

# The Grand Connection



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

### From the President

Hope everyone is having a wonderful summer. It's great to see our residents enjoying the pool and grill areas. The clubhouse/gym has been converted and everyone is enjoying that as well.

Our residents that use the gym have expressed they like it better as they have 300 square feet more to utilize. We thank all of the residents and companies that contributed in the conversion. Thanks to Wise guys plumbing, Trotti's Lounge, JB Factory Carpet Company and L & M Almeda Draperies.

We are now getting bids to paint the entire property. We had a meeting with a representative from Porter Paint Company and five painting contrac-

tors. After we get the bids we think there should be enough money in the reserves to start painting.

Now that we are getting into the rainy season, we will be replacing some grass in the worst areas on the property and will be adding some plants and mulch shortly after that.

Our maintenance men continue to do a great job up keeping and maintaining the property.

Please join us in welcoming our new residents to our beautiful neighborhood.

Please go to Our official website :

**TheGrandAtOldeCarrollwood.com**

Our website is loaded with



all types of information about our complex. Please visit our website for any information you may need.

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

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 me, should you wish to volunteer.

*Jack Piniella*

Volume 6, Issue 3

Summer 2011

#### Board of Directors

- **Jack Piniella, President**  
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- **Mary McCall, Director**  
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#### 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 made by the furnished coupons to the Grand at Olde Carrollwood c/o Sterling Management, PO Box 28157, Miami, Florida 33102-8157

### Pool Use

One of our important and costly budgeted items for our community is the pool maintenance and repairs of same. The fact that we have two pools, has been expressed by many owners and residents as a major reason for living here at the Grand.

Please help us maintain our beautiful pools by adhering to our pool rules so that all may enjoy their time at the pools. Pool usage appears to be heavier in this time of the year and we ask that you respect the rights of **all** pool users ..... by not "taking over" the pool as if it were a private pool. It is important to limit the number of guests to four and important to maintain a noise level that is respectful to all.

Thanks for helping!

## Neighborhood Watch Program

On July 26th and August 4th, a group of neighbors met with the objective of making our Neighborhood Watch Program both a viable and effective program. As you have previously been advised, all residents are being asked to be the “EYES & EARS” of the program. Volunteers are needed to serve as the program coordinator or assistants as well as building captains or assistants.

We want to be proactive in discouraging criminal activity in our community. While there have been incidents from time to time, there has not been a rash of criminal activity. We want to insure that it stays that way. Your individual assistance, interest, and volunteering will help insure that our community will be a safe and wonderful place to live.

The Program Coordinator and assistants will work with building captains and assistants to insure communication with all residents of the building so that the sheriff’s office can be promptly notified of both suspicious and/or criminal activity. The sheriff’s Deputies will present programs regarding identification and reporting of suspicious activities.

The Building Captains and assistants will work to insure that the building residents know how to identify and report activities of concern to either the 911 Emergency Number or the 247-8200 Non-Emergency Number. Additionally, they would notify building residents through written flyers, telephone calls, emails, or personal contact about situations of concern, meetings and presentations. In the event response by emergency personnel the building captains or assistants would also be able to advise the responders of residences where special help is needed as well as units that are vacant.

Please consider volunteering for one of these positions. Providing the contact information below will insure that Neighborhood Watch Program will be as successful.

All residents are invited to the next meeting on **Wednesday, August 10th** at 7:00pm in the clubhouse. A form is included with these newsletter for you to complete and return to the office. I will be happy to answer any of your questions.

*Martin E. Butler, Temporary Coordinator*

## How it works.....

Operating a homeowner association carries with it many of the very same duties and responsibilities as overseeing any other business. Serving as a board member is a valuable and rewarding experience that should be undertaken by those who see it as an opportunity to serve their fellow neighbors while protecting and enhancing the assets of the community. It is serious business, but also a task worth doing well in order to safeguard the investments of all.

To be effective, a condominium owners association needs a strong board of directors that understands its role and pursues it with passion and a concise mission in mind. Yes, we have contracted with a management company here at the Grand and the contract stipulates that we have a on-site manager for twenty hours a week. For an association as large as ours, 20 hours is insufficient. We have 244 units and 26 acres of land which demands many management man hours. Fortunately, our board of directors assist and some actually put in more than 20 hours per week.

A heavy burden is placed on our volunteer management team and especially since there continues to be a frequent turn-around of residents, which is to be expected. What we shouldn’t expect is residents who have little interest or appreciation for our volunteers or their neighbors. Fortunately, we have only a few who don’t understand how the association operates.

When given an opportunity, please share this article so that we are all on the same page and working to keep our investment in tact. Many of us bought our home here because we liked the concept of maintenance-free living and it is our association volunteers who make this happen for us.

## Social Committee

We had a grand turn out for our "luau" in June!

Now that our clubhouse is downstairs, it made it much easier for residents to attend who can't climb the stairs. The tropical decorations were beautiful and the food brought by the residents surpassed their usual superb contributions. Everyone was decked out in their tropical attire! Fun was had by all!!!

Starting in September, **Bunko** will resume on the 4th Thursday of each month at 7pm in the clubhouse. Please bring a snack to share! It's a great time to meet neighbors and have a fun evening.

The social committee is planning a wine and cheese party in September. Information will follow.

### Sunroom parties

We encourage residents to have get-togethers or parties in the sunroom by the pool. It is necessary to call the property manager in the office to reserve the sunroom for a party. Please supply Rod with your name, phone number, unit number and date and time you would like to schedule.

**Have a wonderful summer!!**

## Compactor/Dumpster

Please help us keep our maintenance dues down...by not placing items in or around the dumpster which are causing extra expenses. Our regularly scheduled dumpster pick-up does not include large items i.e. furniture, large cardboard boxes, metal bars or wood, appliances, T V 's, mattresses etc.

Please help us control this situation.... Should you witness anyone illegally dumping, please notify our property manager, Rod with the license tag info. If you have any large items that you would like to donate to a good cause, you can call the Salvation Army 813-226-0055 or the Goodwill 813-888-8131 and they will pick them up for free and give you a receipt for a possible tax credit.

Thanks for helping us keep our expenses down!

## Documents, Rules, Regulations & Registration

If you are a new owner, you should have received your set of documents at your closing that include our rules. Please contact our property manager if you have not received them.

If you are renting your unit, the documents must be provided to you by your landlord.

Additionally, all renters and new owners need to complete the application/registration form and provide it to the property manager. It is critical that this information is on file in case of an emergency or the association's need for contacting a resident. Registration information is needed so that we may comply with City and County regulations. Should there ever be a disaster, hurricane, fire, etc., the registration form will enable the association to account for residents of the Grand. The information is maintained in our office and confidential to our association.

These documents, rules and regulations may also be found at our website....

## Property Manager's Corner

Don't miss another community association event!

Communication is a very important aspect of our lives and there are many forms of modern communication these days. This newsletter is a good example. It tells about events and other information in our community. There is another very important element in communication and that is the contact information. That is what I urging each of you today to help me with. How do we reach out to you. I am updating all the contact information in our data base and I ask that you supply me with the information listed below...

Owner / Renter Name [every occupant residing in the unit]

Unit Number

Official mailing address [if different than the unit #]

Contact phone number [day / evening / emergency]

Email address

Emergency contact person

Auto [make / model / tag]

Pets

Please call me, drop the information in the suggestion box at the office, in the mail, or email.

*Rod Graber, CPM, CAPS, CAM*

## Making Changes to Your Unit?

We urge all residents to reread your condominium documents and please 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 by the Architectural Review Committee. Please make sure you attach copies of drawings and of county permits if required.

The ARC Committee form and guidelines are on our website .... [TheGrandAtOldeCarrollwood.com](http://TheGrandAtOldeCarrollwood.com)

The reasons for the need of an ARC form are many and necessary according to our documents. The ARC committee will process your form quickly. What is important to realize is that an alteration to a unit without approval could result in a costly error if the alteration did not comply with our documents and resulted in the removal of the change.

Most cosmetic changes, such as painting, do not require review and approval of the Architectural Review Committee (ARC). Because this is a condominium with two story buildings, utility connections and other changes that may affect adjacent or lower Units do require approval of the ARC.

Paragraph 16 Section a. (iii) (A) of the Declarations states that no owner or occupant may make any alteration within a Unit which involves connecting to Common Element pipes, lines, conduits and/or any other apparatus for access to common utilities without prior written ARC approval (including, but not limited to, the installation of washers and dryers). No structural or load bearing walls may be modified without having a drawing and report from a licensed structural engineer being submitted to the ARC and receiving prior written approval from the ARC.

There are guidelines for making changes to lanais and patios, doors/windows.

This newsletter article is not all-inclusive and merely addresses some items you will find in the guidelines.

## Have you submitted a registration form?

Our Management Office, by law, must maintain a current resident information form on file for every address. This form helps us locate you in case of an emergency, it registers your pet and vehicles and allows us to set up a crime watch . It is for your safety and security and we must have 100% participation.

If you have not turned a form in, please call the property manager at 813-962-2042 and they will provide you with one. It takes a few minutes to complete the brief form and very important that owners who have rental units also turn in a current lease to the office .

## Hurricane Season - Are you ready?

Tiz the season... shudder!

However, we need to be aware that preparation of our individual units and limited common areas (to include screened porches and patios) and common areas (to include entrances areas) is necessary for all residents and owners.

As you prepare your hurricane prep list of reminders such as batteries, water and food items, non-electric can opener etc. , be reminded to add the following to your hurricane prep list:

- Remove all items from screened-in porch and place within the unit**
- Remove all items from patios and place within the unit**
- Remove all items from entrance area and place within your unit**

A very good website for the top ten hurricane tips is <http://www.chiff.com/a/hurricanetips.htm>

FEMA also has available and excellent booklet in pdf format which you may want to download from <http://www.fema.gov/areyouready/>

**Offsite owners...** Please address hurricane preparation with your tenants and be reminded that items on porches, patios and entrance ways must be removed when a unit is vacant per our condo declarations.

**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 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.*

# Neighborhood Watch Program

### What is Neighborhood Watch?

In essence, Neighborhood Watch is a crime prevention program that stresses education and common sense. It teaches citizens how to help themselves by identifying and reporting suspicious activity in their neighborhoods. In addition, it provides citizens with the opportunity to make their neighborhoods safer and improve the quality of life. Neighborhood Watch groups typically focus on observation and awareness as a means of preventing crime and employ strategies that range from simply promoting social interaction and "watching out for each other" to active patrols by groups of citizens. This community effort will be working closely with the county sheriff's office who will provide guidance and interaction.

### What is a Program Coordinator?

The Program Coordinator will be responsible for overseeing the "Watch" program and communicating with the building captains, county sheriff's office, our association via activity reports and communications to our residents. This very important position will also include in the setting up and conducting meetings of the Watch Group.

### What is a Building Captain?

It has been determined that, in order to efficiently operate a **Neighborhood Watch Program** here at the **Grand**, a captain from each of our 33 buildings should be a manageable way to ensure communications get filtered down to each unit resident, our major goal. The building captain will be responsible to receive reports/observation from their building's neighbors and communicate with the proper authorities and Program Coordinator.

As our Neighborhood Watch Program evolves, there will be a better description of the needs of the Group and the above positions of program coordinator and building captain. It is exciting to see the interested residents here at the Grand and positive outcomes will be the result of this great program!

If you are willing to volunteer your time and efforts to our new program, please complete the following and submit it to our property manager or drop it off in the suggestion box in the club house.

.....Please Print.....

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Unit # \_\_\_\_\_

Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_

Email: \_\_\_\_\_

I would be willing to serve as Program Coordinator \_\_\_\_\_ Assistant \_\_\_\_\_

I would be willing to serve as a Building Captain \_\_\_\_\_ Assistant \_\_\_\_\_

I am unable to serve at this time but please keep me in mind for the future \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_