have for upcoming events that you would like to attend. Please place your suggestions in the suggestion box in the hallway of the club house .

### Our library

Please enjoy our library downstairs next to the office in our clubhouse! We have had numerous donations of books and magazines. The library is getting a lot of use and we encourage every one to "Bring and Take" the books. The library is for the use of all residents. ENJOY!

## Annual Audit Report

The Grand at Olde Carrollwood Condominium Association, Inc. is happy to make available to all unit owners, the annual audit report for the fiscal year ended December 31, 2010.

Please submit a written or email (thegrandatoldecarrollwood@verizon.net) request to Rod Graber, our association property manager. The report will either be mailed, emailed or be available for pickup at the Association Office as per your instructions. A notice will be posted on the Association Bulletin Board. This notice is given as required by and in compliance with the Florida statutes.