

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Happy New Year!

Thank you for you so much for reelecting me to the Board of Directors. Serving on our board has been a pleasure and I am looking forward to continuing as I have for the past fifteen months. Most importantly, my sincerest appreciation to all of the committee members and neighbors who continue to give of their time and support. It takes a team of neighbors helping and we have a great team and space for more!

This will be a challenging year for the Grand and I

am confident we will meet all of the goals we have set as a board.

Some of the things we will face are continuing to try to collect assessments and water bills from unit owners that are delinquent in their payments. This is very damaging to the association because it makes it difficult to maintain cash flow to meet our financial obligations.

We will be implementing a new budget that will allow us to plant new trees and plants as well as new grass and mulch in our flower beds.



We will still have our part time property manager but we will have two full time maintenance personnel this year to help keep our common areas clean and tidy.

Please continue to feel free to let us know of any problems you may have and any suggestions you may have that will help us make the Grand a better place to live.

Jack Piniella

Volume 3, Issue 1

Winter 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.loewenthal1@verizon.net
- **John Cookerly, Director**
Email jclinein@aol.com

Property Manager

Community Management Concepts, Inc.

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

Renee Stepan— Controller
Phone -727-535-2424
Ext 211
Email rstepan@cmcfcla.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

A Note from our Property Manager

Its a new year and a time for new beginnings. First, I want to thank The Grand for allowing me to be part of your community and to participate in the growth of a new association. The beginning of any organization is the most difficult and a learning experience for all. Since community is unique, ours Community is not only unique but beautiful in many ways. In the years to come, it will be even better.

This will be year of enhancing our homes and property. The Grand will be a communal effort to preserve and maintain a community living that everyone can enjoy.

Best Wishes and a very happy 2008!

Josie E. Betancourt, LCAM, CMCA

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.

Crime Watch Committee

Attention

****All Residents* *All Residents****

The Neighborhood Watch Program has been approved by the Sheriff's Department for several months. To implement this extremely important program we desperately need volunteers to coordinate the program and a volunteer from each building to be a "building captain".

The Sheriff's Department will advise the coordinator if there is a potential problem in the area and the information is then distributed throughout our complex by using a telephone chain. This program will help make us safer by utilizing our eyes, ears and telephones. It is a very effective program and used by many homeowner associations in our county.

Residents who would like to be a part of this safety program, please complete the form below and either put it in the Suggestion/Work Order Box in the clubhouse or mail it to The Grand, 10311 Club Circle, Tampa, FL 33618



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Please Print All Requested Information Date: _____

Name: _____

Address: _____ Unit Number: _____

Best Telephone Number _____ (Circle One) Home Cell Work

EMAIL ADDRESS: _____

Position: Program Co-Coordinator _____
Building Captain _____
Need More Information _____

Clubhouse / Social Clubhouse Events

The 4th quarter of 2007 found the Social Committee very busy, decorating and hosting events in the clubhouse. The Halloween party was a lot of fun with some very imaginative costumes. The Thanksgiving dinner was excellent. The Annual Holiday Potluck was attended by some "out of this world" food and was promptly devoured by the many guests.

The committee is looking forward to the 1st quarter of 2008. We have not planned a big event for January, however, we are starting a new monthly event. Ladies Night Out on January 29. will be the first of what we hope will be a fun night for ladies to come

up, chat, play games, quilting, watch television or whatever they feel like doing. We would certainly consider a Guy's Night Out if you guys are interested!!

You will find a survey in this newsletter. We are looking for ideas and feedback telling us what activities you would like scheduled for the clubhouse in the coming year.

If you do not "talk" to us, we cannot know what you want us to plan.

January

January 3, 7PM * **Bunco**
January 17th, 7PM **Movie night** *
Movie: The Holiday with Cameron

Diaz, Kate Winslet, Jude Law and Jack Black. Romantic Comedy *
Fun movie.

January 29, 7PM * **Ladies Nite Out February**

February 7, 7PM, * **Bunco**
February 16, * **Valentine's Delight Party**

February 21, 7PM **Movie**
February events are still in discussion.
March

March 6, 7PM * **Bunco**
March 15, 6PM * **St Patrick's Day Potluck**
March 20, 7PM * **Movie**
March events are still in discussion

Owners with Renters - and Renters Please Help

It is extremely important that owners who are leasing their condos and their renters contact us immediately with the information outlined below. Our records need to be kept current per our documents and the Florida statutes as to who resides in every unit of our condominium association. It is imperative that this information be on file in case of an emergency and so that we may comply with the city and county regulations. **This information is needed annually and when a change of residency occurs. This information remains confidential to our association.**

Please complete the form below and either place it in the Suggestion/Work Order Box in the clubhouse or mail it to The Grand at Olde Carrollwood, 10311 Club Circle, Tampa, FL 33618



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Renters Complete Unit # _____ Telephone # _____ Email _____

Names of all residing in your unit (including children) _____, _____

_____, _____, _____, _____

Your signature: _____ **Date:** _____

.....
Landlords Complete Unit # _____ Telephone # _____ Email _____

Names of all renting in your unit (including children) _____, _____

_____, _____, _____, _____

Your signature: _____ **Date:** _____

Collections - Monthly Assessment Fees

Condominium Associations frequently have a problem with the collection of amounts due for the monthly maintenance fees, water bills, etc. Unfortunately, our Association is not immune from these issues. Obviously, the continually worsening real-estate market has resulted in an increase in foreclosures. Non-payment of the monthly assessments or the water bills reduces the amount of money available for our association for monthly operational expenses.

Our Association continually monitors all accounts in an on-going effort to

collect what is due. Currently, there are eighteen (18) unit owners that have had a "CLAIM of LIEN" placed on their property because of unpaid fees.

Before a lien on their property was filed with the county, the Unit Owners were sent notification letters from our Management Company in an effort to collect the unpaid fees. After several of these letters, our attorney was advised to send a demand letter and then if necessary file a Claim of Lien. In some instances these procedures are quite successful; however,

some of these units are in foreclosure by the first mortgage holder and our association must wait out that process. In addition to the amounts due, the attorney also collects the legal fees and costs.

We all need to be aware of this problem and recognize that this problem may continue until the real estate market improves.

We assure you that we are doing our best to collect funds that are due our association.

Water Bills

Our association receives a water bill monthly from Hillsborough County. This bill reflects all water usage, including water used at our individual units. Our association pays this total bill.

When our development was built in 1969, individual (county) meters were not installed for each unit. A meter was installed for each building. In order to determine individual unit water usage, when we were an apartment complex, meters were installed on each hot water unit in our condos and a billing service (ISTA) was employed. During the conversion from apartments to condominiums, the developer continued this process and employed ISTA for billing. Thus, we have inherited a process which is very cumbersome.

This billing company, ISTA, has continued to bill for unit usage to the name on their records which could be an owner who resides in the unit or a renter. They advised us

of some issues regarding the collections of monies due us from their billing efforts. They often have returned bills due to the lack of tenant billing information. In many instances, owners have not informed ISTA of the current renter data. Additionally, owners with units in foreclosure have neglected to pay their water bills.

It should be known that unit owners are responsible for the water usage in their unit and we need to receive these monies monthly to replenish the fees we pay to Hillsborough County on their behalf.

“Direct billing to owners for water is earmarked to begin February 1, 2008”

In order to have a better collection process, we are making a concerted effort to bill owners directly on the seriously delinquent accounts which

tenants have neglected to pay. The ISTA billing system will not accommodate two addresses (owner/renter) on their billing system. This makes it impossible for ISTA to advise owners when their renter falls behind in payments. Frequently, our association is also not advised by owners when tenants move out and another moves in.

Since the owners are responsible for the water bills regardless of whether the unit is occupied or not, we will be instructing ISTA that owners (not renters) are to be billed directly for their unit water usage. It will then become the responsibility of the owner to receive reimbursement from their renter. Unit owner billing for water usage is earmarked to be phased in by February 1, 2008.

It seems clear that we have no alternative to this situation unless replumbing of every building was done which is cost prohibitive and could be very disruptive.

Communications Committee

A very Happy New Year to all!

This past year has been a busy one for the Communications Committee. Quarterly issues of our "Grand Connection" were published and forty updates/additions were published to our website since our original launching early February 2007.

Positive feedback for our efforts has been appreciated.

During a recent view of our website statistics, it is noted that there have been 1,909 visits to our website. Our goal is to double that number in 2008 with some recommendations we will be presenting to the Board for consideration.

Some interesting website stats:

- 258 visits came through people who Googled us
- We can be found through popular search engines
- Many persons have bookmarked

us directly and come to our site through the "What's New" web-page

- The "Events" page seems to be very popular as well as the "Rules" page

The Communications Committee welcomes suggestions for improvements to our newsletter or website.

Ann Jordana

Spankie is HOME

I'm happy to report that Martin Butler's little doggie, Spankie is home safe! Spankie ran out of her condo during the holidays...guess the smell of neighbors' gingerbread cooking was too exciting for her and she needed some exploring time!!! Anyway, Martin found her at the Pound and all is well! Spankie...stay home... we were worried!

Calendar of Events

Board of Directors meet the third Wednesday of each month

Social Committee — 2nd Tuesday

Architectural Review — 2nd Wed.

Note: Home owners are welcome to observe these scheduled meetings. The Sales & Lease committee has openings on their committees. Owners wishing to volunteer to serve should contact our president. We need you!

Our property manager, Josie Betancourt is onsite in our clubhouse for twenty hours per week

*Monday 9AM -1PM
Tuesday 2PM -6PM
Wednesday 9AM -2PM
Thursday 2PM -6PM
Friday 9AM -1PM*



Clubhouse Events

Please complete the survey that is printed on the last page of this newsletter. Help us in planning a New Year that is chock full of events you would like.

Happy New Year

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**

Social Committee Survey

The Social Committee is actively considering clubhouse events for 2008. Please take a few minutes of your valuable time to complete the survey below....

2007 Past Events	Continue in 2008	Weekly Bi-Monthly Monthly	Discontinue
Bunco	_____	_____	_____
Movie Nights	_____	_____	_____
Buc Games/TV	_____	_____	_____
Valentines' Day Event	_____	February	_____
St. Patrick's Day Event	_____	March	_____
Ladies Tea	_____	Quarterly	_____
Cinco de Mayo	_____	May	_____
Poolside Luau	_____	June	_____
July 4th Event	_____	July	_____
Summer Potluck	_____	August	_____
Labor Day Event	_____	Sept.	_____
Halloween Event	_____	October	_____
Thanksgiving Event	_____	Nov.	_____
Holiday Event	_____	Dec.	_____
New Year's Event	_____	January	_____

Suggested New Events

Event	Frequency	Your idea about the event
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Event

Event

Please drop this survey in the Suggestion/Work Order box in the clubhouse lobby or mail to:
 The Grand at Olde Carrollwood Attn: Social Committee
 10311 Club Circle
 Tampa, Florida 33618

All suggestions are appreciated. You have the option of signing your recommendation or remaining anonymous. Thank you for your time and ideas!

Signature _____ Unit # _____ Date _____