



Tampa Palms North Owners Association

July 2014

THE OFFICIAL *Newsletter* OF TAMPA PALMS NORTH



July 2014

PORTFOLIO OF FINE HOMES



17826 Green Willow Drive



JUST LISTED

3 Bed | 2 Bath | 2,351 SF | 2 Car Garage | Granite, Wood Floors, Upgraded Throughout | Paved Lanai | Pool/Waterfall
Offered for \$299,000

5016 Givendale



JUST LISTED

4 Bed • Office • Exercise Rm • Bonus Rm | 4.5 Bath | 5,773 SF
3 Car Garage | Built 2002 | Custom Herring Barletta, Wine Refrigerator, Granite, Upgraded Throughout | Conservation, Cul-de-sac | Pool, Outdoor Fireplace | Offered for 1,275,000

20215 Heritage Point



JUST LISTED

3 Bed • Left | 2.5 Bath | 2,939 SF | 2 Car Garage | Built 2006 | Upgraded Granite, Tile, Maple Cabinets | Oversized Conservation Lot
Offered for \$289,000

6417 E. MacLaurin Drive



5 Bed • Bonus Rm | 4.5 Bath | 5,222 SF | 3 Car Garage | Built 1997
Pool/Spa | Outdoor Kitchen | Over 1 Acre | New Roof June 2014
Offered for \$889,000

17349 Emerald Chase Drive



4 Bed • Bonus Rm | 3.5 Bath | 4,005 SF | 3 Car Garage | Built 2004
Two Sided Conservation | Immaculate!
Offered for \$499,000

16320 Burniston Drive



5 Bed • Exercise Rm • In-Home Theater | 6.5 Bath | 6,269 SF | 3 Car Garage | Built 2002 | Pool/Spa | Conservation
Offered for \$1,175,000

16326 Heathrow Drive



4 Bed • Study • Game Rm | 4 Bath | 4,292 SF | 3 Car Garage | Built 2001
Pool/Heated Spa Package | Upgrades Throughout | Conservation/Pond Views
Offered for \$769,000

17802 Arbor Greene Drive



4 Bed • Den • Bonus Rm | 3 Bath | 3,266 SF | 3 Car Garage
Built 2001 | Pool/Spa | Outdoor Kitchen
Offered for \$365,000

6420 Renwick Circle



5 Bed • Theater Rm | 5.5 Bath | 4,842 SF | 3 Car Garage
Exquisitely Remodeled | Outdoor Kitchen/Fireplace
Pool/Heated Spa | Offered for \$998,000

5014 Givendale Lane



6 Bed • Bonus | 5 Bath | 5,436 SF | 3 Car Garage | Custom Herring
Barletta | Large Lot | Gated Village | Pool/Spa Package
Offered for \$1,000,000

4916 Londonderry Drive



4 Bed • Study • Game Rm | 3.5 Bath | 4,815 SF | 3 Car Garage | Built
2001 Pool/Heated Spa Package | New Roof June 2014 | Upgrades Through-
out Conservation/Pond Views | Offered for \$699,000

18143 Regents Square Drive



4 Bed • Den | 3 Bath | 2,502 SF | 3 Car Garage | Tile Roof | Granite,
Maple Cabinetry, Hardwood Floors | Pool
Offered for \$339,900

17207 Keely Drive



4 Bed • Den | 2.5 Bath | 2,951 SF | 3 Car Garage | Built 2005
Pool | Conservation/Pond View
Offered for \$375,000

17884 Arbor Greene Drive



SALE PENDING

4 Bed • Den • Bonus Rm | 3 Bed | 3,375 SF | 3 Car Garage | Built 1998
Pool/Spa | Outdoor Kitchen | Conservation
Offered for \$439,000

20120 Shady Hill



SOLD IN 10 DAYS

SALE PENDING

5 Bed • Left • Media Rm | 3 Bath | 3,973 SF | 3 Car Garage
Built 2006 | Granite, Wood Floors | Oversized Conservation Lot
Offered for \$459,900

15837 Dawson Ridge Drive



SOLD IN 5 DAYS

SALE PENDING

4 Bed | 3 Bath | 3,052 SF | 3 Car Garage | Granite, Wood Floors,
Remodeled | Heated Pool/Spa | Conservation
Offered for \$450,000

16170 Colchester Palms Drive



SALE PENDING

4 Bed • Bonus Rm | 3.5 Bath | 3,069 SF | 3 Car Garage | Built 2005
Upgraded Throughout, Granite | Heated Pool
Offered for \$400,000

8413 Fenwick Avenue



SALE PENDING

3 Bed • Left | 2.5 Bath | 2,321 SF | 2 Car Garage | Built 1997
Pool | Conservation | Pond
Offered for \$250,000

8337 Old Town Drive



SALE PENDING

4 Bed • Office • Game Rm | 3.5 Bath | 3,447 SF | 3 Car Garage
Heated Pool/Spa | Conservation | Granite, Upgraded Throughout
Offered for \$388,500

17822 Hickory Moss Place



SALE PENDING

4 Bed • Office | 3 Bath | 2,827 SF | 3 Car Garage | Granite, Remodeled
Throughout | Heated Pool/Spa | Cul-de-sac, Conservation &
Golf Course View | Offered for \$429,900



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Director: Dave Rathbun

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Renynold Gosselin - Lancaster
Ann Diller - Mayfair
Edilenia Rodriguez - Ashington Estates

Condominium Associates: Billing Questions:
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On-Site Manager
Deby Paul
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Dear Residents,
I am using this little bit of space to say "good bye, and thank you". I have decided to retire and move from Florida. Over the past seven years it has been my pleasure and honor to work for Tampa Palms North Owners

Association. I have enjoyed my time here and will certainly miss all of you. I truly believe we have made some major improvements during my tenure and I am certain the new manager will continue to work to make Tampa Palms North the premier community in New Tampa. I wish all of you the very best.

Cass Malloy



I would like to introduce myself as the new manager taking over the reins from Cass Malloy who is leaving for the sunny skies of Montana. I am a Tampa native and have over ten

years of experience in homeowner association management and twice that in the apartment industry. I look forward to working with all of you for a safe and happy summer.

Deborah Paul, CMCA

TAMPA PALMS MEETINGS
NEXT TPNOA MEETING
TO BE ANNOUNCED
NEXT ADMC MEETING
JULY 16, 2014

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ASHINGTON

Recently, two Ashington Board members did a walk-through of our neighborhood with Cass Malloy and Debbie Paul who will be replacing Cass as our property manager effective June 18.

As mentioned in previous letters, there are several chronically deficient properties, mainly rentals, that will receive extra focus and possible legal action to bring them up to community standards.

However, it was also clear that many of our other homeowners have not addressed basic maintenance requirements that are required under the covenants that they signed at closing..

These include re-mulching landscaped areas (pine bark nuggets are the only mulch allowed) and power-washing driveways, sidewalks and homes/fences with mold stains. The number of examples was of great concern and letters will be sent to the respective owners. Failure to comply could result in potential fines and/or legal costs under the terms of the Ashington Homeowner Agreement.

Also be advised that various forms of "clutter" in the front of properties such as the storage of recreational equipment and unused landscaping items (eg. empty plant containers) is also a violation.

Your board will continue to work diligently to ensure that every one of our AN properties is in full compliance with the standards that every owner agreed to when they chose to live in a managed community.



ASHINGTON ESTATES

Happy July 4th, and Happy Summer

We hope everyone has an opportunity to enjoy the upcoming holiday weekend. If you're traveling for the long weekend or for a family vacation, please exercise care and travel safely. And, it's a perfect time to think back as to the full meaning of our Declaration of Independence. It is still an amazing document.

Parking in Ashington Estates

One of the provisions in our Declaration of Restrictions and Covenants outlines parking policies for the neighborhood. Article 12.6 states, "Owner's automobiles shall be parked in the garage or driveway and shall not block the sidewalks." This means that overnight street parking is prohibited. There are a growing number of us who are leaving vehicles on the street overnight in violation of this provision. We are asking that residents voluntarily abide by this and refrain from overnight street parking. Some of the other TPNOA neighborhoods have actually begun to send warning letters, followed by towing of vehicles in violation of the policy. We don't want to go in this direction. Some of us will, or already may have received a "friendly reminder" of this from our Management Company, Sentry Management.

We will continue to monitor the situation and again, our hope is that we will all voluntarily comply. Additionally, we all need to make note of how we park in our driveways so as not to block the sidewalks.

One final note on automobiles, Article 12.6 also states, "No repair, except emergency repair (i.e. fixing a flat tire or 'jump starting' a battery, but not involving the changing of fluids or mechanical or body repairs) of vehicles shall be made...except in the garage of a home." This is important for all of us to observe.

Speeding

As mentioned in previous newsletters, we have investigated various means of controlling speeding in the neighborhood. Voluntary efforts have been unsuccessful. As a result, the board has authorized the funding of an engineering study to determine proper speeds and signage throughout Ashington Estates. Once the study is completed, the board will decide if any recommended changes shall be implemented, at which time, we will request speed enforcement assistance from the City of Tampa. Please be forewarned that when these actions are completed, speeding in Ashington Estates will be under police surveillance and drivers will be held accountable just as they are in other parts of the city.

On a much more positive note, the neighborhood looks wonderful. It is enjoyable to walk our streets and see the caring that is put into all of our homes. Thank you for all of the fine efforts.

Sentry Management Update

Please join us in welcoming Darlene Ax as our new Sentry Management Community Manager. Darlene has been working with us for only a short time, but has already clearly demonstrated a strong depth of knowledge and commitment to the neighborhood. If you need to reach Darlene for any reason her contact information is below.

Darlene Ax, CMCA
Community Association Manager
Sentry Management Inc
25400 US 19 North #164
Clearwater FL 33763
727-799-8982 ext 329
727-799-8984 (fax)



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ASHINGTON RESERVE

I'll start this month's newsletter with an change in management announcement. Effective June 2014, Ms. Cass Malloy handed over the reins of Tampa Palms North Owners Association (TPNOA) to Ms. Deby Paul. For those of you who might recognize that name, Deby managed Ashington Reserve for many years. Our new property manager is Ms. Patty Stewart. I'd like to wish Cass the best of luck in her Montana retirement, thank Deby for her dedicated work to Ashington Reserve, and welcome Patty back to the neighborhood (Patty managed the property many years ago).

Neighborhood Notes:

- In all honesty, not much news to report this month. I've asked Patty to contact our landscaping contractor and do a joint inspection of our entryway landscaping and irrigation sprinklers. Specifically, I've asked to fill in a few small gaps with our entryway island shrubbery and to inspect all sprinklers to ensure they are watering the grass and plants instead of the street.
- I'd also like to remind everyone that parking in the street or blocking the sidewalk with vehicles is against our covenants. I've been told that people who live in the United States are the only people who keep \$500 worth of junk in the garage while their \$25,000 vehicle sits outside. If you are parking on the street or blocking sidewalks, maybe it's time to clean out that garage and use it to park a car or two.

I will close this month by wishing everyone a great 4th of July Independence Day holiday. If you intend to celebrate our adoption of the U.S. Declaration of Independence from Great Britain with fireworks, please keep safety in mind as you light off these explosives and be mindful of your neighbors. Fireworks at midnight is no longer a celebration.

The next Ashington Reserve homeowner's meeting is Thursday, July 10, at 6:30pm in the Tampa Palms Clubhouse. All homeowners are welcome.

WINDSOR

Mike Kahn, President of the Windsor Neighborhood Association, reminds us of the following:
"As we celebrate a wonderful Fourth of July long weekend, your Windsor Board is asking all residents to refrain from using aerial fireworks within our neighborhood. In addition to personal safety concerns, the danger to residents should a fire start in any of the adjacent conservation areas is real, as is the danger of igniting a roof or lanai cage. Please remember that State of Florida law bans all retail sales of consumer fireworks and illegal sparklers." Details can be found on the Department of Financial Services website (www.fldfs.com), and a fireworks guide can be found at http://www.myfloridacfo.com/division/sfm/bfp/RegulatoryLicensing/documents/Fireworks_Enforcement_Guide_2004_brochure.pdf

The Association also wishes to remind people that overnight street parked is not allowed.

Thank you for your cooperation. We wish everyone a safe and happy Fourth of July!"

MAYFAIR

The much needed rain and fertilization of lawns this past month has yielded considerable improvement. Lawns throughout the neighborhood are getting back to looking nice and green! If you have not already done so, please log on to your homeowner account at www.condominiumassociates.com to review the issues that will be voted on at a special board meeting later this month. This meeting will take place specifically to get your opinion on a very important matter, landscaping. You can view our recently sent comparison letter in your CA homeowner account. Once logged in to CA, go to communication and then broadcast messages. View the message entitled Document Revision; Landscape Contract from May 31. The attached file has information to consider and discuss. If you have questions, please ask, then *attend the meeting and vote your preference*. We need everyone's input to ratify our outdated documents to suit the needs of Mayfair for the next decade. An informed vote is the best vote!

We'd like to welcome new TPNOA manager, Deborah Paul who is replacing Cass who is retiring. Thanks to Cass for her many years of service to TPNOA. Deby's office is at Club Tampa Palms if you wish to welcome her in person. Deby is also taking over as Mayfair's property manager in place of James Clark, who is moving on to manage properties closer to his home and family. Thanks to James for his help over the past year with the beautification projects.

Lastly, thanks to all of you who are making an effort to drive within the speed limit through our neighborhood and use extra caution now that school is out. It really does make a difference and is a simple, easy courtesy to extend to your neighbors!



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