Tampa Palms North Owners Association

September 2014

THE OFFICIAL *Newsletter* OF TAMPA PALMS NORTH

PORTFOLIO OF FINE HOMES

9114 Highland Ridge

4 Bed + Den | 3 Bath | 3,825 SF | 3 Car Garage | Hardwood Floors
Updated Kitchen, Granite, Stainless Steel Package | Screened Pool
1 Acre Golf Course Lot | Short Sale
Offered for **$485,000**

15901 Kent Court

4 Bed | 3 Bath | 2,337 SF | 2 Car Garage | Updated Kitchen
Pool/Spa | Cul-de-sac | Conservation
Offered for **$329,900**

6007 Catlin Drive

4 Bed + Game Room | 3.5 Bath | 3,071 SF | Remodeled Throughout
Paved Lanai | Pool-Spa | Conservation
Offered for **$445,000**

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**

5016 Givendale Lane

4 Bed + Office + Exercise Rm + Bonus Rm | 4.5 Bath | 5,773 SF
3 Car Garage | Built 2002 | Custom Hannah Bartoletta, Wine Refrigerator,
Granite, Upgraded Throughout | Conservation, Cul-de-sac | Pool,
Outdoor Firedplace | Offered for **$1,275,000**

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 **$699,900**

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 **$479,000**

17826 Green Willow Drive

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

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 **$1,149,000**

17207 Keely Drive

4 Bed + Den | 2.5 Bath | 2,951 SF | 3 Car Garage | Built 2005
Pool | Conservation/Pond View
Offered for **$365,000**

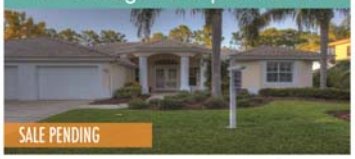
5009 Wesley Drive

4 Bed + Office | 3.5 Bath | 3,647 SF | 3 Car Garage
Custom Hannah Bartoletta - Upgraded Throughout | Gated Community
Heated Pool/Spa | Pond View
Offered for **$579,000**

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 **$850,000**

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 **$327,500**

15878 Sanctuary Drive

3 Bed | 2 Bath | 1,634 SF | 2 Car Garage | Gate Community
Maintenance Free | Conservation
Offered for **$250,000**

17915 Arbor Greene Drive

4 Bed + Den + Bonus | 3 Bath | 3 Car Garage | Upgraded Throughout
Travertine/Wood Floors | Pool | Conservation
Offered for **$475,000**

20215 Heritage Point

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

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Director: Dave Rathbun

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Architectural Design and Modification Committee
Application form available at www.mytpnoa.com

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Kevin Dunbar - Ashington
Mark Rolfe - Whitehall
Mike Kahn - Windsor
Renynold Gosselin - Lancaster
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Edilenia Rodriguez - Ashington Estates

Condominium Associates: Billing Questions:
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813-979-9595

Tampa Palms North Owners Association

THE OFFICIAL *Newsletter* OF TAMPA PALMS NORTH

For Advertising Contact:

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If you don't win this month use another advertiser send us your name again and get another chance to win $25.00.

Congratulations to Charla Palmer for being the July winner and receiving $25.00 for using an advertiser from the newsletter!

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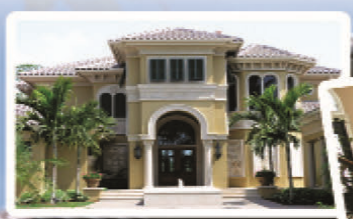

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Angie's list
2013
SUPER SERVICE AWARD

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Ashington Estates

The school year has begun! We're sure that everyone is aware of it due to the increase in traffic, and the time of year. However, if we don't have school aged children living in our homes, it a worthy reminder that schools are open and we need to be more vigilant on the roads. There are a lot of children walking and riding to school. Please use care and obey speed limits and safety rules to avoid tragedy.

As this is being written we are just a few days away from an August Board of Directors Meeting. It will have been a busy one and we will communicate, in detail, the outcomes in the next newsletter. We will be finalizing action on an engineering study to enable Tampa Police speed enforcement on Ashington Estates roads. We will discuss the current condition of our roads, and we have solicited outside help to assist us in determining what actions need to be taken and when. Additionally, we will carefully examine our budgeting to be sure we are properly planning for the future. Also up for discussion are potential security cameras at our gates, some landscaping issues and other more minor issues.

We were required to send out the North entry gate for repairs. We don't know what caused the damage. It could have been age, someone forcing the gate open or damage caused by a vehicle. It was a very expensive repair. Please use care when entering and exiting the neighborhood to be sure the gates don't sustain more damage. Your dollars pay for the maintenance and repair of the gates.

About a dozen of us received letters from Sentry Management reminding us about the prohibition of overnight parking on our streets and the blocking of sidewalks by parked vehicles in driveways. We are happy to report that most recipient household seems to have taken the letters to heart. Please remember that both of these activities are prohibited in our bylaws. We do not want to be forced to follow other Tampa Palms neighborhoods and tow our neighbors' cars. We don't want to be enforcers—we want to be neighbors.

Thank you all for your cooperation, and please continue to observe these regulations for the betterment of us all.

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- Meet our Team,
- Tour our Hospital,
- Adopt a Pet,
- Participate in our raffle and win prizes including a wellness package containing vaccines and heartworm testing, and
- Pick up your free River Mill gift bag!

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Ashington Reserve

Have you ever wondered how to make a party reservation at the clubhouse or their hours of operation and club rules? How about who to call when you have a nuisance alligator or how to reserve the tennis courts? Do you know where you can access the neighborhood covenants and TPNOA Architectural Guidelines? All this, and a great deal more, can be found on the Tampa Palms North Owners Association (TPNOA) web page.

The TPNOA page can be located at: http://www.mytpnoa.com/

The web page does not require a user name or password and is very user friendly. As a service to all Tampa Palms North Homeowners, the web page lists community and club news, Architectural Design Review Committee rules and application procedures, neighborhood By-Laws and Covenants, and an avenue to contact the TPNOA Management Team. This is a great resource of information and I recommend everyone spend a few moments and visit the web page.

The Ashington Reserve Management Company, Associa, also has a web page where homeowners can pay their dues online, place work orders, or, if necessary, review violations. The home page is:
http://www.associaonline.com/sites/associa-gulf-coast/Pages/Gulf-Coast-Property-Management.aspx

Since, your account information can be accessed through this page, all first time users are required to establish a user name and password. Required information will be zip code and Associa account number, which is found on payment coupons or dues statements.

Not much for neighborhood news this month. Our gate problems seem to have been resolved after installing new grounding rods and performing a bit of sensor maintenance.

I hope everyone has a great Labor Day weekend. According to Wikipedia, "Labor Day is a celebration of the American labor movement and is dedicated to the social and economic achievements of workers. It constitutes a yearly national tribute to the contributions workers have made to the strength, prosperity, and well-being of their country."

So enjoy the day off, we all deserve a three-day weekend!

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OPEN HOUSES

Middle & High School:
October 19, 2014
1:00 pm

High School Only:
November 6, 2014
7:00 pm

1515 W. Bearss Avenue Campus

Please RSVP to Lauren McDermott at 813.920.2288.

CARROLLWOOD DAY SCHOOL
Education with Character

Lancaster

LANCASTER NEIGHBORS it's back to school time and as we all know, we have many children going and coming from our neighborhoods as they make their way to school. Children are extremely unpredictable while they are walking, riding their bikes or exiting a bus, so please take extra caution and care while you are driving through our community. Generally, pedestrians have the right-of-way at all intersections; however, regardless of the rules of the road or right-of-way, you as a driver are obligated to exercise great care and extreme caution to avoid striking pedestrians. Here are some helpful hints to ensure the children remain safe as they make their journey to and from school.

PLEASE SLOW DOWN!

- Please slowly exit your driveway and look in both directions for children on bicycles and walking.
- Watch out for bicycles coming out of their driveways and behind parked cars.
- Please take extreme precaution if you are approaching the gate, give those on bicycles the right a way, and PLEASE do not speed out of the gate.
- Please abide all signs and be aware of all school zones, the speed limit is 25 mph. When the crossing guard or child steps into the marked crosswalk or at an intersection with no marked crosswalk this is your cue to stop and allow them to cross the roadway safely.
- Enjoy the energy of the children in our neighborhood and other surrounding neighborhoods returning to school and let's keep them SAFE!

Thanks to all of our neighbors who trimmed their trees back to the appropriate height! We have received very positive feedback from many of our neighbors who walk the neighborhood about this specific effort, and we truly appreciate it. As we enter into fall and the rainy season is coming to an end, here are some tasks you may want to consider for the season: power washing of driveways, sidewalks, roofs and checking the mulch around the yard to see if a new layer needs to be added or replaced. We appreciate all your efforts in continuing the beautification of your yard, the Lancaster Neighborhood continues to set the example for other communities, so let's continue leading this effort.

Just a friendly reminder to our Lancaster neighbors: it is not permitted to park vehicles overnight on the street. It is important that all vehicles are either parked in the garage or in the driveway.

Please Mark Your Calendars for a Lancaster Social on Halloween evening, details to follow.

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Exciting News!
Variable rate tuition!

Beginning with the 2014-2015 school year, there will be a new tuition structure at Bishop McLaughlin. The new variable rates are based on the belief that a Christ-centered Catholic education should be made available to those who may not have the financial means to afford full tuition. The rates are based on a family's income and begin at only $7,500. Visit the school's website (www.bmchs.com) or call the Admission Department (727-857-2600, ext. 244) for details.

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A look ahead to help plan for child supervision, vacations and a successful school year!!

Hillsborough County 2014-2015 Student Calendar

Students' First Day of School	Aug 19, 2014
Labor Day Holiday	Sep 1, 2014
End of 1st Grading Period	Oct 17, 2014
Non-Student Day	Oct 20, 2014
Veteran's Day Holiday	Nov 11, 2014
Fall Break	Nov 24, 2014 - Nov 28, 2014
Students Return to School	Dec 1, 2014
Winter Break	Dec 22, 2014 - Jan 2, 2015
Students Return to School	Jan 5, 2015
End of 2nd Grading Period	Jan 16, 2015
Martin Luther King Jr. Holiday	Jan 19, 2015
Non-Student Day	Jan 20, 2015
Florida State Fair Day (West Hillsborough Students ONLY)	Feb 6, 2015
Strawberry Festival Day (East Hillsborough Students ONLY)	Mar 2, 2015
Spring Break	Mar 9, 2015 - Mar 13, 2015
Students Return to School	Mar 16, 2015
End of 3rd Grading Period	Mar 27, 2015
Non-Student Day	Apr 3, 2015
Memorial Day Holiday	May 25, 2015
Last Day of School	Jun 5, 2015

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Stonington Ext 352

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West Meadows Ext 353

Beautiful home 3,096 SF. 4 Bed, 3 Bath, 3 Car office, pool, huge backyard, conservation, gated

Tampa Palms Ext 354

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