

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Summer is here and as I said in our last newsletter “good things are happening at the Grand”. We have planted new trees behind buildings seven, eight, eleven, fourteen, fifteen and twenty nine. New sod was replaced in several areas with more to come along with mulch and smaller plants as soon as money is available. All palms will be trimmed this month. The front entrance has new plants on the second island.

Many of the gutters on the property are in the process of being cleaned as well as all car ports are being scraped, textured and painted. This is a timely process. Please be patient. We are aware that some trees need trimming and as money is available, we will do so. We had to put a new pump at the big pool this month. It finally went out after many years of operation. The pools are up and operating

for your enjoyment. Please enjoy the barbeque grills in the picnic area. Please remember the sun room is open for your use.

We have had several good events such as the luau and July 4th around the pool and as always I would like to thank the social committee that work tirelessly to make things happen at the grand.

We have a crime watch committee starting up which should add to the security and safety of the area. Please continue to help us work together as a community.

The lake is being sprayed by our lake company monthly but please understand we can only spray fifty feet from the shore as per the EPC requirements therefore we will have small areas of lily pads.

Although we are feeling



the crunch of foreclosures like all homeowners associations are, we are still in good condition and moving forward.

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.

I would like to thank all of our committees for their hard work and dedication to the Grand.

As always, I thank our board of directors for their hard work.

Good things will happen and continue to happen if we all work together.

Jack Piniella

Volume 3, Issue 3

Summer 2008

Board of Directors

- **Jack Piniella, President**
Email piniella@tampabay.rr.com
- **Martin E. Butler, Jr. Vice President**
Email MEB0613@aol.com
- **Paula Trotti, Secretary/Treasurer**
Email Paulajane@tampabay.rr.com
- **William Lowenthal, Director**
Email william.loewenthal@verizon.net
- **John Cookerly, Director**
Email jclinein@aol.com

Property Manager

Community Management Concepts, Inc.

Peter Schmidt— Property Manager.
Clubhouse - 813-962-2042
Email thegrandatoldecarrollwood@verizon.net

Manjola 'Lola' Kavariq - Accounting Manager
Phone -727-535-2424

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

Association and County Requirement about Dogs

Reports continue to come in regarding dogs that are not on leashes and dog droppings that are not picked up. PLEASE abide by this requirement so that we may continue to enjoy our beautiful grounds. We enjoy seeing our furry friends enjoy the fresh air and want to continue but this can only be done if everyone helps.

Neighborhood Watch Committee

START UP COMMITTEE MEMBERS:

Ann Mosier
Martin Butler

Due to our busy schedules it is taking a little time to go door-to-door, however, Martin and I agree it will pay off in the end.

And to gather information from the captains to get their ideas and buy-in:

- as to how we can best communicate
- enhance our community and personal safety

ACTIVITY:

Work in progress

In the near future, once we have all of our captains in place, we anticipate a short meeting with all of the captains who committed:

Ann Mosier

Martin and I have been going building to building in person to get captain's and co-captain's commitments from residents, owners and/or tenants.

To exchange:

- captain names and tele phone numbers
- discuss and establish the purpose of the committee
- distribute helpful safety hints and brochures



RESULTS:

So far we have had a very high percent of positive commitments from the buildings we have visited. In the end we are confident we will have every building covered.

Unit Owners-Leases

Please be reminded that all new owner, owners who have new lessees or residents, per our recorded documents and the Florida statutes, are responsible for completing our sales/lease form. The form is posted on our website at http://thegrandatoldecarrollwood.com/sales_lease_form.htm or may be picked up at our property manager's office.

It is critical that this information is on file in case of an emergency or the association's need for contacting a resident. Additionally, the information is needed so that we may comply with City and County regulations. The information is maintained in our office and confidential to our association.

When ownership or renter arrangements change, our property manager will need to obtain the above application and issue a new Recreational Access Card. Additionally, our property manager would like to meet you and make certain that you have received important papers such as our "Rules and Regulations". These rules and regulations define pool usage, recreational area information and other important matters.

Please help us by completing the application of residency form if you have not completed one before or should there be a change to the form you previously submitted. You may mail in your completed form or drop it into our "Suggestion/Work Order box in our clubhouse lobby.

Reminder—All leases must be for a period of six months or more and made an attachment to the form noted above.

Thank you for helping us keep our records up to date.

Clubhouse/Social Committee

The High Tea held on April 25, was a lovely occasion. The decorations and refreshments were enjoyed by all those attending.

We had a "Grand" turn out for our "Family Poolside Luau". The tropical decorations were beautiful and the food brought by the residents surpassed their usual superb contributions. Poolside events are great for families, giving the children the pool to enjoy.

Our "4th of July Family Cookout" was equally successful for the residents attending. The "burgers and dogs", prepared by the volunteer chefs, Jack Piniella and Al Wise, were delicious.

We extend our congratulations and thanks to the Clubhouse/Social Committee and their volunteer helpers for all their hard work in decorating, preparing and hosting these events.

A tea is planned for September 19th, details to be provided later.

Paula Trotti

Garbage Compactor/Dumpster

We continue to have problems with the use of our compactor in that some people who live off the premises are dumping items illegally. Should you observe this, please contact a board member or property manager who will then call the sheriff. You will need to get the tag number of the vehicle when reporting.

Items Not Permitted

Computers, Printers, Copiers, All Peripherals, Furniture, Construction Debris, Car Parts, Items that are too large such as Mattresses, Christmas

trees and Box Springs
All of these items require a special pickup which costs our association an unnecessary expense.

Parking at Dumpster

Some residents or their guests have parked in front of the green doors of the compactor. It is impossible to have the dumpster emptied by the waste removal company when this happens.

Overflowing Trash Receptacles

Many neighbors have noted units that

continually overfill their unit trash receptacles. If your trash will not fit in the container so that the lid is completely closed, your trash will need to be taken to the compactor. Trash should be placed in your trash receptacle on valet pick-up days only.

Please Help

We need everyone's help in monitoring these situations so that we may continue to enjoy having this compactor/dumpster on our property.

To Feed or Not to Feed our Ducks

While it is preferred that our feathered friends NOT be human fed, it is understandable that some of our residents enjoy giving them a treat once in awhile. Should you be so inclined, please feed the ducks close to the pond instead of areas where they need to cross over our walkways to get their treats. Obviously, our walkways need to be free of duck/bird droppings which are not only messy to see, but unhealthy and a nuisance that requires special cleanups.

An important note to this article.... DO NOT FEED any other stray animals such as cats, dogs or squirrels etc.....

Reminders

For the good and welfare of ALL of our residents... please be reminded:

- Car washing or repairs are NOT permitted on our premises
- Bicycles & strollers must be contained within your unit.
- No rugs, towels etc. may be placed on our walkway railings.
- Dog owners shall be responsible for removal of waste left by their animals on our property.
- When placing boxes in our trash dumpster... remove contents from the boxes and flatten them so others will have space to discard their items.
- If you have a plumbing problem in your unit and need to turn off the main water supply. Please notify all residents in your building of the shutdown beforehand.
- Please do not open the door to anyone for entrance to our fitness center. Key holders plus 2 guests are permitted entry with key access
- Frequently check our bulletin board (located at front entrance to the clubhouse) for notices of events and/or meetings.
- **Foremost... ENJOY** our community and get involved!



Bicycle Rack

Our bicycle rack area has been fenced-in for your convenience. Should you want to store your bicycle in this area, please visit our property manager to register and receive the lock code. As a reminder... Your bicycle may only be stored within your unit boundaries or in this storage area. No bicycles are to be placed in common or limited common areas which include your screened porches or walkways outside the pool areas. There shall be no bicycle riding on any of our walkways or bridge.

Property Manager says "Hello"

I have had the pleasure of meeting some of you through contact at the office, a board meeting, or at the June luau. It is a pleasure to come to work at such a nicely landscaped and maintained community.

I look forward to supporting your Board in the work it does to keep this community at the standards you would expect. I agree with your President Jack Piniella in the philosophy of getting the most value out of a dollar.

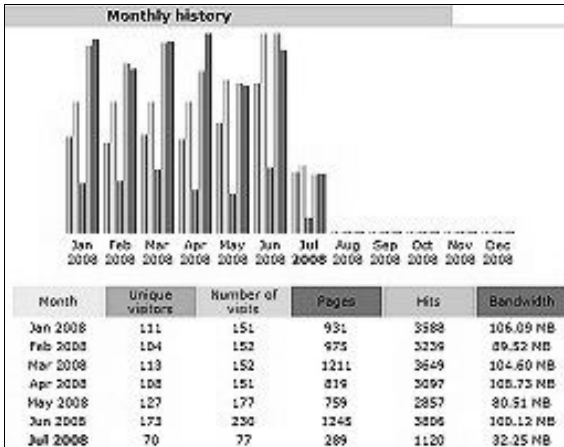
I am President of a Board for a small association in the French Quarter of New Orleans, which thankfully more or less runs itself. I have previously been a business owner, household manager for two Fortune 100 CEOs and their families, and a waiter at the Don Cesar.

I look forward to upholding the standards of the community and working with all of you and the Board to keep The Grand GRAND.

Regards,

Peter Schmidt

Communications Committee



Our website has reached the 16 month anniversary and continues to grow! This past June we had the most traffic and it looks like this month will beat that. Sundays continue to be the night for Grand viewing on the web and printing out the various forms and past newsletters.

This newsletter will be our eighth quarterly newsletter. We hope that we will be able to afford a colored version some day with slick paper!

I recently had a conversation with our new property manager, Peter who is interested in the development of a webpage for him to communicate swiftly with our members. He hopes to bring up matters that seem to be of great interest to our residents and current information that he wants to share. Hopefully this project will begin within the next few weeks. Keep a lookout at our website for the new page.

If you are new to our community or just need a reminder:

TheGrandAtOldeCarrollwood.com

Ann Jordana

Calendar of Events

Board of Directors meet the third Wednesday of each month

Social Committee — check bulletin board for dates and times.

Architectural Review —check bulletin board for dates and times.

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, Peter is on-site in our clubhouse for twenty hours a week.

*Monday—Friday
9:00 AM—1:00 PM*

September Tea

September 19, 12:30 PM



**Happy
Summer!**

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 revisted

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

A Special Thank you...

Have you noticed how great our main entrance looks? A special thanks to Joe Pena and his dad for their hard work and beautiful landscaping.

It should also be noted that there have been many residents who have spruced up their building fronts or backs with some mulch and in some instances, plants. These efforts are truly appreciated as it shows pride and concern in our surroundings and saves the association monies. As money is available, additional mulching will be done and this matter is "high" on our to-do list.

If you are so inclined to spruce up your areas, please contact our property manager or a member of our Board of Directors with your plan. Thanks to all!