

# The Grand Connection



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

### From the President

I hope this year is a happy and healthy year for everyone! Welcome to all new owners! May you enjoy our beautiful community and amenities.

The elections conducted at our annual meeting in December resulted in a re-election of the 2010 five directors. The directors look forward to the challenges that await us. We will continue in our collection efforts for those who are delinquent in payments for assessments and water bills.

However, the board of directors has positive expectations for 2011 and we are pleased to see that several units have been recently purchased. There is a lot of activity with potential buyers visiting us.

Unfortunately, the cold weather has done damage to some of our plants. We may have to replace a few of them. We will have the landscaping company prune them back and hopefully the plants will come back strong. The lake is low, as usual at this time of the year, but the coming Spring rains will bring it back to a better level.

This year we have also contracted with a new valet waste company with nicer looking storage boxes and a better contract with substantial saving to the association.

We still have our two full time maintenance personnel who are doing a fantastic job of maintaining our property and common areas. We are very fortunate to have them. We will continue to have a part



time property manager at the office from 9AM till 1 PM Monday thru Friday.

Feel free to let us know of any problems and any suggestions you may have that will help us make the Grand a better place to live. We have a suggestion box in our clubhouse foyer for input and of course, the good ole telephone call to our property manager or emails are very welcome.

Most importantly, my sincerest appreciation to my fellow board members and all of the committee members and neighbors who continue to give of their time and support.  
*Jack Piniella*

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#### Board of Directors

- **Jack Piniella, President**  
Email [piniella@tampabay.rr.com](mailto:piniella@tampabay.rr.com)
- **Martin E. Butler, Jr. Vice President**  
Email [MEB0613@verizon.com](mailto:MEB0613@verizon.com)
- **Paula Trotti, Secretary**  
Email [Paulajane@tampabay.rr.com](mailto:Paulajane@tampabay.rr.com)
- **Linda Fingleson, Treasurer**  
Email [linda.fingleson@verizon.net](mailto:linda.fingleson@verizon.net)
- **Mary McCall, Director**  
Email [mary@callmccall.com](mailto:mary@callmccall.com)

#### Property Manager

#### The Continental Group

**Heather Price** \_ 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 be made with the furnished coupons to the Grand at Olde Carrollwood c/o Sterling Management, PO Box 28157, Miami, Florida 33102-8157

### Feeding of Wildlife Rule

For the health and safety of the community, feeding of wildlife at The Grand at Olde Carrollwood is not permitted. Fining at \$100.00 per occurrence will begin upon the association's first notice of violation to the violator.

As per the Florida Statutes, "if a unit owner is delinquent for more than 90 days in paying any monetary obligation due to the association, the association may suspend the right of a unit owner or a unit's occupant, licensee or invitee to use common elements, common facilities or any other association property until the monetary obligation is paid".  
*Adopted by the Board of Directors January 19, 2011*

## 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!

## Soliciting

There has been an abundance of “doorknob” advertisements here at the Grand lately. Unfortunately, these notices are left on vacant units also and result in a “notice of vacancy” to potential intruders. Please remove your notices as soon as possible and dispose of them. It would be helpful if you would also remove these tags from units that have no occupants.

Please notify the property manager if you observe anyone dispensing these “advertisements” so that the solicitor may be approached by management. Our signage is very clear that we do not permit soliciting in our community but the signs are being ignored or not read.

Thank you for your help.

## Documents, Rules & Regulations

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 by your landlord. Additionally, all renters and new owners need to complete the application/registration form and provide it to the property manager.

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

[TheGrandAtOldeCarrollwood.com](http://TheGrandAtOldeCarrollwood.com)

## Social Committee

The social committee decorated the clubhouse with fall decorations for October and November making it very festive!

In the beginning of December, we decorated for the holiday season with a lobby tree and a tree in the sunroom along with decorations throughout the clubhouse making it look beautiful for the holiday season.

Also in December, the annual Grand Holiday Potluck was held. It was held downstairs in the clubhouse so that those who could not manage the stairs would be accommodated. Our residents brought more yummy food and a wonderful ham was provided by the association. A CD, donated by a resident of a burning fireplace played on the TV screen along with lots of candles and holiday music playing and creating a magical ambience. Martin Butler provided us with a CD of pictures containing all our past events over the years. It was enjoyed by everyone as we watched ourselves age before our very eyes!!!! Thanks Martin!! We received several comments on how everyone liked having the events downstairs. After the food was consumed those attending stayed and enjoyed talking to their friends and neighbors. Those that did not join us missed a wonderful evening.

December was a busy month for the Social Committee. We hosted a Holiday Cookie Party in the sunroom. Residents brought their favorite cookies. It was an opportunity for those attending to meet and greet their neighbors. We had a couple of new residents attend and it was a delightful time to get acquainted, not to mention the delicious cookies!

As of January 2011, on the 3rd Thursday of each month, we will be having a "game night" at 7PM. The "Game" nights are held in the sunroom allowing residents who are unable to climb the stairs to participate in the events. Please come join us for a fun evening! Everyone is welcome!!! Bring snacks if you wish!!!

Social Committee

## 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, Combustibles, Batteries, 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 (Sundays through Thursdays).

### 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.

## Real Estate News

Demand for existing homes is on the rise, according to a December report published by The National Association of REALTORS (NAR). Existing-home sales rose 5.6 percent in November to a seasonally adjusted rate of 4.68 million units. These transactions, which include single-family, townhomes, condominiums and co-

ops, have risen steadily since bottoming in July of 2010.

A NAR chief economist, is optimistic about the direction of today's market. "Continuing gains in home sales are encouraging, and the positive impact of steady job creation will more than trump some negative impact from a

modest rise in mortgage interest rates, which remain historically favorable," he said.

"Traditionally there are far fewer buyers competing for properties at this time of the year, so serious buyers have a lot of opportunities during the winter months," he said.

## Crime Watch

Economic times are difficult throughout our country, state and city. Unfortunately, many are taking the "Easy Way Out" by preying on others.

While not wanting to panic anyone, all of us must keep our eyes and ears open wherever we are. The following are some reminders to think about:

- 1.) Keep your doors and windows locked
- 2.) Do not store items in your vehicles and activate the alarm system
- 3.) Do not leave items in the back of your truck
- 4.) Do not open your door to strangers
- 5.) Keep your home alarm system armed when alone, asleep or away
- 6.) Keep your cell phone with you wherever you go
- 7.) Use your car panic alarm to scare intruders
- 8.) Be observant in any parking lot
- 9.) If you are going to be away, let your neighbor know so they can be aware that your property should not be leaving
- 10.) Should you observe suspicious activity, contact 911 immediately.

Please notify the property manager and/or one of the board members listed below following your call to 911 or non-emergency calls at 247-8200

Property manager—962-2042 ... Open 9AM to 1PM Monday through Friday

## ARC Committee Friendly Reminder

Before starting ANY project inside or outside your unit, please read the rules that are on our website and in the deeded documents. A lot of headaches/money will be saved by reading the rules first. ALWAYS complete an ARC Approval Form with an attached drawing showing your contractor's and proposed project. Wait for an approval/denial before purchasing products and/or starting the project.

Reminder—No construction work may be done on Sundays.

Our rules, a link to our documents and ARC forms are available on our official website.  
[thegrandatoldecarrollwood.com](http://thegrandatoldecarrollwood.com)

You may also contact our property manager for our ARC form.

Thank you for your consideration.

## Animal Control

We are very fortunate to have a community which permits pets here at the Grand. However, along with this privilege comes ownership responsibilities. It is sad to report that we have residents who continue to allow their pets to defecate and do not pick up afterwards. Also, it is reported that some residents allow their animals to run unattended on our common areas. Because this is a continual problem we ask each resident to report violators of our pet restrictions.

Be reminded that all pets in the common areas must be on a leash. The leashed animal must be able to be controlled by the person holding the leash. These are per the county ordinances as well as a requirement of our association.

Also, be reminded that the association may impose fines for anyone who does not abide by our rules. The rules are not designed to be punitive. They have been adopted for the betterment of the community and, in many instances, are the very reasons why some owners bought a unit in our community.

In this newsletter ( page 1) a rule was adopted by the board of directors at a recent meeting which addresses the feeding of wildlife. Feeding of the wildlife is also dangerous to the animals in that it can make the animal dependant on humans and the animal can lose it's natural hunting for food instincts. A good example of dependence on human assistance would be the feeding of our ducks or other lake residents such as the fish themselves. With assistance from Hillsborough county, we have been forced to spend association monies and personnel time on trapping animals such as feral cats, opossums and raccoons. These animals are a possible hazard to the health and safety of our residents and guests.

We will not tolerate feeding of any wildlife and request everyone's support in assisting us to uphold our position.

**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!*

**Congratulations to our newly elected Board of Directors!**

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**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.*

## Clubhouse Conversion

In the years since conversion from apartments to condominiums, your Board of Directors has received many complaints regarding the availability and access of the clubhouse.

Among those complaints:

- \* Problems getting up the stairs to the clubroom as the stairs are really steep and difficult to navigate.
- \* Opening the clubroom upstairs for use of residents (this was accomplished).
- \* Clubroom upstairs not utilized by residents after opening it, residents not able to take advantage of using it because of stairs.
- \* Residents desire to rent the clubroom for private events.

During the Association Annual Meeting, this past December, our president stated that an effort was underway to determine the feasibility of improving the functionality of the clubhouse for all residents. It has now been determined that these improvements are in fact a possibility.

The clubroom was originally downstairs before the conversion from apartments to condominiums.

Moving of the exercise equipment upstairs and the clubroom downstairs would continue the availability of a fitness center as well as providing a room upstairs that residents will be able to rent for functions. It would allow all residents, especially those with physical limitations, to be able to attend meetings, various functions, and generally enjoy the amenities of the clubhouse.

Simply stated, this could be a "win win" situation for our exercise enthusiasts, those who desire to have parties and those who have difficulty in climbing the stairs for meetings, and functions because of physical problems.

The work can be accomplished by the association maintenance personnel and the cost will be minimal. Initially, it appears that the existing furnishings will be sufficient without the purchase of additional items. Perhaps a way can be found to utilize the conference table that has seldom been used.

Hopefully, there will be some residents who will be interested in working on a committee to make recommendations to the Board as to what could be accomplished. Efforts of individuals will be appreciated in such areas as cleaning, painting, arranging of furniture, and full enjoyment of the vastly improved clubhouse.

The board of directors welcomes and encourages owners to attend future board meetings as this topic is explored further.

## Property Manager's Column

Owners, in accordance with your documents, prior to leasing your unit and prior to the person occupying the unit, you must furnish the property manager a completed application and a copy of a signed lease of 6 (six) months minimum.

Owners must also furnish the person leasing their unit with the condominium documents. All owners were furnished the documents upon

purchase of the unit.

Owners of units are responsible for their tenants and should emphasize to the tenants that the rules of the Condominium Association must be complied with at all times.

If you or your tenant have questions, problems or need copies of the documents, you may contact the manager at (813) 962-2042.

You may also email the manager at: [thegrandatoldecarrollwood@verizon.net](mailto:thegrandatoldecarrollwood@verizon.net)

The Property Manager's office is open Monday thru Friday from 9am to 1pm.

*Heather Price*