

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

The grand is such a beautiful place to live... as I sit here writing this report I look out at the lake and all the wild life ... I am excited about its future. We have a lot of work to do in 2010.

At our annual meeting our board from 2009 was reelected and we look forward to the challenges that await us.

One of the projects we have on the agenda is to rework the bridge. We will

be getting estimates to see what we can do to give it a better look.

Cold weather has done damage to a lot of our plants. We may have to replace a few of them. We will have the landscaping company cut them back and hopefully they will come back strong.

We are experiencing a increase in buyers coming into the Grand to purchase units. We have



closed on several units in the last few months. This is very positive.

As always, thanks to all the committees for their hard work and dedication.

Jack Piniella

Volume 5, Issue 1

Winter 2010

Board of Directors

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Property Manager

Sterling Management Services

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 to the Grand at Olde Carrollwood c/o Sterling Management, PO Box 28157, Miami, Florida 33102-8157

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 Board. 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

The Management Office 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. If you have not turned one in please call the property manager at 813-962-2042 and they will provide you with one.

Owners that have rental units must also turn in a current lease to the office .

Sales or Rental info....

Please be reminded that information regarding units for sale or rent is published on our website upon request. If you have a unit for sale or lease and you want to have it listed on our website, please contact our property manager. It's free!

Real Estate Update

According to GTAR (Greater Tampa Association of Realtors), the fourth quarter of 2009 continued to show declining prices with an increase in the number of residential sales. The government program for first time home buyers seems to be helping as entry level homes priced under \$200K comprised 75% of the sales in 2009.

A loan officer from a well known national bank has recently forwarded me the following information:

Hundreds of condo projects in Florida that do not qualify for FANNIE MAE loans stand to benefit from the firm's recent decision to review occupancy rates, delinquency rates on

HOA dues, financial stability and physical conditions. Lenders may again receive permission to provide mortgages and sell them to FANNIE MAE in those condominium projects deemed stable.

It's still too early to determine if this new initiative will sufficiently revive Florida's distressed condo market. At The Grand, sales have been picking up, although at bargain basement prices. Financing is critical to raising the sales price for condos - and it has not been readily available.

By the next newsletter I should be better able to tell you to what extent banks have resumed providing condo mortgages in Tampa. Meanwhile, we

can celebrate that the Grand is still one of the most desirable addresses in Carrollwood and that our maintenance fees are low given the scope and amenities of our complex.

Don't forget that if you are selling your condo, you can notify the office manager and he will advertise it on our website!

Mary McCall

Editors note: Mary McCall is a member of our Board of Directors and owns a unit here at The Grand. She is a licensed realtor and we look forward to hearing more from her about real estate issues.

Pet Reminder

We would like to take this opportunity to address the pet owners in the Community and remind them of several rules concerning their animals and the Association.

Please be reminded that owners are to always pick-up after their pets whether your dog is large or small. Dog waste can harbor diseases that spread to other pets and even people, serves as food for a wide variety of insects and pests (including fleas), and can contaminate drinking water. It also sticks to shoes, sandals, tires (wagons, bikes, strollers, etc), and bare feet. This is not only an Association rule, but also a Florida statute.

If you are out walking your dog, make sure you are prepared to clean up their mess! Please be responsible and take a bag with you and discard securely bagged waste in the dumpster.

If you have your dog in the common area it has to be on a leash at all times. This too is not only an Association rule, but a Florida statute.

In Addition, we would like to remind pet owners that animals of any kind are NOT allowed in the pool area and pets are not to be left unattended on your lanai.

Please review the pet rules published on our website. TheGrandeAtOldeCarrollwood.com

Electronic Fund Transfers....

Thanks to our hard-working board of directors, our monthly association fees are the same for 2010!

If your payment of choice is by EFT and you have used that method in 2009, you need not notify anyone and your payments will be automatically deducted from your checking account.

If you would like to start paying per this method, please contact our property manager for instructions.

Free \$50 Gift Card

Our property management company, maintains a web site called Sterling Connect. This web site allows association members, (owners) to view their account, board meeting minutes, current events within the association, including but not limited to meeting notices.

The Resident Alert System; Sterling connect gives the manager a single control panel to alert all residents, selected residents or sections of the community for both emergency and non-emergency situations using a telephone.

For those on the internet, furnishing an E-mail address, allows management to communicate information to residents on a regular basis.

This system can also be utilized for a "**Neighborhood Watch**" to alert residents to the possibility of criminal activity or possible problems in the area.

Sterling Connect is a great communication tool, however, unless Sterling is furnished phone numbers and email addresses the entire system is useless.

The management company has contributed a \$50.00 Gift Card to be awarded to the winner of a contest to get current phone numbers and email addresses from owners who have not already registered for Sterling Connect.

Rules

If you wish to participate in this contest, please go to the property office and pick up the list of unit numbers of the units to be contacted for this information.

We will also furnish a written instruction to give to the person you are contacting.

- Only Owner's information qualifies. Renter's information will be obtained separately at a later date.
- A minimum of 10 units, with information, is required to qualify for entrance to contest.
- The person with the largest number of units on their final list, with phone numbers and emails will win the **\$50 gift card.**
- Contest ends February 28, 2010

Any adult resident of the Grand can participate in this contest.
Property Office open 9AM to 1PM Monday - Friday

Speed Limit

Recommended residential speed is 15 MPH or less.

Let's not wait for an accident or injury before we take action. Please, keep your speed around 15 MPH or less.

Please keep our neighborhood safe

The "Grand" Clubhouse

The clubhouse sunroom located adjacent to the pool and to the rear of the Fitness Center is available for the use of all "Grand" residents. When it is too hot or cold outside it is a comfortable place to relax, by the pool, out of the weather.

Another great place to relax is the balcony above the sunroom. There is a chain across the stairs, easily opened, to keep children (without adults) from playing on the stairs or balcony. There are great views of the "Grand" complex, the lakes, the birds, and in the late afternoon the balcony is a perfect place to "lose your stress".

The sunroom is also available for residents to have small gatherings, 12 to 15 people, for birthdays, parties, meetings, playing cards, etc.

To schedule an event in the sunroom, please give the time and date to the property manager in the office.

Scheduling the time and date will ensure there are not 2 events planned for the same date and time. Sunroom rules are posted in the Sunroom and on our website. TheGrandAtOldeCarrollwood.com

Ladies game night is held in the sunroom at 7PM the 4th Tuesday of each month (call Pauline 961-8843 for name of the very popular and fun ladies dice game, as we are not allowed to put game name in our publication) Do not worry if you do not know how to play, Pauline and the ladies will teach you as it is very easy to learn. The game night is downstairs in the sunroom so that residents with health problems do not have to climb the stairs to the clubroom. So, come on down and have some fun with your neighbors.

We urge residents to enjoy the upstairs clubroom any time during the following:

Open Schedule
9AM to 4PM - Monday, Wednesday and Friday,
11AM to 7PM - Saturday
1PM to 7PM - Sunday

Clubroom rules posted upstairs, clubhouse.
The clubroom and sunroom have different rules.

The upstairs clubroom is open for the use of "Grand" residents and limited guests. The upstairs clubroom is not available for the exclusive use of and/or rental by residents.

Fitness Center Please help us save "your" money by turning off the lights and TV, anytime you leave the fitness center, if there are no other persons using the facility.

Leasing your unit?

Please be reminded that rental leases here at the Grand must be for a six month period or more. A copy of all current leases must be given to our property manager. Leases for less than a six month period are subject to fines and/or legal action. The above is per our documents and will be enforced.

Reminder ... Dumpster Usage

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. Report 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!

It continues to be noticed that some residents are overflowing their valet trash containers. If the lid cannot completely close, take items to our dumpster.

Clubhouse Social Committee

In September the committee decorated the Clubhouse for fall and Halloween . In November the committee decorated the Clubhouse for the Holidays including the 2 Christmas trees.

Fall

October 24, we had an International Potluck party poolside. As usual the food was delicious.

Holidays

December 12, we had a Holiday party in the clubroom. Those attending had a great time with yummy food. The Christmas Cookie Tea on December 20, was enjoyed by all and everyone brought their favorite cookies. New Year's Eve party was enjoyed by all those who came and ushered in the New Year with their friends and neighbors.

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We appreciate all the hard work of the Clubhouse/Social Committee in putting up the beautiful decorations and hosting all the events of the 4th quarter of 2009.

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 any scheduled meetings.

Owners wishing to volunteer to serve on a committee should contact our president. We need you!

Congratulations to our newly elected Board of Directors!

Please contact Management if you notice any common area lights that need to be fixed and/or replaced.. The work order will be issued immediately, but we need your help! Please also contact Management if you notice sprinklers that need to be adjusted or fixed.

Many thanks



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.

Neighborhood Watch

A primary object of Your Association is to "JUMP START" the Neighborhood Watch Program in the first quarter of 2010. This can only be accomplished with the help of all residents who live in this complex.

Each building needs a "Captain" and hopefully an "Assistant" as well. Everyone needs to act as the EYES and EARS of the Neighborhood Watch Program. These functions do not require much time on the part of anyone nor do they require anyone to be at home all the time. From time to time, there will be some meetings at which information will be provided by the Sheriff's Office to assist all in being aware of community safety areas.

Anyone who is willing to serve as a building captain or assistant is requested to email their name, address, telephone number, and email address to Martin Butler at meb0613@verizon.net as soon as possible. If you do not have email please call him at 813-928-2083.

Additionally, the Management Company has a system called "CONNECT" which can be used to notify all residents and non-resident owners by both email and telephone when there is a situation about which either everyone or a specific building needs to be notified. This program will be a huge benefit to the Neighborhood Watch Program. Previously, all owners were provided with information about how to access CONNECT and update the information for notification purposes. If you no longer have that information please contact the Property Manager at 813-962-2042 for the necessary procedures.



Respecting Neighbors - Restricting Noise

From our documents:

"The dwelling Units in Condominiums are built in close proximity to one another, resulting in the sharing of common walls, floors and ceilings. As a result, noise and vibration may be detectable between Units or between Units and the Common Elements. Therefore, an Owner or Occupant shall not conduct activities within a Unit or use a Unit in a manner that interferes with or causes disruption to the use and quiet enjoyment of another Unit by its respective Owner and Occupant."

Residents residing in upstairs units should be very aware of the noise and vibration created by using gym equipment, ie treadmills, rowing machine, all in one weight machines. This type of equipment creates very loud noise and vibrations disturbing the Residents living below, which has generated several complaints. Therefore, this equipment may not be utilized in an upstairs Unit. We have a "fitness center" available to all residents.

Pets are allowed, however, they are not allowed to create a nuisance or unreasonable disturbance. Pets shall not be left unattended in screened porches or balconies. We have had several complaints of dogs left on screened porches barking continuously. If not controlled this can lead to the pet being banned from the complex.

We all love children, but if we live below a resident with children, we would really appreciate the Children being taught to respect others and curtail their running, jumping and yelling in the upstairs units, along the front breezeways and up and down the stairs.

Residents of our community must be respectful of other Resident's right for quiet enjoyment of their unit. This also means keeping the volume of musical devices and televisions to a level that does not disturb other residents.

Sometimes old fashioned courtesy and rules should apply to all our daily living and there is not a better one than the Golden Rule, "Do unto others as you would have them do unto you."