

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Summer is here! The heat is on and it's great to see our neighbors enjoy the pools! We replaced the chlorinators and one pool pump. They seem to be working fine. Additionally, new umbrellas were purchased and installed in the pool areas. A new light has been installed in the small pool area which illuminates the small pool and picnic area where, before it was felt the island was not secure and a potential hiding place for non-residents during the night.

We met with the EPC (Environmental Protection Commission) regarding the condition of our lake. We **finally** convinced them to permit us removal of 90% of the spatterdock (lily pads) that are crowding our lake. The eliminating will

be done through chemical treatments and it is expected it will take approximately two months to accomplish this. The chemicals will not harm the wildlife, ducks, birds, turtles, fish etc..

Two 42" plasma TVs have been reinstalled in our clubhouse. A Hi-tech alarm system with cameras and noise system has also been installed.

The committees continue to work diligently as they strive to make **The GRAND** a better place to live.

As some of you know, we have a new property manager aboard. Josie Betancourt is so very capable and eager to assist us. She currently has been making



maintenance plans and overseeing the many maintenance items needed to be performed on a scheduled basis. Should you observe any violations or maintenance issues that need to be addressed, please contact Josie.

As always, a big "thankyou" to all who continue to volunteer and contribute to our community .

Please do not hesitate to call me. My communication lines are always open for you.

I love living here with such great people!

Jack Piniella

Volume 2, Issue 3

Summer 2007

Board of Directors

- **Jack Piniella, President**
Email piniella@tampabay.rr.com
- **Martin E. Butler, Jr. Vice President**
Email MEB0613@aol.com
- **William Lowenthal, Secretary/Director**
Email william.loewenthal1@verizon.net
- **John Cookerly, Treasurer/Director**
Email jclinein@aol.com
- **Mary T. McCall, Director**
Email Mary@callmccall.com

Property Manager

Community Management Concepts, Inc.

Josie Betancourt—Property Mgr.
Phone -727-535-2424
Clubhouse - 813-962-2042
Email jbetancourt@cmcfla.com

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

Volunteer?

By definition, a volunteer is someone who serves in a community because they "choose" to. A volunteer does not get paid or receive compensation for services rendered. So why would I volunteer? Perhaps it is because I would feel better and so will my life be better. Perhaps it is because it will be an opportunity for me to get to know my neighbors better and give me a sense of personal pride in knowing I am helping others or my community.

The Grand at Olde Carrollwood is looking for volunteers and yes, there will be no monetary reward. We are very fortunate to have volunteers aboard - our officers, directors, committee members. Ask any of these fine people and you will soon learn why they volunteer and learn the personal satisfaction they receive in lieu of a paycheck. It's fun and we hope you will consider joining us!

Grounds/Landscape Committee

The last meeting, (Thursday, June 14, 2007) was far better attended than previous meetings. Everyone is invited to the meetings to discuss the various topics as well as develop input to the Board of Directors. Hopefully, many will decide to continue to attend the meetings on a regular basis and/or be active in an area(s) in which they have a special interest

Meetings are held on the second Thursday of each month at 7:00pm in the Clubhouse - **PLEASE ATTEND.**

Topics discussed at the last meeting were: New Members; Sidewalk Us-

age; Adopt-A-Pond; Garbage Compactor Usage; Feeding of Wild and Stray Animals; Neighborhood Watch; Irrigation Problems; Watering Restrictions; Cleaning of Carports and Buildings; Palm Tree Trimming; Australian Pine Trees - Removal; Landscaping Beautification; American Flag at Entrance; Termites - Nine Units Treated; Pool Equipment Repairs; Ducks in the Pools; Electrical Problems; etc.

All the above items will be on the July 12th agenda. Your input is most helpful. Anyone having expertise in any of the topics will be extremely

MEMBERS NEEDED
Building & Grounds Committee
 Monthly -Second Thursday
 7:00 pm - Clubhouse
 July 12, 2007
 All Are Welcome

helpful in recommending a course of action.

We hope to see all of you at the next meeting - July 12th.

Martin E. Butler, Jr.

Garbage Compactor /Dumpster

Items Not Permitted

Computers, Printers, Copiers, All Peripherals, Electronics
 Furniture

Construction Debris

Car Parts

Items Too Large For Compactor

Mattresses, Box Springs

ALL THESE REQUIRE SPECIAL PICKUPS

SPECIAL PICKUPS COST THE ASSOCIATION

SPECIAL PICKUPS INCREASE MONTHLY FEES

Unit Owners-Leases



It is obvious that Occupants are moving in and out of Units without the Unit Owner providing any information to The Association as required by paragraph 24 (Selling, Leasing and Mortgaging of Units), sub-paragraph b. Unit Owners are required to notify The Association at least three (3) business days prior to entering into the lease of a Unit by providing the Board with a copy of the proposed lease agreement.

The Board shall either approve or disapprove the form of the lease. The lease must comply with all the provisions of paragraph 24, especially paragraph 24 sub-paragraph b. (ii).

The Property Manager will conduct an orientation for all new tenants as well as all new owners.

The Board is in the process of developing guidelines for future leasing. Violation of these provisions will result in the Unit Owners being notified of the problem and possibly fined if the situation is not corrected.

Clubhouse/Social Committee

July 4 - Pool party 7PM- will have taken place before this newsletter is distributed, but we have planned a cookout by the pool with burgers and dogs and we are looking forward to a fun time

August 11 - Summer Splash Potluck Sat 7PM. Club poolside. Residents to bring potluck dishes. Whatever you want to bring, we will always enjoy it.

September 3, - Labor day, Monday 7PM Poolside party. Residents please bring sandwiches, chips, and deserts that are finger foods. (cookies, brownies, etc.) This is a keep it simple labor day party for those residents who wish to join us by the pool.

September 28 - Tea Friday 1PM The social committee is preparing the food. Just bring yourselves and really try to attend!

Miscellaneous Items

Bunco, 1st Thursday of every month. July 5, August 2, September 6. We would love for you to join us.

Movie nights

We have a DVD player in the clubhouse and plan to introduce a "movie" night each month, maybe one for "chicks" and one for the guys. We will distribute flyers as soon as our plans are finalized. Movie nights will be posted on the website.

****Note to owners with rental units**** Please forward this information to your renters as they may not receive our newsletter.

Sunroom and balcony "parties"

We encourage residents to have "get

togethers" or parties in the Sunroom by the pool, or the balcony for adult parties. To utilize the sunroom for a party, it is necessary to call the property manager in the office. Please supply Josie with your name, phone number, unit number and the date. She can then make sure there is no double scheduling for the date you may request.

Childrens' parties may be scheduled for the downstairs sunroom only.

*Recreation Pass - Important

We have had extensive problems with non-residents utilizing our recreation facilities and with residents bringing more than the allowed guests.

REMINDER : Pools, picnic/grill areas have a limit of **4 guests per unit**. Tennis courts have a limit of **3 guests per unit**. Fitness Center **2 guests per unit**.

Access to the pools, picnic/grill area, tennis courts.

The board of directors has authorized a recreation pass. The access card for the fitness center will be used as a recreation pass and will need to be modified. A vinyl label will be affixed to your current fitness center access card. It will have **"GRAND" and your Unit Number** printed on the label.

It will be mandatory to have the updated card with you whenever you are using any of the recreation facilities. When requested, you must show your access card, to verify that you are eligible to use the recreation areas. If a person does not have the access card with them, they can go and get it or will be told to vacate the pool/picnic

area or tennis courts. The pass can be attached to a key ring or wrist coil.

The purpose of instituting this rule is to give us the tools to identify non-residents, especially when they are breaking the rules of conduct. There will be a short interval when you will be asked to show your "access card with label" more often as we want to ascertain that you have signed up for and received the label.

The social committee will be available in the sunroom several different times and different days to enable you to sign for and receive the label. Owners and renters will be able to obtain and sign for the label but must have their access card with them for identification and for the label to be attached to the card. We will put time and dates in a flyer and distribute them in the near future. The dates and times will also be posted on the website, as soon as the labels are ready.

*****Note**

The clubhouse/social committee works on a very stringent budget for all events. We are able to hold these events because of many donations from the committee. In addition to the time and work involved, the members donate or loan a large percentage of the decorations and items used for the events. We also have a few residents who help and loan us decorations, serving items, etc. We do thank these "helpers" and appreciate their assistance. A special **thanks** to the volunteers who help us distribute the flyers for our events.

Paula Trotti

Architectural Review Committee

Recently, there has been conversation about the furniture that can be used on the lanai, patio, or porch (lanai). The Declaration of Condominium states on page 41; paragraph 23. USE RESTRICTIONS; e. Use of Limited Common Elements, Balconies and Patios.

"Except as otherwise provided herein, Elements. Objects over forty-two (42) inches in height, grills, bicycles, laundry, towels and objects other than potted plants and patio furniture, except as may be authorized by the Board, shall not be placed on a balcony or patio. Objects shall not be permitted to hang over or be attached to any exterior balcony or patio wall or to otherwise protrude outside of the vertical plane formed by the exterior surface of the balcony or patio wall. Penetration of the surfaces of balcony or patio wall or floor is prohibited. Enclosure of a patio is also prohibited."

The Declaration of Condominium,

which was recorded in the public records of Hillsborough County Florida on December 2, 2005, is an integral part of the Special Warranty Deed through which the Developer transferred each unit to the new owner as well as the undivided interest in the common elements referred to in the above declaration.

The Property Manager, under the in-

“Potted plants and patio furniture allowed”

struction of the ARC, sends letters to those units that are in violation of the above provisions of the Declaration of Condominium. Patio furniture is generally understood to mean furniture such as chairs, tables, settees or loungers, lamps, fans, etc. that will not be damaged by exposure to rain, sun, or other outdoor elements. Fur-

niture that is designed for interior use does not conform to the definition of patio furniture.

Some lanais have been enclosed. A number were already enclosed before the developer's purchase; the developer enclosed some; the developer approved some enclosures; some had no permission; and some have been enclosed under the approved guidelines of the ARC and Board. The enclosed lanais cannot be removed from the Limited Common Element of the Association and therefore remain under the control of The Association. Your co-operation with any letter that you may receive is greatly appreciated, especially since each Unit Owner has agreed, in writing, to follow all The Association documents as well as any Rules and Regulations that may be established by the Board of Directors.

Bill Loewenthal

NEIGHBORHOOD WATCH

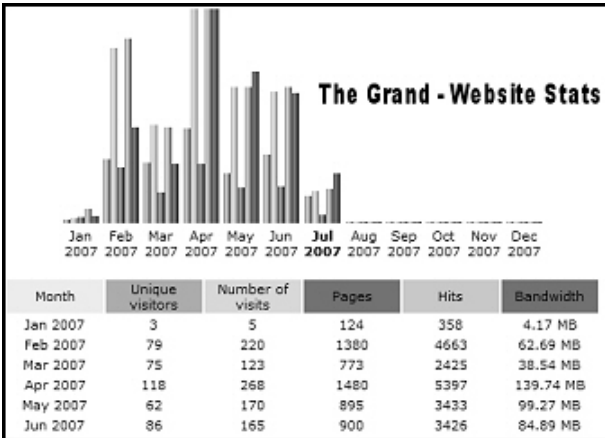
TELEPHONE CALL LIST CAPTAINS NEEDED

LITTLE TIME REQUIRED

HELP KEEP TELEPHONE CALL LIST UP TO DATE

MAKE EMERGENCY CALLS WHEN NECESSARY

Communications Committee



The Communications Committee continues to work diligently on our newsletters and website. We hope you are enjoying our efforts.

It is exciting to see the activity we receive daily on our website. Since our grand opening in February, the site averages well over 175 visits per month. It appears that most repeat visitors are heading for the "What's New" page and then they travel to other pages, such as the "Events" page. It's also exciting to see that we appear on the Google and Yahoo search engines. Normally, it takes a very long time before a new site will show up on a search engine and especially, Google. Some companies pay a high price to appear on search engines' list of links. We did not pay a dime ... but got our deserved spot! Please continue to visit our site and tell your friends about us.

TheGrandAtOldeCarrollwood.com

Ann Jordana

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 these scheduled meetings. The Sales & Lease and Grounds committees have openings on their committees. Owners wishing to volunteer to serve should contact our president. We need you!

Our property manager, Josie Betancourt recently came aboard. If you haven't already, please stop by and say "Hi" to Josie.

Josie is onsite in our clubhouse for twenty hours a week.

***Mon, Wed, Friday - 9am -1pm
Tues, Thursday -2pm -6pm***

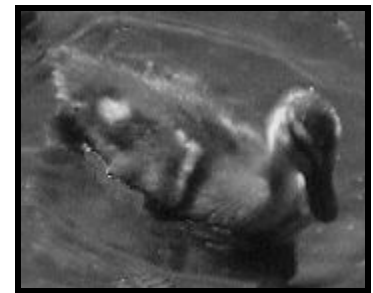
August 2 –Bunco 7pm

August 11 –Summer Splash Pot luck 7pm

September 3 –Labor Day Poolside Party 7pm

September 6 –Bunco 7pm

September 28 –Tea Friday 1pm



**Movie Nights
Coming Soon!**

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.

**THE GRAND
AT
OLDE
CARROLLWOOD**

LANDSCAPING BEATIFICATION

**IDEAS NEEDED
WHAT PLANTS ARE BEST
CHECKING ON PLANT PRICES
ASSISTANCE WITH PLANTING
REPORTING ITEMS MISSED BY OUR LANDSCAPING
COMPANY
CONTACTING VENDORS FOR PROPOSALS**

**ADOPT – A – POND
SIGN UP FOR PROGRAM
ASSISTANCE WITH PLANTING OF FREE POND PLANTS TO ADD COLOR**

NON-RESIDENT USE OF COMPACTOR/DUMPSTER

**ILLEGAL DUMPING IS A CRIME
ILLEGAL DUMPING COSTS US MONEY
TRY TO GET A TAG NUMBER OF VEHICLE
INFORM BOARD MEMBER IMMEDIATELY
SHERIFF WILL BE CONTACTED**

“Hello” from our Property Manager, Josie Betancourt

I am so very pleased to be here at the Grand! I have had many years of experience in this field and am eager to help everyone adjust to living in a community environment. My purpose is to help you protect the value of your home while enhancing the quality of your life.

My work schedule here is:

**Monday, Wednesday and Friday— 9am to 1 pm
Tuesday and Thursday—2pm—6pm**

**Clubhouse phone # - 813 - 962 -2042
Email—jbetancourt@cmcfla.com**