

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

The Grand is looking better than ever with all of the improvements we have done in the last eight years. Over this time, we have rebuilt the bridge, repaired the compactor, installed many new trees, numerous plants, yards and yards of new sod and mulch, repainted the buildings and in the coming few years we will be replacing the roofs. We will be cutting back all palm trees as we do every year. We have replaced the carpet in some of the buildings that have carpeted stair wells due to wear and tear. We have replaced some of the pool furniture lounge chairs and umbrellas and will continue to upgrade both as needed.

We have hired a new landscape contractor. The contractors name is Florida Landscape Consultants and over the first few months that they have been here, we noticed a big improvement in the detail work and the trimming of our plants, hedges and trees.

Our long-range plan to make the Grand the best place ever to live is right on schedule. Our Board of Directors

has done a marvelous job with the budget and our finances and continue to keep our assessments at an even level. Because of that, we are considering having a full-time property manager this coming year.

We are working with several contractors on a new security system for the clubhouse and pool areas. At this time the pool areas are not secured and we have had many non-resident people using our pools. The old security system in the clubhouse is out-dated and needs replacement. The new system we are getting that will cover both clubhouse and pool areas will be a state-of-the-art system with new cameras and gate locks.

At a recent unit owner meeting, we placed on the agenda to vote for using a pooled method of using our reserves vs. straight-line method. The vote was overwhelmingly approved by the owners to use the pooling method. Without pooled reserves, the Board could only spend the money in that particular account. If the funds in that restricted account were insufficient, the Board would either have to delay



the project until more funds were added to the account, or levy a special assessment to make up the difference, even though there might be ample funds in other restricted accounts. The pooling method is much easier to use and allows the Board of Director's greater flexibility to conduct necessary repairs in a timely fashion, and the amount necessary to fund the Reserves will be less.

The mystery of why the lake water is low still remains. We have had the Environmental Protection Commission supervisor and several engineers inspect the lake and no one knows what the problem is. Our next step will be to contact a hydrologist to see if they know why it is low. We continue to have the lake sprayed monthly to try to maintain vegetation growth.

We have many new owners and residents and we welcome you to the Grand and hope you will enjoy many years here. *(cont'd next page)*

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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

First Service Residential

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 be made with the furnished coupons.

From the President—Continuation

Please join us at our Social Events at the clubhouse, and our pools and grill area and (most of all) enjoy!

We need committee members. If you are interested in joining any of our committees, contact Rod for details.

Our Owners' Annual Member Meeting is scheduled for December 5th. Please mark this important date and plan to attend.

As always, a big thank you to all committee members for their hard work. Additionally thanks to Rod

Graber, our property manager and our new maintenance men Robert for the great job they do. The board appreciates all residents for their continued support.

Jack Piniella

Holiday Decorations

It's that time of year again! All residents are asked to keep their holiday decorations on their lanai/screened porch or inside their units. You may place a wreath or holiday decoration in the top half of your entrance door. Do not run electrical lines or lights outside your unit in the common areas.

You may place ONE plant at your outside front doorstep and a door decoration (such as a holiday wreath) that is no larger than 20 x 20 inches. Reminder:

Christmas trees will not be removed by the association.

Please make personal arrangements to have them removed from the premises. Please remind any neighbor that you observe placing their tree near or in our trash/dumpster that extra pickups for trash are very costly and we need to keep our expenses down. An increase in dues/assessments because of a disregard to the rules does not sit well with any of us.

Selling or Renting your unit?

Reminder to all unit owners

If you have a unit for sale or rent. We will be happy to list it for you on our website. Please contact our property manager, Rod Graber at the clubhouse and he will explain the procedure. We have received excellent feedback from owners who have used this free member service.

TheGrandAtOldeCarrollwood.com

Important Upcoming Meeting Date

Annual Membership Meeting for Unit Owners..... December 5, 2014

Pets in units...

Reminder.... 2 pets per unit. Please review our documents as to the kinds of pets that are allowed.

Social Committee

Ladies' Holiday Cookie Exchange **Sunday, December 7, 2014** **3PM**

It's the most wonderful time of the year and some ladies are getting together for some holiday fun! Please come join us for a cookie exchange party on Sunday afternoon at 3pm on Dec 7th in the clubhouse. Bring 1 dozen cookies to share. We will enjoy our beautiful tree while listening to holiday music and eating some of the wonderful cookies. Tea and coffee will be served.

Please bring a neighbor, friend and family to enjoy the afternoon with us!!

Grand Holiday Party **Saturday, December 13, 2014** **6:30 PM**

You're invited for some holiday cheer to celebrate this special time of year!

We're planning a joyous holiday gathering on Saturday evening Dec. 13 at 7pm in the clubhouse, come join us. Please say you'll be there, it wouldn't be the holidays without you!

It's the time of year for reflection
A time for good cheer
A time for friends and family
A special time of year

It's that time of year when we celebrate the season of love and peace being with good friends and neighbors gathering around to enjoy our twinkling tree, seasonal music and amazing food! Delicious ham and turkey will be served as well as tea and coffee. Please bring your favorite holiday dish to share. Bring wine and beer if you wish.

Game Nights

January 2015, on the 4th Thursday of each month at 7pm we will continue game night. The "Game" nights are held in the clubroom. Come join us and bring a snack for sharing and enjoy a fun evening! Bring a friend!!!

Library

We want to remind you of the lovely library in the clubhouse. Many of you are using the library and enjoying it. It is open for everyone to use, just get books and magazines and donate items if you wish.

Beware of Rental Scams

Thinking of moving to a new city? Looking for a vacation rental? Many people will begin their search through online classifieds or search engines. However, that amazing deal that you find online may actually turn out to be a scam. Scammers commonly advertise rentals that aren't available or don't exist, often requesting money up-front before their victims find out the hard truth. If it sounds too good to be true, it probably is.

Property Manager's Column

Hello to all Homeowners and Renters,

In a condo you live under a set of laws, rules and procedures that are a compromise between individual and community rights. If you are used to other forms of housing, the rules and regulations of condominiums may initially seem overly strict, but they are in place to help ensure that condominiums are enjoyable communities for everyone. With that being said, the weather is changing with cooler temperatures and less humidity. Many will open windows for fresh air and many people will spend more time outdoors. If you are walking your pets, please be a responsible pet owner and pick up after your pets. Remember all pets must be on a leash and under control of the owner at all times. If you allow your pet on the lanai you must be present with your pet as per the pet rules.

With more than half of all new home starts last year multi-family units, the lifestyle offered by a condominium has become a desired choice for a number of people. For homeowners who do not want to deal with exterior maintenance and self-property management, condo living is ideal, and for those who live abroad, the lock-and-leave aspect of condo living is very appealing.

Here, at the Grand, our residents enjoy a very well-maintained community and one which has lots of amenities. The outside of your unit and the land surrounding the building are owned collectively by you and all of the other building residents, and your condo fees go towards maintaining those amenities and land.

We can choose to "participate" or choose not to. Should you decide it is the right time for you to volunteer, I would love to hear from you. Please consider this matter and perhaps "make it a New Year's resolution" !

Thank you for allowing me to be part of your community. Have a Safe and Happy Holiday.

Rod Graber
Property Manager
FirstService Residential

2015 Assessment Payments

Soon, we will be receiving our 2015 coupon books in our mailboxes. Please be on the lookout for them so that you will be able to make your payment timely and avoid a late charge. As in this past year, payments may be made by the coupon method, paying online at the SterlingConnect website or via auto pay (electronic fund transfer). Please contact our property manager should you have any questions regarding this matter. You may call Rod at 813-962-2042.

Note: If you have signed up for EFT (electronic payments) in the past and wish to continue for your 2015 payments, you do NOT need to complete a new authorization agreement. Your previous agreement will be valid until you notify to discontinue/revoke it.

Member in Good Standing

A member in “good standing” is a member who is up to date on all outstanding assessments, fines, water bills and liens. A member in good standing is eligible to vote on any issue brought to the membership or run for a directorship in any election here at the Grand. Fortunately, we have many members who wear that position proudly and take their responsibilities seriously. A member in good standing may take advantage of our amenities. **They are our good neighbors and respect the rules.** When you read of other communities which are deteriorating due to these hard times, you can be proud of being among **our** members in good standing.

What can I put on my patio?

Document Definitions and Parameters:

In this guideline "Patio" refers to common element patios on the exterior of each unit.

Patios, Patio areas and plant beds are common element areas and subject to rules approved by the Association's Board of Directors.

Allowed on patios:

Muted Earth Tone and neutral colored "patio furniture" and umbrellas (closed except when in use)

No bright colors

Live plants in containers

Allowed on patios and in plant beds adjacent to patios:

No more than 4 garden or outdoor ornaments (none over 42" High, no plastic or wood)

6 solar lights

No agricultural or artificial plants allowed on patio or in plant beds.

Allowed in plant beds:

All plants planted in plant beds must be submitted to and approved by the Board of Directors.

No A/C electric lights, appliances or other items allowed on patios, plant beds or common areas. With the exception of the above limitations on garden ornaments, container plants or lights in plant beds; no plants, furniture, outdoor ornaments, lights or any other objects allowed to be placed or planted in the common area outside the patio.

In the event of severe storm or hurricane warnings, the owner and resident are responsible for removing all items from the patio and plant beds and securing them inside their unit, not on screened lanai. If failure to secure items results in damage to any property in the complex, the unit owner will be held 100% liable for the resulting damage by the items.

Note: See our property manager for complete guidelines which includes guidelines for patio installation.

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



Have you been Naughty or Nice?

**Happy
Holidays!**

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**

What can I put on my lanais?

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

Please contact our property manager for complete guidelines and ARC application for alterations, which are also available for downloading at our website.