

# The Grand Connection



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

### From the President

Great things are happening at the Grand! Everything looks fantastic. The entire buildings, railings and all floors have been painted and the bridge has been stained and sealed. All street, entrance and clubhouse signs have been painted. The compactor and walkway has also been painted.

We had a welder come out and repair the stairs and landings on all buildings that required work.

The contractor is currently installing the new shutters and should finish shortly. The property has to be inspected now for any problems before the

final payment will be made to the contractor. The Board of Directors has approved the pressure washing of all sidewalks on the property and should start immediately.

We have received many compliments from our residents on how great the property looks. The association continues to see new sales at the Grand and we welcome our new owners and residents. Our maintenance men Rene and Henry continue to do a great job of maintaining the property. Please continue to work with our property manager



if you see a problem on the grounds or buildings. Please let him know so that we can have our maintenance men attend to it. It takes teamwork to operate such a big community and we are always seeking interested owners to be a part of the "team". Please contact us, should you wish to volunteer.

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

- **Jack Piniella, President**  
Email  
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- **Martin E. Butler, Jr. Vice President**  
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- **Mary McCall, Director**  
Email  
[mary@callmccall.com](mailto:mary@callmccall.com)

#### Property Manager

#### The Continental Group

**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 may 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

### Important Decision

On April 18, 2012 the Board of Directors voted unanimously that The Grand at Olde Carrollwood Condominium Association, Inc disassociate itself from the Neighborhood Watch Association.

A letter was delivered to all residents of our community and mailed to all owners of record announcing this decision. Additionally, the Coordinators of the Neighborhood Watch Association were mailed a letter to affirm the decision.

This matter was researched and deliberated carefully by our Board of Directors. Our association cannot be responsible for any unapproved actions by an unaffiliated organization such as the Neighborhood Watch group. It was noted that the Board of Directors had concerns that we, as owners, could be subject to the liability and payment or special assessments for any wrongdoing by the NW if we are associated or perceived as being associated with it.

A very minimal amount of crime has occurred in our community in the six plus years we have existed. We are very fortunate and thank our residents who continue to be on the lookout on behalf of our neighbors and who notify the sheriff.

If you are in need of another copy of the letter sent to our members, please contact our property manager, Rod.

## Awww - Gee!

We need to talk about it again!

There are some residents who continue to allow their pets to defecate on our lawns. We have some who even pick it up with a baggie and toss the contents in the bushes or in our trash containers!

This practice is very unhealthy and certainly is not expected in our community. It is just not right that our landscapers have to remove the waste

or even walk through it while doing their job. It is not right for our small children to encounter feces when they walk around our community. No one should have to walk through a pet's feces! It is not right that our maintenance men have to clean up the mess.

It does not matter what size the dog is. Bacteria and other germs are found in dog excrement.

If you observe this happening, please

notify our property manager as soon as it happens.

Also be reminded that there are leash laws in Hillsborough County. Our documents are very clear and state that pets must be kept on a leash and be under the physical control of a responsible person at all times while on the common elements. Pets need not be leashed within enclosed screen areas when attended by a person.

## Happy Mother's Day! May 13, 2012

Mother's Day is coming up, and the recent Ann Romney versus Hilary Rosen flap has focused attention on the issue of mothering as a job. I'm here to go on record that mothering is indeed a job!! An extremely important job!

The earliest history of Mothers Day dates back to the ancient annual spring festival the Greeks dedicated to maternal goddesses. The Greeks used the occasion to honor Rhea, wife of Cronus and the mother of many deities of Greek mythology. Ancient Romans, too, celebrated a spring festival, called Hilaria dedicated to Cybele, a mother goddess. It may be noted that ceremonies in honour of Cybele began some 250 years before Christ was born. The celebration made on the Ides of March by making offerings in the temple of Cybele lasted for three days and included parades, games and masquerades. The celebrations were notorious enough that followers of Cybele were banished from Rome. Early Christians celebrated a Mother's Day of sorts during the festival on the fourth Sunday of Lent in honor of the Virgin Mary, the Mother of Christ. In England the holiday was expanded to include all mothers. It was then called Mothering Sunday.

## Architectural Review Committee

The ARC committee has submitted changes to the Guidelines for Lanais which was approved by the Board of Directors. The guidelines were amended to clarify which paint colors may be used on the exterior lanais walls.

The walls and/or ceiling may be painted exterior white, flat or semi-gloss or the newly painted building color, Onion Powder #418-2.

Porter Paint's Onion Powder color is product # 3939/05 Light.

The complete Guidelines for Alterations and/or Changes for Lanais and Patios may be obtained at our official website:  
[TheGrandAtOldeCarrollwood.com](http://TheGrandAtOldeCarrollwood.com)

## Welcome to Our New Residents

A very big welcome to our new residents! We hope you will take advantage of our many amenities and enjoy our beautiful surroundings. We hope you weren't inconvenienced during our painting project and hopefully you will enjoy our "new looks"!

To learn more about us... please visit our website... [TheGrandAtOldeCarrollwood.com](http://TheGrandAtOldeCarrollwood.com)

## Social Committee

The social committee hosted a tea in April and has a tropical luau planned for June!!

Our spring tea was enjoyed by all that attended surrounded by gardenias and orchids and our beautiful antique wedding dress! We sipped tea and had wonderful conversation! If you missed it we hope we will see you at our next one.

### LUAU

Wear a grass skirt if you dare or a tropical shirt we don't care!

Come join us for our annual Grand Hawaiian luau. It will be **June 23rd, 2012 at 7PM** in the clubhouse, sunroom and poolside. The Association will provide a delicious ham and drinks! Please bring a tropical side dish, such as potato salad, sweet potatoes, rice dishes, fresh fruit, appetizers Or a tropical dessert. If you want wine or beer BYOB. Come eat, swim or just sit and relax by the pool with your friends and neighbors. Bring a friend. Wear your most tropical attire!!!! We urge you to mark your calendars with the above date and plan to attend. Aloha

### GAME NIGHT

The 4th Thursday of each month, we will be having game night at 7PM. The "Game" nights are held in the clubhouse. Please come join us for a fun evening! Our games are easy to learn! Bring a snack and a friend!

### 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!

## Special Thanks

We have many unsung heroes here at the Grand. Instead of trying to find fault with these "hero" neighbors, let's make a special effort to appreciate their hard "non-paying" work.

We have a Board of Directors who serve us untiringly for 100's of hours a month. They make sure that the daily duties by our employees are done timely and correctly. They meet with our attorneys, accountants and legal authorities when needed and oversee that our contractors are fulfilling their obligations. They keep on top of the state laws regarding condominiums, which change yearly, and our documents. It is not a two-hour job at a board meeting. It is ongoing and only a very few of their "chores" are listed above.

We have an Architectural Review Board who jump through hoops to get back with an answer to all of our owners that submit a request form. Did you know that most associations can take 60-90 days to reply to a request for change? Our ARC committee starts the process as soon as they are notified. I hope they are getting a "WOW that was fast" from us but I doubt it!

We have a Social Committee who not only plan for our events, they buy the food, drinks and paper products that are needed. They decorate the event area before the event and remove the decorations following it. Some of the committee share their personal items such as serving containers, decorations etc. They decorate our clubroom, clubhouse and front entrance for the holidays. Nope, not done by gremlins.... done by our committee!

Our 26 acre community with 244 units and 33 buildings could not function without these unsung heroes! If you wish to be an unsung hero, please contact our president or project manager. We always need more volunteers and while you will not receive a pay check for your efforts, you will receive great satisfaction from serving your friends and neighbors. Many of the community volunteers work outside of the home, so please don't let that be what holds you back.

A big **THANKYOU** to those of you who always step-up..... You are appreciated!

## What's your biggest pet peave?

What do you think? Are these things of a nitpicking sort or just a pet peave and should be ignored?

Driving around the community and seeing valet trash bins on entrance ways that are not closed. Lots of trash showing. Must be a guy thing with those lids, huh?

Driving around the community and seeing cars parked on the street instead of allocated parking space. PP or nitpicking?

Driving around the community and seeing 50 gazillion signs that are not uniform in style nor colors that conform to anything? PP or nitpicking?

## Assessments

We are close to our seven year anniversary at the Grand. Other than the first year when the association took over from the builders, our assessments have remained the same. It is amazing in view of the fact that our economy continues to inflate, we have a board who has a good handle on managing our finances and we have not had an increase.

Remember that original board meeting when we took over and had to increase the dues? The room was packed with a lot of unsmiling faces. Our board explained how the developer kept the original assessments low so as to attract unit buyers. They also explained they would spend our money wisely and try not increase our assessments for a long time. They explained how it was necessary to fund our reserves and that we needed more money to maintain our community. They kept their word!!

We have just had a major paint project, new shutters installed and stairs welded where needed. The hundreds of thousands of dollars did not cost us one penny extra in assessments. A huge thank you to all that made this happen!

## Project Manager's Corner

There were a number of items that were accomplished since our last newsletter but our exterior paint job was by far the largest. This was a large project undertaken by your Board from development of the scope and selection of the best contractor to scheduling and inspecting the work. The shiny new paint job was a huge success! That is Thanks to You! Cooperation from You the Owner and Renters was required to allow the work flow to move so quickly. I worked very hard to communicate every detailed step that affected you along the way. I want to thank you for making this job go as well as it did.

Summer is here and use of the common recreational amenities will get more use. I want to take a moment to also remind you of a few rules such as that BBQ grilling is allowed only on the grills provided at the Small Pool; bicycles may not be stored on the Patios or Balconies and use of the Pool and tennis courts are for the use of owners, tenants and their 4 guests only. Although no resident may have exclusive use of the Sun Room adjacent to the Main Pool you may bring up to 12 – guests if you having the family over. Guests are restricted to 4 in the Pool and Clubhouse. Take a moment to review the rules locate on the Community Website; The-GrandAtOldeCarrollwood.com.

Have a Happy and Safe Summer Season.

# In a nutshell



Confused as to how many guests you may bring to our amenities? Below is a nutshell version of “guest rules”.....

None of the amenities may be used exclusively by any resident.

A resident must be in attendance with their guests at all times.

No smoking is permitted in any amenity area.

If you have further questions as to the rules, please refer to the rules that are published on our website .... [TheGrandAtOldeCarrollwood.com](http://TheGrandAtOldeCarrollwood.com) ....or request a copy from our property manager.

## Location

## #Guests

**Pool**

4 per unit

**Fitness Center**

2 per unit

**Tennis Courts**

3 per unit

**Picnic Area**

4 per unit

**Clubroom**

4 per unit

**Sunroom**

maximum capacity of the room is 15 and parties may be held if scheduled through the property manager. However, the room cannot be used exclusively

**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 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.*

## Pool Rules

### Grand at Olde Carrollwood

#### Pool Rules - Both Pools

POOL HOURS **8AM TO 10PM**

RECREATION PASS REQUIRED

Pool rules are posted and enforced for the safety and enjoyment of the residents.

Both pools are reserved for the exclusive use of residents and their guests.

- Limit of 4 guests per unit.
- All persons using the pool do so at their own risk.
- Children 14 years of age and younger must be accompanied by an adult.
- Children in diapers are not allowed in the pool.
- No animals, roller blades, skateboards, or bicycles are permitted in the pool area.
- Diving, running, jumping into pool, pushing, rough housing, loud noises, loud music, profane language are not permitted.
- Proper swimming attire only
- Pool furniture cannot be reserved or removed from pool area or placed in pool.
- Pool capacity is as posted.
- No food or beverages allowed **in** the pool.
- No glass allowed in pool area.
- Shower before entering pool.
- No one with skin disease, nasal or ear discharge, open cut or communicable disease allowed in pool.
- Association reserves the right to deny the use of the pool to anyone at anytime.

#### **NO DIVING**

#### **NO LIFEGUARD ON DUTY \*\* SWIM AT YOUR OWN RISK.**

Trash Containers are in both pool areas, for every day use. For health and insect control we ask that you **do not place uneaten food, diapers, food or drink containers inside trash containers located poolside.** Please take these items with you.

Pool Furniture is on a first come, first served basis. We ask that you do not reserve pool furniture for others, remove any from the patio area, or place any in pool.

A Safety Ring is provided per Hillsborough County Code. This ring is for emergency purposes only. **Do not use as a flotation device.** If the ring is missing or damaged, notify the property manager.

No smoking in pool areas.

**Emergency Assistance - Call 911**