

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

I am honored to be serving on the first Board of Directors for the Grand at Olde Carrollwood and with such outstanding board members. These first few months have been very challenging.

One of our first matters of business was forming new committees to assist us with establishing operational guidelines such as the necessary rules & regulations. The first priority of the Board of Directors and the newly formed committees is to ensure our community is one of the very best condominium communities in the Tampa Bay area.

We are working very hard with the developer to complete some very important projects such as a new

bridge, seawall repairs, clubhouse completion and other improvements including our lake.

All committees are up and running. The ARC is already considering applications for various remodeling efforts. The Social Committee have been busy with the planning for social events to be held in our beautiful clubhouse. The Board of Directors is working on the 2007 budget.

I hope you are enjoying the fitness center at the clubhouse which is fully operational with state-of-the-art equipment.

The Board of Directors welcomes your ideas for improvements as are our volunteer committees.



Feel free to contact me by email with any questions that are important to you. We are here to serve your needs and I am looking forward to meeting each and every one of the residents of the Grand at Olde Carrollwood.

I hope you will be enjoying our newsletters which will be full of information as we aim to "Connect" with all of our neighbors.

The Board of Directors hold monthly meetings on the third Wednesday of each month.

Jack Piniella

Volume 1, Issue 1

Winter 2006

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

Greenacre Properties

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813-600-1100 ext 263
Susan@greenacreproperties.com
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Liz Nelson, Admin Ass't
813-600-1100 ext 125
To request ARC & Sale/
Lease forms
Liz@greenacreproperties.com

Tracy Preston, Accts Re-
ceivable 813-600-1100 ext
131
Tracy@greenacreproperties.com

Sales/Lease Committee

We had our first meeting at the end of September. We will be meeting on the first Wednesday of each month at 6:30pm at the clubhouse. Any owner who is interested in being on the committee is welcome to come

to our next meeting or contact me at 476-6794. We are currently in the process of adopting a standard application and lease agreement form for anyone who would be interested in leasing a unit at the Grand. As a com-

mittee, we feel it is very important to have uniformity on establishing certain qualifications in order to lease here at the Grand.

John Cookerly

Grounds/Landscape Committee

The Building and Grounds Committee (Martin Butler, Evon Diamond, Martha Lowenthal, Marti Piniella, June Prescott) has met and discussed numerous topics (landscaping contract, identifying resident non-covered parking spaces, signs for pools and tennis courts, speeding, dog deposits, irrigation water leaks, skateboarding, clean-up day, fence areas, door-side garbage containers). Additional information will be obtained on these topics for further consideration at the next meeting. The most important topic was how Mid Florida Landscaping, Inc. was taking care of the property. On Wednesday, September 27th, a meeting was held with Brian Parker of Mid Florida Landscaping to clear up the items that had been discussed at the meeting. The work that the crew did that Wednesday showed considerable improvement from previous times. It was made clear to Brian Parker that his crews were to treat the property not as apartments but rather the private residences that they are. Some of the plants in front of the Clubhouse have died. These are under a year warranty and will be replaced. Many of the building had new plants in front of them. Any of those

that have died and are under warranty will be replaced. Please let us know if you are aware of any of these. The warranty period is almost up on the plants; so we need to be vigilant. Additionally, several proposals were received from him concerning some areas that need additional attention. Since these are outside the contract we will have to evaluate them carefully. Additionally, all known irrigation water leaks have been taken care of and the irrigation system is to be turned back on. The installation of the fence around the Maintenance Building storage area is almost complete. The new doors on the dumpster will also be painted so that they do not reflect the sunlight. Hopefully by the time you receive this newsletter, three major projects will be underway after having been authorized by the Developer. These are a complete reworking of the Bridge (Sorry, once the work starts it will be out of service for about two weeks); the cleanout of the connecting canal; and the repair of the area by the seawall and the replacement of the sidewalk. The Board has been working with the Developer to get these projects done and that authorization has now been given. The

permit to remove some of the lily pads has been received; however, whether to remove the lily pads from the center or the side of the pond has yet to be resolved. We are working with the regulatory authorities. Additionally, on Friday, September 29th, Jack Pinella and Martin Butler had a meeting with Charles concerning the above items as well as the leaks in the Club House Sun Room ceiling; the out-side lights on the pool-side of the Club House; the replacement of the window screens on the Clubhouse; the installation of the stick on strips on the Club House windows to make the Club House windows look like small panes; and the entire complex was walked to discuss other projects that the developer has committed to complete. Your comments and suggestions are invited and welcome. As soon as the next committee is scheduled, the notice will be posted at the Clubhouse and your presence is most both appreciated and welcome.



Martin E. Butler, Jr.

Crime Watch Committee

Your Neighborhood Watch Program is moving forward. We need your help. Please make sure your building captain has your name, phone number and your condo number. Call Jane Boatright for information 961-8972.

Neighborhood Watch is a highly effective way for citizens like you to join with law enforcement in the war against crime. Throughout the nation communities have joined together to fight a common enemy and make



their communities safer.

Citizens are encouraged to call law enforcement when they see suspicious activity, to identify themselves and to furnish any information that is available.

We are required to have at least 50% of the residents sign up and to attend the first set-up meeting with a deputy

before the next step can be taken. The deputy will discuss how the program works.

We are designing a phone chain that will need to be updated annually. We will be required to have one meeting a year. We will receive two Neighborhood Watch signs at no cost, but there will be annual dues of \$.25 per household.

Jane Boatright

Clubhouse/Social Committee

The first meeting of the committee in August was chaired by Board member Mary McCall. Barbara Drangle and Paula Trotti were chosen as co-chairs of the Clubhouse/Social Committee. It was decided the committee would meet the 2nd Tuesday of each month. Committee Members:

Marti Piniella
Janet C. Kern
Jane Boatright
Linda Carson
Jan Santos
Anthony Perrone
Lynn Balderes
Cindy Maslyn
Mary McCall

The second meeting of the committee was held on September 12. The pool rules were discussed and sent to the Board for approval.

At the request of several of the committee members, Co-chair Paula Trotti called a special meeting on September 27 to discuss social events for October, November and December.

At that meeting it was decided to have a Halloween party on Friday October 27 in the clubroom. Every one is requested to bring finger foods.

Committee will furnish coffee and tea. Costumes are encouraged but are optional.

A Thanksgiving Desert Social on Sunday Nov 19 at 7pm, with every one bringing their special desert. *Committee will furnish coffee and tea.*

A Holiday Grand potluck dinner was planned for 5pm on December 10. Everyone bring your favorite holiday pot luck dish. *Committee will furnish coffee and tea.*

The committee also discussed plans for watching the Buc's football games. Most of them are on Sunday but a couple of them are on other days and times. Please put these dates on your calendar and we hope to see you.

We plan to open the clubroom for many other social events i.e.,

* Dancing with the Stars (anyone who wants to come watch the TV show.)

* We are open for suggestions for other shows some of you might want to watch as a group.

- We want to have a "girl's night out" with shows or games for "girls only" Any guys can play cards, etc in another area. They can have a "boy's night out".

* Possibly a game night where all kinds of games can be played, cards, board games, etc

* The sun porch is being repaired. We have placed tables and chairs in the sun porch for anyone that wants to play cards or games or sit and have a soft drink, etc. We hope it will be repaired soon so we all can enjoy it.

“Suggestions are Welcome”

We want to know what kind of activities you would like to have in the clubroom upstairs and on the sun porch downstairs. Any suggestions can be emailed to Paula Trotti at paulajane@tampabay.rr.com Or call Paula 813-265-3109.

Paula Trotti

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!

Architectural Review Committee

Welcome to our first newsletter and allow us, the Architectural Review Committee, (ARC) to introduce who, what, and the reasons why we have been formed.

The ARC board is comprised of six (6) owner members that will have the responsibility of overseeing all new or modified building changes that may take place here at the Grand. That responsibility consists of making and enforcing the restrictions set forth in the homeowner's documents and which may be amended from time to time.

The **reason and purpose** -- for the board is to insure that the Grand at Olde Carrollwood (GOC) maintains the highest quality and standards, and in that all improvements on each unit shall present an attractive and pleasing appearance from all sides. The (ARC) reserves the exclusive power and discretion to control and approve all of the improvements on each unit in the manner and to the extent deemed necessary for uniformity.

Responsibility -- of the board will be to review each owners requests whether it is to redo interior changes, windows, patio, lanai, or other ideas regardless of size or purpose, whether attached to or detached from the main residence. No work shall be commenced, unless and if necessary, building plans and specifications covering same, showing the nature, kind, shape, heights, size, materials, floor plans, exterior color schemes, approximate square footage, construction schedule, has been submitted to and approved in writing by the (ARC). The (ARC) shall have the ab-

solute and exclusive right to refuse to approve any plans and specifications which are not suitable or desirable in the opinion for any reason, including purely aesthetic reasons and reasons connected with future plans. In the event the (ARC) rejects such plans and specifications as submitted, the (ARC) shall so inform the property owner in writing stating with reason-

“Our **GOAL** -- is to make The Grand at Olde Carrollwood a great place to live “

able detail the reason(s) for disapproval and the (ARC) recommendations to remedy same if in the sole opinion of the (ARC) satisfactory remedy is possible.

The (ARC) will take into consideration the suitability and desirability of proposed changes which shall include the quality of the proposed workmanship and materials, the harmony of external design with the surrounding neighborhood

HOW DO WE GET STARTED

The ARC has prepared an application form for your use to submit for review as a prerequisite for approval, and prior to beginning of the contem-

plated work, a set of plans and specifications must be submitted to the (ARC) with all details attached. The (ARC) shall be entitled to stop any construction in violation of these restrictions and any such exterior addition to or change or alteration made without application having first been made and approval obtained, in writing as provided above, shall be deemed to be in violation of the covenant and may be required to be restored to the original condition at owner's cost. In the event the (ARC) fails within forty-five (45) days to approve or disapprove such plans and specifications, approval will not be required and the plans shall be deemed to have been fully complied with.

An application form is included with this newsletter including instructions where to mail it for the ARC review.

The ARC meets once each month on the second Wednesday at 7PM at our beautiful clubhouse and if you have had a request submitted, you will be contacted, by **mail**, of the decisions regarding your request.

Our **GOAL** -- is to make The Grand at Olde Carrollwood a great place to live by enhancing uniformity, maintaining property values, and enjoying a fun place to live.

Thanks for being a part of the Grand and we look forward to many more newsletters filled with interesting articles.

The Architectural Committee

Roger Kline

Communications Committee

Welcome to the very first issue of our condominium association's newsletter. We are excited over the opportunity to provide a communication which will, hopefully, "Connect" us as to the happenings in our community.

The Communications Committee met on the 5th of September and discussed a variety of matters regarding our **Grand Connection** and in particular the number of issues, size, name, content, distribution and costs to publish. It was felt that four issues (Winter, Spring, Summer & Fall) was feasible.

We also discussed the possibility of designing a website where we could

have a repository of printable association forms, a directory of the voluntary leadership and copies of our "**Grand Connection**". It was felt that a website could afford our homeowners a place to visit on the web for a reference source and timely news that may fall in between issues of the newsletter plus much more! Subsequently, the Board of Directors approved the website concept during its recent meeting and we will be working diligently to complete this assignment. Wish us good luck!

The Communications Committee welcomes your input for both of our projects.

Our deadlines for submissions are:

Winter Issue	October 1
Spring Issue	January 1
Summer Issue	April 1
Fall Issue	July 1

Please email your thoughts and ideas so that we may discuss them at our monthly meetings as we continue to strive for meaningful communications.

Thanks for reading our first issue and we hope you enjoyed it!

Ann Jordana

Email ajordana@tampabay.rr.com

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!

The following social events are open to all residents of the Grand at Olde Carrollwood. These events will be held in the Clubroom.

October 27, 2006 .. **Halloween Party @ 7:30 p.m.**

November 19, 2006 @ 7 p.m. ... **Thanksgiving Desert Social**

December 10, 2006 @ 5 p.m. **Holiday Grand Potluck Dinner**



Have a Happy and Safe Holiday Season

THE GRAND
AT
OLDE
CARROLLWOOD

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.

GRAND AT OLDE CARROLLWOOD

/// ARCHITECTURAL REVIEW COMMITTEE ///

REQUEST FOR APPROVAL OF UNIT ALTERATION AND/OR CHANGE

When planning any alteration and/or change, the unit OWNER must submit this form to the ARC Committee for approval.

Name of OWNER _____ Unit # _____ Bldg # _____

Owners mailing address _____ City _____ State _____ Zip _____

PROPOSED ALTERATION AND/OR CHANGE: If major work is to be done, then before any work can start, the ARC will need the name of the contractor, state business license number, and any required drawings or engineering studies to be done by contractor.

If more space is needed, please attach separate pages.

The undersigned property owner hereby acknowledges and agrees that the owner shall be solely responsible for determining whether the improvements, alterations, additions, and/or changes described herein comply with all applicable laws, rules, regulations, codes and ordinances; including, without limitation, zoning ordinances, and building codes. The Architectural Review Committee shall have NO liability or obligation to determine whether such improvements, alterations, and/or changes comply with any such laws, rules, regulations, codes or ordinances.

SIGNATURE OF OWNER _____ DATE _____

PLEASE PRINT YOUR NAME _____

ADDRESS _____ STATE _____ ZIP _____

CONTACT PHONE NUMBER _____

The ARC meets the second Wednesday of every month and will review your application at that time. You will be notified by letter the decisions of the ARC to approve or disapprove all or part of your request.

Mail completed form to: **THE GRAND AT OLDE CARROLLWOOD ATT: Susan**
4131 Gunn Highway
Tampa, FL 33618