

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Exciting Property Enhancements!

It's a new year and we have a lot of new things going on. The Board is very excited.

We're always excited when we do things that make living at The Grand at Olde Carrollwood even better.

We have changed property management companies and are now with Condominium Associates.

We have a new property manager whose name is Sandy Simpson. Please come in and meet her and get to know her.

We have two new full time maintenance personnel, Bobby and Denis who are doing a fantastic job of maintaining our property and common areas. We are very fortunate to have them.

We have started the replacement of all roofs and carports. Work on the roofs project will include the removal of all roof coverings including all residential buildings, clubhouse, carports and maintenance building.

Both pools have been com-

pletely refinished with new Marquis Quartz, some new tile work, updated rails and other improvements.

The tennis court has had the Asphalt removed and replaced and a new sports coating applied and a new fence around the perimeter.

We have removed and replaced approximately 3,000 feet of cracked or broken concrete sidewalk to make your walk around the property even better.

One of the major projects undertaken by the board was the registration of all access cards for the use of the amenities (pool, gym and community room). In doing so, access has been limited to only those who are entitled to use our facilities - the owners, residents and guests of the Grand community. Please be reminded that you should not be opening the gate or door for anyone who does not have an access card.

We have had a Hydrologist & Environmental Consultant company conduct an initial study of our pond last year. They found some repairs that needed to be



done to the log system that maintains the water level on the south east corner of the property. That repair has been made. Hillsborough County inspected all storm water drains and made repairs to sewer lines around the property that they think could have been draining our pond. We were told we should wait for spring rains and see if the pond maintains the water level before going forward.

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 is 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
- **Richard Leon, Vice President**
Email rich8le@gmail.com
- **Paula Trotti, Secretary**
Email pjtrotti@verizon.net
- **Martin E Butler, Jr., Treasurer**
Email MEB0613@verizon.net
- **Jack Montiel, Director**
Email jackmontiel@aol.com

Property Manager

Condominium Associates

Sandy Simpson, LCAM -
On-site Manager

Clubhouse - 813-962-2042

Email thegrandatoldecarrollwood@verizon.net

Maintenance fee payments may be made online at the Condominium Associates website, through electronic check processing or by autopay. Additionally, payments made be made with the furnished coupons.

Valet Service

Valet trash service days are as follows:

Monday—8 PM—10 PM
Tuesday—8 PM—10 PM
Wednesday—8 PM—10 PM
Thursday—8 PM—10 PM
Fri—NO Service
Saturday—NO Service
Sunday—8 PM—10 PM

Please place your trash in your trash container between 6 and 7:30 PM.

There will be no service on

New Years Eve/Day
Easter Sunday
Memorial Day
July 4th
Labor Day
Thanksgiving
Christmas Eve/Day

Reminder—Loose trash will not be picked up.

All trash **MUST** be bagged and tied to be collected and placed out No later than 8PM.

- o Place bagged and tied trash inside the trash containers on the scheduled pick-up days.
- o There is no trash pick-up on Friday or Saturday.
- o Cardboard must be flattened.
- o Oversized items such as TVs, furniture, large boxes, etc. are not collected.
- o Cat litter must be double bagged.

Time flies ... when you're having fun!

Please be reminded that we have a security system in our clubhouse which includes all areas including the clubroom, gym, sunroom and library. The motion detectors are programmed to set off the alarms at 10 PM nightly. An automatic notice is sent to the Hillsborough County Sheriff Department who, upon notification, send a dispatch to our property. If it's a false alarm (someone didn't exit by 10 PM), we are charged for their dispatch. Help us avoid unnecessary charges by evacuating the premises by 10 PM.

Additionally, our pool areas are open until 10 PM and as the clubhouse, residents need to evacuate the area timely.

Clubhouse Hours—8-10 PM

The "Grand" Clubhouse

The Clubhouse Sunroom located adjacent to the pool and to the rear of the Clubroom 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 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

We urge residents to enjoy the Clubroom which is a perfect gathering place for relaxing. You may bring four guests and your imagination can dictate your activity. Playing cards, color book painting, watching TV, chess, or doing puzzles are some starter ideas. Most of all Enjoy! The Clubroom rules are posted in the Clubroom and on our website. The Clubroom and Sunroom have different rules.

Social Committee

Our Social Committee consists of a group of women who volunteer their time to plan, coordinate and host social events at the Grand at Olde Carrollwood .We also decorate the clubhouse for holidays , maintain the bulletin board and library and host the Member Annual Meeting.

Our events are very successful and are attended by many residents with their family and friends. There is always wonderful food!

The social committee is very important to this vibrant community as these events bring us together to meet and become friends as well as being neighbors . This makes us a happy and cohesive community to live in!! Last year we hosted several wonderful events, such as our Annual Holiday party, Ladies' Tea and a Luau to name a few!!

Please look for upcoming events that are in the planning and will be posted on the bulletin board at the clubhouse, our website , by the mailboxes and in broadcasts that are sent from the property manager. We look forward to seeing you there!

Please enjoy our library located in the clubhouse next to the office. It is open during the clubhouse hours of 8 AM through 10 PM. Feel free to get books as well as donate them!

The Social Committee serves at the pleasure of the Board.
Contact Marti by email at piniella@tampabay.rr.com for further information.

Bulletin Boards

We have two bulletin boards here at the Grand. One board is for the Association to post official notices such as upcoming meetings events etc. and the other for our residents usage. The resident bulletin board is inside the clubhouse and near the stairway.

This resident bulletin board is maintained by the Social Committee . They assure it looks neat and outdated posts are removed.

You are encouraged to use the resident board. Notices regarding items you wish to sell, give away etc., your business card, lost pet are just a few ideas. You want to get a group together for card playing? Feel free to post a notice on the bulletin Board.

Sales or Rental info....

Please be reminded that information regarding units for sale or rent is published on our official website (TheGrandAtOldeCarrollwood.com) 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!

Our building walkways

As you know, our walkways are considered “common areas” in our documents. They need to be kept clear of personal items and especially in the event of a medical emergency. The extra minute it would take for the medical crew to move articles could mean the saving or not of a life.

They also need to be kept clear so that the maintenance crew can properly clean them.

The Board permits the placement of a front door mat, a small plant and a small door decoration (wreath, etc.) on our front doors. This will continue as long as this privilege is not abused.

So what about those large packages that are delivered to our doorsteps when you are not at home? Please remove them within eight hours. Obviously this is important because of the reasons mentioned here but, also, because packages left for long lengths of time could lead to nefarious behavior and are unsightly.

Our four-legged friends....

Congratulations and thank you to everyone who abides by our documents and especially, our dog walkers who use a leash and pick up after their doggie does their “duty”. Our documents were written by the original Developer here at the Grand 10 years ago. They are very clear on this subject (please take a look at them) and be reminded:

2 pets are permitted - dogs or cats

Pets must be kept on a leash and be under the physical control of a responsible person
Pets do not have to be on a leash on the screened porch/lanais if a person is in attendance
Feces must be immediately removed from common areas

The above are not all-inclusive and are taken and paraphrased from our documents Please review your documents regarding this. For your convenience, we have our documents posted on our official website , TheGrandAtOldeCarrollwood.com

Two websites? Confused?

Our official website, TheGrandAtOldeCarrollwood.com was established ten years ago. It is designed, developed and maintained by our association. It’s primary purpose is to provide an on-line source for communicating information to our owners, residents and the public who wish to know about us. We continue to have great interest in this website and have noticed it is being visited by many potential buyers, realtors and other interested parties. Our Sales/rental webpage is frequently viewed as are our Resource and Newsletter pages.

It is our association’s intent to always maintain our official website since a change in property management companies would cause a cessation in the site provided by them and a loss to us of the information on that site.

The second website is provided by Condominium Associates through a portal at SenEarthCo. It is NOT a public website and therefore only available to owners who wish to join. It also provides resources and is available for paying your assessments.

Manager's Corner

Dear Residents;

I would like to take this opportunity to introduce myself to you as your new property manager. I have been involved in real estate and property management since 2005. The Board of Directors has entrusted your beautiful community to me and I intend to work diligently in keeping it in the highest standards. We have several projects for maintenance to accomplish in the coming months. Continually upgrading the community, I hope you will appreciate all the time and consideration the Board of Directors has put into it. The Grand at Olde Carrollwood is the best run Board I have ever encountered.

I really want to communicate weekly, everything that is happening within your community. I need permission for those of you with renters to add them to our email list. Please make sure I have their email addresses, they make up around 40 percent of the population and require correspondence as well.

If you haven't done so, remember to leave a key to your unit in the office lock box. This is imperative in case of Emergencies and if you lock yourselves out.

Sandy Simpson, LCAM, CMCA, Notary.

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!

Welcome to our new onsite Property Manager, Sandy Simpson!

Happy 2016 to all of the property owners and residents of the Grand!



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.

Scam phone calls

Are you being bombarded with phone calls (landline or cellular)?

The IRS continues to warn consumers to guard against scam phone calls from thieves intent on stealing their money or their identity. Criminals pose as the IRS to trick victims out of their money or personal information. Here are some tips to help you avoid being a victim of these scams:

- Scammers make unsolicited calls. Thieves call taxpayers claiming to be IRS officials. They demand that the victim pay a bogus tax bill. They con the victim into sending cash, usually through a prepaid debit card or wire transfer. They may also leave “urgent” callback requests through phone “robo-calls,” or via phishing email.
- Callers try to scare their victims. Many phone scams use threats to intimidate and bully a victim into paying. They may even threaten to arrest, deport or revoke the license of their victim if they don’t get the money.
- Scams use caller ID spoofing. Scammers often alter caller ID to make it look like the IRS or another agency is calling. The callers use IRS titles and fake badge numbers to appear legitimate. They may use the victim’s name, address and other personal information to make the call sound official.

Scammers are on to a fairly new ploy. Of particular interest are collection agencies who have bought old old debts, some of which are beyond the statutes of limitation. They try to intimidate and especially are known to call the elderly or unaware phone owners. They pay no attention to the Federal Do Not Call list nor the Florida Do Not Call List. If you push #1 or #2 on their phone message to stop the calls, they ignore your attempt. They are happy to know that the number they have called is a “live one” and they will sell your phone number to another scammer as a viable phone number and place you on a true active residence list and the scamming continues. If you block their number, they will call from another number and the beat goes on! They call at all hours and even on weekends.

So.... What can I do?

Do not answer a phone call that is not known to you. No matter how tempting it is to tell them to stop calling and especially when they call three, four or even five times daily, do not pick up. They are known to not leave messages on your answering machine or voice mail. They are breaking the law and know it!!

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.