

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

It's hard to believe how quickly the last few years have gone by. I believe we have accomplished quite a lot!

I am personally very proud and appreciative of all the hard-working board members, committees and volunteers who have assisted in making The Grand at Olde Carrollwood a better place to live. And, yes, it does take a community pulling together to make this the special place in which we live.

Welcome all new residents to our family. Twenty

units have been purchased so far this year. We are getting inquiries daily of people wishing to live here.

We have completed almost all of the projects we planned for this year. Mulch, grass and plants have been put in the beds in front of each of the buildings.

The association will be getting ready to start painting all the buildings in January 2012. The total exterior will be painted as well as the floors, railings and stairs. The bridge will



be stained as well. The project will take about six months to complete.

The board has passed the new budget for 2012 and it contains no increase in monthly maintenance fees.

Our maintenance men continue to do a tremendous job of maintaining our property.

Jack Piniella

Volume 6, Issue 4

Fall 2011

Board of Directors

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Maintenance Issues

One of the major responsibilities of our property manager is to coordinate maintenance projects with our maintenance staff. Should you observe something that appears to you that needs some kind of maintenance within our community, please see our property manager. We have forms and a drop box for your input and appreciate hearing from you.

However, it is not appropriate to address the issues that concern you directly with the maintenance staff. They have a schedule to follow and can only take orders from management. We hope you will understand as we do not want to interrupt them as they are working nor do we want them to hear a bunch of "complaints/orders" that could or could not be valid or could or could not already be on a future work list for them. Please help our manager to keep things moving smoothly. We have a great maintenance team and they have a heavy work load. Thanks....

Welcome Aboard!

A very special welcome to our new residents of 2011! We hope that you enjoy many many years here and would love to meet you at our events and facilities. Happy 2012!!

Property Manager

The Continental Group

Rod Graber _ Manager

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

New Front Door?

Are you thinking of buying a new front door?

The major building “painting project” will start sometime in January and this may be an opportune time for you to buy that new door you have been thinking about.

The painters will be painting all of our front doors (the exterior portion of the door).

If you are interested, please contact

our property manager, Rod, who will have the specifications for the type and kind of doors that are approved by the association. Rod will also have the architectural form that must be completed and approved prior to installation.

Rod will also explain the painters’ scheduling for the painting of your particular building. This will be helpful so that the new door is installed just before your building is painted.

Of course, you will be responsible for painting of the non-exterior (inside) portions to suit your décor and taste.

Also remember that all of our doors need to have matching hardware, kick plates and door knockers. You might want to reuse these items from your old door or get exact new replacements.

Holiday Decorations

It’s that time of year again! All residents are asked to keep their holiday decorations on their lanai/screened porch or inside their units. You may place a wreath or holiday decoration in the top half of your entrance door. Do not run electrical lines or lights outside your unit in the common areas.

You may place ONE plant at your outside front doorstep and a door decoration (such as a holiday wreath) that is no larger than 20 x 20 inches. **Reminder:**

Christmas trees will not be removed by the association. Please make personal arrangements to have them removed from the premises. Please remind any neighbor that you observe placing their tree near or in our trash/dumpster that extra pickups for trash are very costly and we need to keep our expenses down. An increase in dues/assessments because of a disregard to the rules does not sit well with any of us.

Make a Movie of Your Condo!

It’s not as crazy as it sounds. What’s in that back closet? Can you remember what’s in the storage room? What kind of television is in the den, the bedroom(s), kitchen? Take an hour or so and make a video of your house. No video camera? Just use a regular camera. This is a great means of remembering and proving what articles are in and around your house in case of a fire or burglary. As you are videoing say the serial number or model number of any television, appliance or other large item. If you have crystal or china, name the pattern and how many pieces you have of each item. Keep the information in a fire box or safe deposit box.

Annual Meeting Reminder

Mark your calendar for the annual meeting of members:

Friday, December 2, 2010
Sign in 6PM
Meeting 6:30PM

It is extremely important that your proxy be returned. You can mail it or drop it off at the office. In case you cannot attend the meeting please return the proxy. It is important that the proxy be received prior to the meeting. If a quorum is not attained, the meeting cannot transpire.

Social Committee

The social committee has been busy decorating the clubhouse for the holiday seasons. We have planned some events for the upcoming holidays. Mark your calendars and plan to attend!! Please ask your neighbors, friends and family to join us.

Holiday Cookies and Tea Party 3PM Sunday December 4th

Please bring a dozen of your favorite cookies and join us for a very casual get-together on a Sunday afternoon in the clubhouse. Tea will be furnished. Please plan to attend as we will have a lot of fun and meet new neighbors and celebrate the holidays and enjoy our tree and other holiday decorations!!

The Grand Holiday Party 6:30PM Saturday December 10th

Please bring your favorite "potluck" dish to our Annual Holiday Party. A delicious ham and turkey will be provided as well as tea and coffee. If desired, please bring your wine or beer. We will enjoy our tree as well as the traditional holiday music. We always have lots of awesome food and much good cheer at our annual Holiday Party and ask that all residents of the "Grand" join us for a special time. Bring a friend!

Game Nights

As of January 2012, on the 4th Thursday of each month, we will be resuming game night at 7PM. The "Game" nights are held in the clubhouse. Come join us for a fun evening!

LIBRARY

We want to remind you of the lovely library in the clubhouse. Many of you are using the library and enjoying it. It is open for everyone to use, just get books and magazines and donate items if you wish.

**The Social /Clubhouse Committee wishes everyone
Happy and safe Holidays!**

2012 Assessment payments

Soon, we will be receiving our 2012 coupon books in our mailboxes. Please be on the lookout for them so that you will be able to make your payment timely and avoid a late charge. As in this past year, payments may be made by the coupon method, paying online at the Stirling website or via auto pay (electronic fund transfer). Please contact our property manager should you have any questions regarding this matter. Call Rod at 813-962-2042.

Smoke Detectors

You have a smoke detector system in your ceiling that is wired into an electrical power circuit. It will work in case of a power failure if it has fresh backup 9 volt batteries. You can test your smoke detector by pushing in the red button protruding from it. Don't be surprised if your detector does not function. Your detector has sensors in it that can become useless after ten years or so due to pollutants, dust, paint spray and lint settling on the contacts. If it does not work when tested, you can buy a new one at any home improvement store, by taking the old one with you and buy the same kind to use as a replacement.

Reminders

Unit Owners who lease their unit(s)

Please make certain that you have shared our official documents with your leaseholder. We are noticing some residents are unaware of the rules and regulations. The property manager also needs to be notified of new residents... Thanks!

Dog Owners

Anyone walking their dog is responsible for picking up the droppings and making certain that the dog is on a leash at all times outside of the unit. We continue to get reports of persons not complying.

Valet Trash Service

Please be reminded that pick-up service is Sunday thru Thursday evenings. No trash shall be placed in your trash bin on non-pickup days and the trash may not exceed the lid (when closed) height. Additionally, the valet service will only pick up trash that is in plastic bags.

The Feeding of stray animals is prohibited

The feeding of the strays only encourages addition breeding

Food for the strays is not to be left anywhere on the Association property. Other wild animals are attracted by the food. Many of them carry disease and rabies.

Patio Furniture on lanais

As per our documents that were received at the time of purchase, furniture placed on the lanais must be "patio furniture". Please check your documents for what is permitted on the lanais. As a reminder, the documents may be retrieved from our website link should it be convenient for you or you may contact our property manager for further details.

The dumpster is for garbage only

You are responsible for the disposal of your old furniture, mattresses, electronics etc.

You and your contractor are responsible for the removal of any construction debris.

Screened lanais

Some of our owners are enjoying having the lower portion of their screened lanais affixed with a sturdy clear plexiglass.

The Board has approved this use and especially note that residents with pets have greater peace of mind for security of the pets and for the owner and pet better visibility. Please contact our property manager to give you the particulars and refer you to units who have the plexiglass installed. It should be noted that the installation of the plexiglass on the bottom units helps withstand blown-in mud and debris.

Children supervision

Please be reminded that children may not use our grassy areas, pathways etc for the temporary parking of their bicycles. It is also prohibited to have skateboards, scooters, skates or bicycles etc. used on our common areas (walkways etc.) Please see our President's message in this newsletter for information regarding bike storage. While it is tempting for children to want to play around the lake area, please be reminded of the potential danger and parental guidance need be employed at all times.

How can I help?

One of the easiest ways for us to assist our property manager and directors is to keep our eyes and ears open. As we travel around our community and notice some matters that need attention, please make a note of it and complete a work order form that can be found in the clubhouse library. Then, deposit the form in our suggestion box which is on the wall in our clubhouse foyer.

Perhaps you will notice something that needs to be repaired. Perhaps a light bulb is out. Perhaps you notice trespassers on our property. Perhaps you notice our policies are being violated. Whatever you see that apparently needs attention will be appreciated when you advise our property manager. Matters will be taken care of more swiftly if we all help... Thanks!

Disagree with a decision or an action of the Association?

Lets face it, there will be times when you may disagree with an action taken or a decision made by the volunteers who where elected or appointed to manage the affairs of the Association. When this happens it is best to communicate this disagreement in writing as this will provide documentation of the issue that will aid future volunteers to understand the issue and what actions were or were not taken. By putting the issue in writing, the chance of a misunderstanding is minimized as there won't be a need for someone to relay the message to entire Board/Committee.

If you do disagree with the Board or a Committee you should remember that individual board/committee members do not make decisions. Decisions are made by a majority of those who were elected to the Board or appointed to the Committee. An individual's opinion of the issue is simply used, as are all the members' opinions, in conjunction with the governing documents of the Association, in consideration of making a decision or taking an action.

Property Manager's Corner

It's 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 continued progress of this association. Many communities are the same but we are fortunate that The Grand is unique. It stands out in the crowd as a highly envied place to live. I'm glad that I've been able to have an impact and work alongside the extraordinary efforts of your Board of Directors. Their vision, compassion and concentration on fine tuning are second to none. This coming year will be a year of enhancing our homes and property. We're very excited that painting of building exteriors will begin soon. The Grand will be a communal effort to preserve and maintain a community living that everyone can enjoy.

Merry Christmas and Happy New Year!

Rod Graber, CPM, CAPS, LCAM,

Condo Living

Owning a condo is quite different from owning a house. That's the understatement of the century, no? BUT condo ownership can be the best thing since sliced bread for many people. Where else, but in a condo, could you enjoy 26 acres of beautiful surroundings and amenities such as a tennis court, two pools, fitness center, barbeque area, gorgeous lake with all kinds of exotic wildlife and neighbors who enjoy these things with me. Where else could you find a group of individual volunteers (BOD and committees) who take on the responsibilities of managing, paying the bills and who work tireless hours on my behalf. Donald Trump may be able to afford all these luxuries but I sure can't... "without a little help from my friends".

Unfortunately, in this world of "entitlements", we lose sight of the good and spend too much energy on the "what's wrong & why can't I have everything my way". It doesn't work that way in society or condominiums, friends. Sharing an environment takes a special person, one who appreciates the good and one who can compromise their own "wants" for the overall good of the community. If you can't compromise, you probably do not belong.

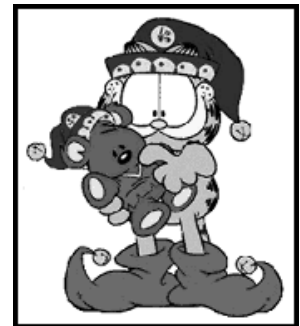
Board of Directors meet the third Wednesday of each month

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!



Happy Holidays!



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

The Neighborhood Watch program was reborn at The Grand this summer due to efforts of Martin Butler, who currently serves as the liaison between the Neighborhood Watch Association (NWA) and the Grand at Olde Carrollwood Condominium Association. The coordinators of the program, Lynda Crane and Gus Dominguez, volunteered and became actively involved in mid-August along with a steering committee of five members: Lois Black, Evon Diamond, Richard Grover, Ray Sears and Al Wise. The NWA hosted its first meeting on August 15..

The NWA now has 93 active members who have submitted contact information to the program for emergency use. Members represent a cross-section of the community at The Grand, namely, resident owners, resident tenants and non-resident owners. Membership is open and voluntary. All contact information has been shared with The Grand's Property Manager, Rod Graber.

The purpose of the NWA is to provide an informational service to the residents of The Grand in the areas of community awareness, and preparedness. The NWA is based on the principles of the Hillsborough County Sheriff's Office Neighborhood Watch Program and its professional organization, the Hillsborough County Neighborhood Watch Association.

To meet its stated goals, the NWA has sponsored a variety of informative guest speakers at its meetings, including representatives from the HC Sheriff's Office, the HC Office of Emergency Management and other NW coordinators.

The next NWA meeting will be on Wednesday, January 11, at 7:00pm in the Club House. The guest speaker, Victoria Yeakley, public education coordinator, HC Fire & Rescue, will speak about fire safety in and around the home. Future quarterly meetings are planned and centered around informative speakers.

The core steering committee has sent five recommendations for presentation to the Association. The recommendations are based on observations and suggestions made by NWA members and Deputy Steve Ferreira, HC Sheriff's Office, District III, during his September 26 visit. We understand the recommendations are being considered by the Board of Directors. The NWA has prepared and distributed to all residents of The Grand a step-by-step text on how to report criminal and suspicious activity to the Sheriff's Office. On November 3, the NWA prepared and distributed to the membership a Crime Report for the month of October.

How old am I?

Your washing machine might be over ten years old by now. It can continue to operate perfectly for decades but it has a very weak link in its water system. The black rubber water hoses are ready to burst any day now. They are not designed to be used for ten years without replacement.

If you have a burst hose, you become responsible for the damages done to your unit and might be responsible for damages to the building you live in or other units.

You may have insurance to cover these damages but this is a poor reason to have to make a claim. If you replace your hoses now and buy the best metal braided fill hose in the store and install them yourself with a pair of expansion or channel lock pliers or pay for help changing them. It is a very small cost and it might last for more than ten years.

Periodic cleaning of your dryer's vent system should be done at least annually. Very few people think it is necessary to clean a dryer vent. However, according to the U.S. Consumer Product Safety Commission, there are an estimated annual 15,500 fires, 10 deaths and 10 injuries associated with the dryer vent.

As the old saying goes.....

“An ounce of prevention is worth a pound of cure! “ Ben Franklin says it best!