

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

The Grand is looking great!

We are very happy to report that the painting project is completed and the landscapers have installed plants around the backflow valves, mulched, replaced some plants and sod and fertilized for the summer.

The landscapers will be back on a weekly basis soon and that will help keep the Grand looking pristine. We will be installing a few plants in the rear of building ONE as we did behind buildings THREE and FIVE. This will hopefully act as a noise barrier and block the view of the commercial buildings. Stairs have been repaired in some of

the buildings.

Nice weather is on the way in. We hope everyone will be enjoying our pools and grill areas, sunroom and tennis courts.

During the recent Annual Membership Meeting, the members elected a new Board for 2013. Martin Butler, Paula Trotti, Mary McCall, Tom Turck and Jack Piniella were elected.

The fence opposite the compactor has deteriorated and needs replacing. There is a Right-of-Way behind the fence that needs Hillsborough County approval. A meeting has been scheduled with the County to discuss replacement of the fence.



Thank you to all committee members for their hard work, dedication and interest in serving our Association.

Our maintenance men (Rene and Henry) continue to do a tremendous job taking care of our property. We are fortunate to have them on our team.

The Board appreciates all of our residents for their continued support.

Please join me in welcoming all new residents to our family!

Jack Piniella

Volume 8, Issue 1

Spring 2013

Board of Directors

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

Property Manager

The Continental Group

Rod Graber _ Manager

Clubhouse - 813-962-2042

Email thegrandatoldecarrollwood@verizon.net

Maintenance fee payments may be made online, through electronic check processing or by autopay. Additionally, payments made by the furnished coupons to the Grand at Olde Carrollwood c/o The Continental Group, Inc. PO Box 28157, Miami, Florida 33102-8157

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, 2012.

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.

Property Manager's Corner

The Ease and Benefits of Using KliknPay

If you are not currently using KliknPay to pay for your monthly dues, please consider doing so! What is KliknPay? It is a electronic payment method used by Continental for the payment of monthly Association Dues. Continental sponsors this program so there is NO COST to you or to The Grand at Olde Carrollwood.

The process is simple, takes very little time to set up and dramatically reduces administrative work and time. It increases accuracy and you can monitor your account at any time.

KliknPay allows you to submit and manage electronic payments online. After registering through KliknPay, you will be able to submit your bank's information (US bank account required) and can then set up one-time or recurrent payment online through

your checking or savings account. The service is free (convenience fees may apply with credit card payments) and is accessible through our community website. Your Board of Directors encourages all Members to consider the use of this service.

Please contact me for instructions or visit our official website
TheGrandAtOldeCarrollwood.com
Go to the Resource web page.

Rod Graber

Compactor/Dumpster

Unfortunately, we continue to have residents place large items (bedding, mattresses, furniture and construction material etc.) either in our dumpster or adjacent to it. It is unfortunate because each time this happens, we have to pay hundreds of dollars to have a special pickup. It is unfortunate also because this action is a complete disregard of our rules and association approved expenses.

PLEASE contact our property manager or a Board member if you witness this activity. All of us need to watch our pennies and help!

One page 6 of this newsletter are the rules for Moving-in-and-Out of a Unit which addresses the compactor/dumpster.

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....

Making Changes to your Unit?

We urge all residents to reread your condominium documents and refer to them before you make any architectural modifications to the interior of your home .. Please remember before you make **any modification**, the application form for Architectural Review must be completed and submitted for written approval. Please make sure you attach copies of drawings and county permits if required.

The ARC Committee form and guidelines are on our website TheGrandAtOldeCarrollwood.com

Getting approval before a project is started may save you a lot of money should your project not comply with our documents and need to be restored to it's original form.

GUIDELINES FOR ALTERATIONS AND/OR CHANGES LANAIS AND PATIOS

Many owners, occupants and others wish to alter or change their screened porch or patio. One must realize that screened porches and patios or lanais are designated as **Limited Common Elements**. Limited Common Elements are not included in the square feet of the Unit area (Paragraph 12 a of the Declarations) and not owned by the unit owner. It is the intent of this Guideline to preserve the exterior design of the buildings provided by the screened porches and patios while providing owners the right to make some alterations and modifications.

What is permitted

1. Enclosing the screened porches and patios is allowed by having a white aluminum frame. The frame members (horizontal and vertical) should be in approximately the same location as members of the initial screen frame. Sliding horizontal glass windows that are removable should be in the upper areas. The lower areas, next to the floor, should have a fixed glass panel no higher than 30 inches. The tint should be no darker than 3M Scotchshield Number S35NEAR400 window film. One of the pair of sliding windows should have a screen. The screen should be black. Only glass is allowed in approved enclosures. Use of plexiglass, acrylic or vinyl is not allowed in any opening when enclosing a screened lanai. Ground level units should have a hinged walk out door in approximately the same location as the existing with the same design as the windows. (Glass over glass or glass over a solid panel)
2. Install a ceiling fan or fan/light combination.
3. Install tile on the floor.
4. Blinds will be allowed on screened lanais as well as enclosed lanais and must comply to the "Blind Guidelines for Lanais" adopted by the Board of Directors March 19, 2008. Installation of blinds on lanais requires an application for installation as well as a signed guideline. Installation also requires a meeting with a member of the ARC committee member prior to ordering blinds to insure the resident understands the parameters of the blind guidelines. This is to prevent a resident from making a costly error. When installation is complete, the blinds must be inspected by an ARC Committee member for final approval.
5. Screened lanais only: Install clear acrylic or clear plexiglass panels for the lower portion of screened lanais for pet and child safety in both upper and lower units.
6. . Placement of patio furniture, objects no taller than 42 inches in height and potted plants. Patio furniture is defined as being suitable for outdoor.

Note: Any change/alteration requires submission of a "Request for Approval of Unit Alteration and/or Change" form being submitted to the ARC.

What is not permitted:

1. Installing or having window treatments other than the 2" white faux wood horizontal blinds approved in the "Blind Guidelines for Lanais". No verticals blinds, rollup shades, roman shades or shutters.
2. Installing any unit air conditioner, heater, heat pump, etc.
3. Painting the walls and/or ceiling any color other than 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.
4. Removing the sliding doors or French doors separating the Unit from the Limited Common Element
5. Installing single or double hung windows or fixed windows in the upper area.
6. Having the screens on the lower area replaced by a frame and stucco wall or concrete block wall. Only the frame mentioned above is permitted.
7. Replacing screens with a sliding door is prohibited.
8. Placement of any items/objects which do not conform to the above paragraph "What is permitted". Below are samples of items that are not permitted. The sample list is not all-inclusive and included here to assist you. If an object does not conform to "What is permitted", it is NOT permitted such as:

Objects over 42 inches in height, grills, bicycles, laundry garments, towels, sound emitting devices such as radios and televisions and any object that penetrates the walls or floor

GUIDELINES FOR ALTERATIONS AND/OR CHANGES
LANAIS AND PATIOS cont'd from page 3

Common Element Patios (also see patio guidelines)

Unit owners may want to replace or install a patio in the Common Element adjacent to and outside their screened porch. This requires submission of a "Request for Approval of Unit Alteration and/or Change" form being submitted to the ARC. The Request must have a drawing indicating the dimensions, location of the Unit, and location of trees. The approved color of the stone is called "Amaretto" and the style is called "Appian stone". Any other color and style requires ARC approval.

NOTE: For final approval of this application, the ARC requires the following:

1. A sketch of elevation showing the lanai enclosure frame and fixed/ sliding window locations including the walkout door, if applicable, and/or a sketch of the common element patio showing the details described above.
2. Unless an active certificate is on file with the Association, a certificate of General Liability Insurance naming The Grand at Olde Carrollwood Condominium Association as an additional insured.
3. Unless waived by the County/State or is on file with the Association, a certificate of Worker's Compensation Insurance.
4. Patios must be installed by a licensed and insured individual or company approved by the association.
5. Residents are not allowed to engage in any type of construction work in the common areas of the Grand complex.

Guidelines

These guidelines shall be signed and attached to the ARC Committee application and become a part of the application for alterations and/or changes to lanais and patios.

I have read and understand the above: _____ unit owner

print name _____ unit # _____ date _____

Revised 8/27/08
Revised and adopted 4/21/2010
Revised and adopted March 21, 2012
Revised and adopted February 20, 2013

Social Committee

Spring Tea

A Spring tea party can be a great time for you to relax and connect with friends sharing laughter together while creating a sense of peace and unity and taking you away from the worries of the world. We listen to each other, learn from each other, and gain strength from one another's support.

Please join us on Sunday afternoon **April 28th at 3pm** for a very casual get-together in the clubhouse and sunroom. Tea and desserts will be served. Please plan to attend as we will have a lot of fun and meet new friends and neighbors to celebrate Spring together!! Bring a friend. Happiness is sharing tea with a friend.

Luau

It's party time!! Please join us for our annual Grand Hawaiian Luau **June 22nd , 2013 at 7PM** at the clubroom, sun-room and poolside!!

The Association will provide a delicious ham and drinks! Please bring a tropical side dish such as potato salad, rice dish, cole slaw, fresh fruit or desserts. If you want wine or beer BYOB. Come eat, swim or just sit and relax by the pool with your friends and neighbors and enjoy the island life. We will have music and lots of fun! Wear your most tropical attire!!!! We invite you to mark your calendars with the above date and plan to attend and bring family and friends. Hula on over for fun fun fun!

Game Night

On the 4th Thursday of each month, we will have game night at 7PM. The "Game" nights are held in the clubroom. It's a temporary escape where we can chat it up with other women, eat, laugh a lot, eat some more and maybe even go home with the big prize .Simple rules let you focus on food, fun, and fellowship. Our games are easy to learn! Bring a friend and a snack to share.. Please come join us for a fun evening!

Library

Please enjoy our library 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 everyone to "Bring and Take" the books. The library is for the use of all residents.

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.

Moving In or Out.....

MOVING into or out of a Unit RULES

Whether you are moving in or out of your residence, it is extremely important that your neighbors are not disturbed. The following rules will be enforced and fines will apply should they not be adhered to.

Times - Moving is permitted during the hours of 8AM through 9 PM

Vans (rented or commercial) or trucks used for moving must abide to the official moving hours of 8AM - 9PM

Compactor/dumpster - No furniture items, appliances, tv's, paint cans, electronics, chemicals or boxes that have not been flattened may be placed into the compactor or left in the dumpster area. Our dumpster is to be used solely for tied garbage bags ... no loose items.

Pods - Are permitted upon written request and for a 24 hour period only. Pods may not be placed in carports or in any handicap or assigned parking space. An Association PERMIT shall be affixed to the Pod while on the premises

Lanais are a limited common area and moving boxes or items, not permitted by our documents, shall not be placed on lanais.

RVs - Upon a written request, RV's which need to be loaded or unloaded may remain within the grounds for a maximum of 24 hours and may not be parked in a carport, handicap or assigned parking space. An Association PERMIT shall be placed on the front windshield while on the premises

Note:

The Association is not responsible for theft or damage to any property as a result of any resident moving in or out of a unit. The Resident assumes all risks associated with moving.

Further information regarding our association rules may be found on our website... TheGrandAtOldeCarrollwood.com

Info abounds.....

At our website.... TheGrandAtOldeCarrollwood.com

If you haven't been to our website in a while, you might want to surf over there for a revisit. We have lots of info that might answer that nagging question you have.

Officers Page A listing of our current officers, property Manager info and their email addresses

Events Page Community events provided by our Social Committee and our association meeting schedules. The current Board of Directors meeting agenda is available for review or printing.

FAQs Page A list of Frequently asked Questions

Resources Page Sample floor plans of our units is provided and a link to our recorded documents with the County Clerk's site. Additionally, our ARC form and guidelines are available for viewing or printing and our Application of Residency form. Our Code of Ethics policy for all of our volunteers is also published here.

Newsletters Page All newsletters, since our inception are archived on this page for viewing or printing in PDF format

Rules Page Our association rules are available and updated as changes occur. Most recently, a brochure (in PDF) has been compiled with all of the rules in one file "**Rulebook 2013**" and is available for your review or printing.

Sales and Rentals Page As a service to unit owners who wish to advertise their unit for rent or sale, this page is designated for this purpose.