

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

The cold is gone and nice weather is on the way in. We hope everyone will be enjoying the summer and our pools and grill areas, the sunroom and tennis courts. We just replaced sod around the front areas of the pools and we are in the process of replanting and mulching.

Last week while meeting with the landscapers we did a survey of the property to assess the damage that was done from the cold. The top of most plants felt the wrath of the freeze and look wilted or dead. They removed all dead plants and trimmed all the hedges and cut back most bad areas and left healthy bottoms to strengthen.

If any resident would like

to purchase mulch or plants our maintenance men will plant them and spread the mulch. Many residents have done so.

We have met with several contractors to see about repairing the bridge. The south end as everyone knows goes underwater when we have a good rain and many of the side rails are missing or damaged and the paint is peeling. The board has been very careful about selection of a contractor to do the repairs. The bridge is a focal point of our property. We went to a jobsite in progress being done by one of the contractors and we were very impressed with his work. At the next board meeting if the project is passed by the board we should be



able to start next month.

The association continues to see sales activity with six units closing in the first three months. We will continue to work diligently to collect all past due association fees and water charges not paid.

Thanks to all committee members for their hard work and dedication.

Jack Piniella

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Board of Directors

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Property Manager

Sterling Management Services

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

Annual Audit Report

Notification of Annual Audit Report Availability

The Grand at Olde Carrollwood Condominium Association, Inc. is happy to make available to all unit owners the annual audit report for the fiscal year ended December 31, 2009, that will be available by the end of April, 2010. Please submit a written or email (thegrandatoldecarrollwood@verizon.net) request to Heather Price, Association Property Manager. The report will either be mailed, emailed, or be available for pickup at the Association Office as per your instructions. A notice will be posted on the Association Bulletin Board as to the exact availability date. This notice is given as required by and in compliance with the Florida Statutes.

Manager's Corner

Let me introduce myself, my name is Heather Price and I am your new property manager. I've been with The Continental Group since 2002 and am excited to be a part of your community. The residents I have met have been extremely nice and have welcomed me with open arms. I believe in clear communication and an open door policy. My office hours are Monday-Friday from 9 a.m.-1 p.m.

I'd like to start by letting you know about Sterling Connect. Sterling Connect is a web based system provided to all clients of The Continental Group. It simplifies communication and management between property managers, association boards and the residents. For those of you who have a computer or even access to a friend or family member's computer this program will keep you connected with YOUR Association. **Many residents have already been connected to the website and have reported a**

positive feedback.

Contact me as soon as possible so we can get you started. All I need is your email address and phone numbers. It's that easy. You can contact me via email at: thegrandatoldecarrollwood@verizon.net or call the office at 813-962-2042. I will also have a sign up sheet in the library.

"Resident Alert" gives us the ability to communicate instantly with you using a computer generated phone call, providing updates regarding emergency events that impact your community. Management will be able to pre-record a message that can be sent via telephone to everyone in the community who entered their contact phone numbers. This is especially important in times of storms or when the water system needs to be turned off.

"Mass Communication" - allows us

to instantly contact as many or as few individuals, at one time via e-mail.

"Email Management" - residents can instantly contact the Manager via the Community Website. The website is updated several times a day after a storm providing information to residents and families who are out of town.

Once you have signed up on-line you will find on your main page a choice for "my phone numbers". You will be able to enter up to four contact numbers. For those of you without a computer you will still be able to be a part of the Resident Alert feature by forwarding me your contact numbers so I can enter them into your account. You are also able to access your individual account information, board minutes from previous meetings, County information, calendar of community events and much more.

ARC _Architectural Review Committee

Any internal repairs to units, such as repairs to the plumbing, air conditioner or electrical, etc. are the responsibility of the unit owner. These types of repairs need to be done by a licensed contractor.

The owner is responsible for any damage inside the unit including mold and mildew. Proper ventilation must be maintained in order to prevent the formation of mold and mildew.

Owners are also responsible for doors and windows.

before replacing doors or windows be sure that they conform to our association standards.

For further information on owner responsibilities, refer to our condominium documents. Please contact the property management company to attain an ARC form for remodeling. You may also print an ARC form on our website "TheGrandAtOldeCarrollwood.com"

Please no construction or remodeling on Sundays.

Porches/Lanais

Rules and regulations are to be followed by both condo owners and their tenants. It is the condo owner's responsibility to inform their tenants of the rules and regulations. Condo owners are responsible for the action of their tenants, and are responsible for their violations and their guests. If a unit is found in non-compliance, a violation notice will be placed on the door of the unit, listing the violation, and giving ample time to address and rectify the request.

Reinforcing the community's Rules & Regulations helps ensure a consistent minimum standard in condo owner maintenance and enhances the image and appeal of the The Grand of Olde Carrollwood -- which ultimately increases the value of everyone's property.

To assist to better understand Common Elements and Limited Common Elements - a simple definition is **common elements** are those portions of the property that all condo owners have an equal right to use. For example - in addition to the land, clubhouse, pools, tennis courts, unassigned parking, driveway, common stairs, corridors. A **limited common element** is part of the common elements that are set aside and allocated for the exclusive use of the unit owner and their family members, guests, tenants and invitees. For example: assigned parking space or Lanai /Balcony.

Please assist in maintaining the uniform look of our property, by adhering to the following:

Do not allow pets on the porches/lanais unattended - The Condominium documents specify that an occupant must be present with the pet when the pet is on the Porch/lanai.

Bicycles are prohibited on porches/lanais - Bicycles may not be stored in the common elements (breezeways, walkways, balconies etc.) or limited common elements (screened porches, carports/ parking spaces etc.) As an alternative provision for bike storage, the Board of Directors has made an area available for owners/ tenants who wish to store their bicycles. This designated area is adjacent to the maintenance building.

Grilling is prohibited on porches/lanais or patios. The use of outdoor grills, including electric grills, on any portion of the Condominium Property, including without limitations, screened balconies and patios is prohibited. Grills are provided for your use in the picnic area.

Additional items prohibited on porches/lanais - Objects - over forty-two (42) inches in height, laundry garments, towels and objects other than potted plants and patio furniture, except as may be authorized by the Board, shall not be placed on a screened porches/lanais.

Clubhouse Social Committee

The Social Committee has planned a Luau for Saturday, June 5, 2010 at 6PM by the Clubhouse pool. All residents are invited and we urge you to mark your calendar and attend as we always have a lovely "Hawaiian" evening.

The Association will furnish the "Hawaiian chicken" and punch. Please bring tropical side dishes or desserts. If you want beer or wine, please BYOB.

Don't forget "Ladies Game Night" at 7PM, the 4th Tuesday of each month in the sunroom downstairs, so even if you can't get upstairs, you can attend. Contact Pauline at 961-8843 if you have any questions.

It is a lot of fun and a chance to meet and greet your neighbors.

Pools and Grill Areas - Tennis Courts

It's pool and grilling time again with all the enjoyment these activities bring to our residents.

Management wants all the residents of "The Grand" to enjoy the pools and grill area, however, it is a community and as such there must be compliance to the rules, which have been adopted to ensure the safety and enjoyment of all residents.

Please observe the following while enjoying these amenities.

A pass is required to be in the pool, grill area and the tennis courts. The pass is the card that is used to enter the fitness center and must be presented when requested by management. **Pool hours are 8 am to 10pm.**

No Smoking in the pool area, the grill area or the tennis courts.

No pets allowed in the pool area, the grill area or the tennis courts.

Glass or glass bottles of any type are not allowed in the pool, grill area or the Tennis Courts. **Glass is extremely dangerous in the pool and grill areas.**

Residents may have no more than 4 guests in the pool, grill or tennis courts.

Resident must be present with the guests and the resident is responsible for any activities of their guests. Residents must inform their guests of the rules and enforce them.

Children under 14 must be accompanied by an adult and must obey the rules.

No jumping into the pool, no running, diving, pushing or horseplay.

Children in diapers should have "swim diapers" to enter the pool. If there is an accident, the pool will have to be closed.

Please keep any type of electronic music or radios low enough not to disturb the other residents using the areas.

When leaving these areas, please lower the umbrellas (to prevent wind damage) clean your area and respect other residents.

Please respect the rights of your fellow residents to the quiet enjoyment of our beautiful complex. Respect and good manners can be habit forming and can spread like a virus. We all need a little of this virus. Please report any problems to the property manager or to a Board member.

Real Estate Update

Here in the **Grand**, 6 units have closed in the first three months of 2010 while only 12 sold in all of 2009. Several units are under contract, and only 4 units are listed for sale currently. With Spring here and Summer fast approaching, the office is getting additional inquiries about our wonderful neighborhood. Many people comment that they think this is the most attractive condominium community in the entire Carrollwood area!

Remember that if you are an owner wanting to advertise your property for sale, you can provide the information to our office manager who will forward the information to the Communications Chairman for publication on our frequently visited website, thegrandatoldecarrollwood.com

The Grand at Olde Carrollwood is now - as always - perceived to be a highly desirable place to live with reasonable fees for attractive amenities and a setting that just can't be beat. With the sputtering economy poised to rebound, we can't help but see an increased demand for what we have here. So, be on the lookout for your new neighbors and congratulate them for their wise decision to live grand in "THE GRAND"!

Bicycle Storage and Registration

If you have a bicycle and wish to store it in our bicycle storage area (adjacent to the maintenance building), please contact our property manager to have it registered and receive an identification tag and combination for the gate lock. This area has been provided for use at the request of unit owners and especially because our documents do not permit the storage of bikes outside the unit boundaries to include our screened porches.

If you are currently storing your bicycle in our storage area, please contact the property manager to receive the identification tag. Apparently some owners have moved out of the area and have abandoned their bicycles which imposes the need for identification on ALL bikes stored in our storage area. We need to identify the bikes that have not been abandoned and request your assistance within the next 30 days. Bicycles not properly identified with a tag and not properly registered will be considered abandoned and removed from our premises. The abandoned bicycles will be donated to a charity.

If you have a bicycle and want to store it in our bike storage area, please contact our property manager for registration of your bike.

Reminder:

Bikes stored in our storage area should be locked.

The Association is not responsible for theft or damage to the bikes and they are stored there at the owner's risk.

Re-register your bicycle within 30 days so as to receive an ID for the bike.

After May 31, 2010, any bicycle stored in the storage area without our identification tag will be considered abandoned and removed.



Events

Board of Directors meet the third Wednesday of each month

Social Committee — Quarterly

Architectural Review — Quarterly

Meeting Notices are posted on the bulletin board at the clubhouse 48 hours prior to the meeting.

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!

Mark your calendar

Luau - Saturday, June 5th at 6PM

Ladies Game Night - 4th Tuesday of each month at 7PM

Our newsletters are also available on our website should you wish to see or print them again.

TheGrandAtOldeCarrollwood.Com

Happy Spring!



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 TIPS FOR RESIDENTS OF THE "GRAND"

Never ever open your door to someone you do not know (especially at night).
If they claim or appear to need help call the Sheriff.
Tricks are used to convince you to open your door.

Solicitors are not allowed on Association Property.
Immediately report any solicitors to the Association Office or a Board Member.

Always keep your vehicle locked.
Items visible inside your vehicle invite break-ins.

Know your neighbors and be aware of unusual activity especially if they are at work or away.
Immediately report any suspicious activity to the sheriff.

In the event of an emergency -- CALL 911 - Do not be afraid to do so.

Speak clearly to the 911 Operator.
Do not whisper when talking to the 911 Operator.
Clearly and distinctly provide your address and unit number.
Follow the instructions of the 911 Operator.

Do not go outside to see what is going on.
The Sheriff will contact you if you are needed.

Your car panic alarm will drive off most intruders.
Car panic alarms can be activated from inside your unit.
Keep you keys by your bed when sleeping.

Notify the Association Office or a Board Member of any vehicle that appears abandoned.

Notify the Association Office or a Board Member of all 911 or Non-Emergency Calls quickly.

Report all suspicious individuals to the Sheriff, the Association Office or a Board Member.

Each resident's vigilance serves to protect the entire community.



PLACE THIS ON YOUR REFRIGERATOR OR NIGHT STAND

SHERIFF NON-EMERGENCY NUMBER 247-8200

Editor's comment.... Please contact our property manager to sign up for "Sterling Connect" so that you will be advised of community incidents and be prepared. You may download the application to get "connected" on our website at The-GrandeAtOldeCarrollwood.com.