



***CHARLESTON
CORNERS CHRONICLE***

Karen Uhlig, IKare Publishing, Inc. 907-3629
JUNE / JULY 2011



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Sexual Predators

To help protect our families and children. This is an easy way to find registered sex offenders in our neighborhoods. www.familywatchdog.us

Also http://www3.fdle.state.fl.us/sexual_predators/search.asp?sopu=true&research=true or call FDLE's Sex Offender Registry at 1-888-357-7332.

QUICK REFERENCE GUIDE IMPORTANT PHONE NUMBERS

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Gang Activity (Tip Line)	1-877-426-4688
Noise Complaints (EPC)	627-2600
Hillsborough County School System	272-4000
Sheriff (Non-Emergency Dispatcher)	247-8200
Tampa Electric Co	223-0800 or 228-1111
Emergency Operations Center (EOC)	272-6900

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Newsletter

Editor: Karen and Kim Uhlig
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Email ikarepublishing@aol.com

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SCHEDULED BOARD OF DIRECTORS MEETINGS

June 23, 2011

July 28, 2011

August 25, 2011

September 22, 2011

October 27, 2011 – Budget Meeting

November 17, 2011 - Annual Meeting

December 15, 2011

January 26, 2012

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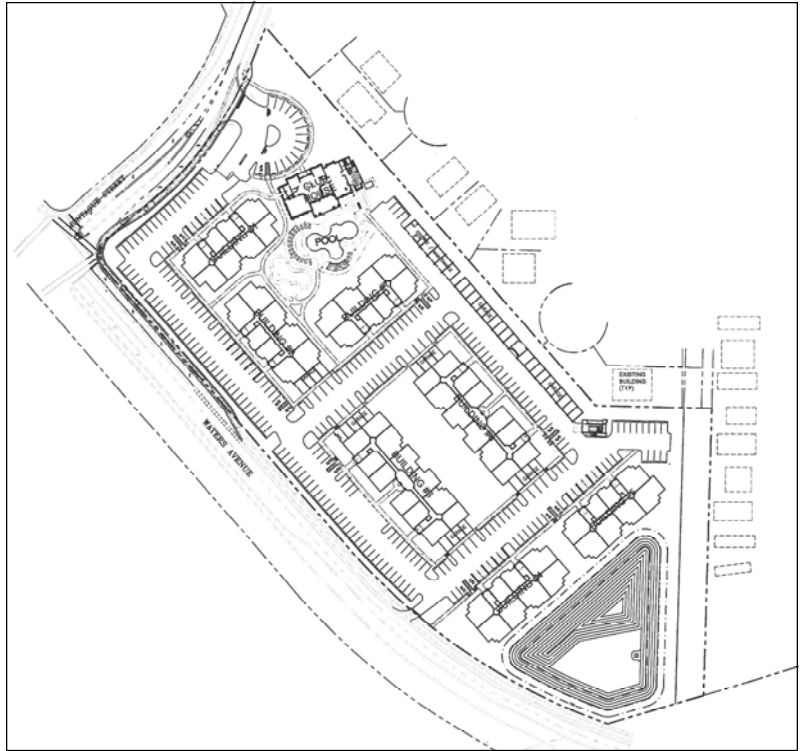


President's Message....

As we make the left from Montague onto Waters and the bright sun hits us in the face, I am sure we all miss the trees and conservation area that use to occupy that corner. In a years' time, that corner will be

the home of Camden Apartments. If you attended the April's Directors Meeting, you heard the who, what, and why of how this all came about. The short version is that Camden Apartments purchased the property back in 2006 after the zoning had been changed the previous year. They prepared to build that year, but the economy stopped them from proceeding. We were all surprised when they started to build last month. I invited Michael Hulon, Superintendent of the project, to our meeting and he gave us what information he had about the site.

There will be one entrance to the apartments from Montague. The current island on Montague will be made thinner and another left hand turn will be installed. They are constructing 7 Apartment Buildings (3 stories high) with 192 units, 2 Garage Buildings, a Clubhouse with swimming pool, Trash Compactor, and Car Wash. (See schematic of Camden Apartment Project) There were more questions and concerns expressed at our meeting. I have emailed them to Mike Eilertsen, the Project Manager. We have also contacted Robert Campbell Director, Transportation Div. for Hillsborough County regarding the impact this new development is going to have on our traffic patterns and our community. I will hopefully have more information for you in the next newsletter. I don't care what the calendar says, summer is here. I hope all of you that enjoy our pool are also enjoying our new chairs. We will also be replacing the current canopy and installing a new one on the same side at the opposite end of the pool. Our hope is that this placement of the canopies will create more shade for those of us that don't worship the sun.



We rent the clubhouse to residents for family parties and events at a very reasonable cost. There are now new bar stools and enough tables and chairs to accommodate almost any event. Call Greenacre Properties for more information. Please understand that the rental of the clubhouse does not include the use of the pool. We do not want people with wet bathing suits in the clubhouse. We conduct inspections after parties. If there are any infractions of the rules, your deposit will be forfeited.

It is POSTED that the dumpster located outside the Clubhouse is for Clubhouse use only. Recently it has been observed that this dumpster has been used to dispose of furniture, mattresses, and other household items in violation of our POSTED use policy. It has been suggested that we put a lock on it—we would have to pay a monthly fee to Waste Management. I hope this will not be necessary. The local Hillsborough County Collection Center/ landfill located on W. Linebaugh Ave. is the means for disposal of your unwanted items. It is not that far away and is free to residents, requiring only that you present the onsite attendant with your current property tax bill.

We have hired a new cleaning company (costing us quite a bit less than the previous one and hopefully will give us better service) to clean the clubhouse and empty out the trash cans in the pool, tennis courts, and children's playground. They started June 1st. Please call or email Greenacre to let them know how the new cleaning company is performing----and if you would, please copy me at nydlaplante@gmail.com. You can also let me know how any of our contractors are doing—landscapers, pool cleaner, Greenacre---anyone who works for us. We want to make sure we are spending our money wisely.

Home Sales are Up!



Real Estate Update: Around March 1, 2011 home sales increased and have continued to be ahead of this time last year. However, it is harder for buyers to qualify for a mortgage today. Most buyers are using FHA financing which allows them the smallest Down Payment, currently 3.5% of the sales price, however there is effort in the government to try to increase that to 5%, which would mean less buyers would be able to obtain a home, thus slowing the market. Most of the homes for sale are still Short Sales and bank-owned REO's (foreclosures), which cause overall pricing to stay low. It is expected that the banks will soon release a wave of foreclosure properties they have been holding onto and this will impact the housing market by continuing to keep prices low. Each home is different and each seller's situation is different. I'm here to assist homeowners in any way possible, even if you are behind in mortgage payments. Please feel free to call me anytime with your questions. All information and conversations are held in strictest confidence.— Joan



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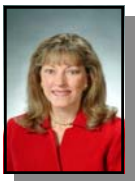


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President's Message Continued ...



We have had a lot of problems with vandalism at the pool. The chairs have been thrown into the pool, our soap dispensers were torn off the wall, holes were punched into the bathroom wall, beer bottles were broken and thrown into the pool—just to mention a few. These are only a few of the reasons why we put up the green fence that surrounds the pool and changed to a keyless entry. The keyless entry also allows us to deny pool and tennis court access to anyone who is delinquent in their quarterly dues, has been seen damaging our property or displaying disorderly conduct.

If someone does not have a key or their key does not work---**DO NOT LET THEM IN!** Do not accept any excuses. If you don't have a card or lost it, call Greenacre Properties at 600-1100 M-F 8-5 to resolve the issues.

We have spent THOUSANDS of dollars to fix, repair or replace things at the pool. Day or Night---If you see someone damaging OUR property or acting in a suspicious manner or displaying disorderly conduct --- call the sheriff's office at 247-8200. I would be willing to bet they are not from our neighborhood.

This is a community pool and we don't have a lifeguard, so a few guidelines:

Safety first - No kids 14 and under should be left unattended.

Be respectful of others - no loud noises or blaring radios.

No glass containers - having a glass container at a pool is just asking for trouble.

'Tis the season to spruce up and we have been receiving a lot of Architectural Request Forms to paint and surround your homes with a fence. Please remember we meet once a month, so get the request to us as soon as you can. Also, make sure they are complete and in compliance with our regulations. Pick colors from our approved list. Greenacres should have a color scheme book if you are unsure. You need to include the color of the house, trim and door. The fence request needs to be accompanied with a diagram of your house and with the placement of the fence indicated on the drawing. The fence must be at least 10 feet from the front of your home. If your request is incomplete or not in compliance, it will be rejected with the cause written on the form and will be returned to you. You may have to wait another month for consideration. For a quicker turnaround time you should attend the directors meeting when your request is discussed and we take our vote.



Kudos to all of you who are planting flowers and sprucing up your properties—we are looking good! I have also seen a lot more pet owners with their little bags picking up after their dogs---we appreciate your efforts.

Concern Department

How To Register A Residential Concern

As residents we have a right and obligation to help keep our neighborhood safe and up to our homeowner standards. If you have a concern, please contact our property management company, Greenacre Properties. Send or email your concerns to:

Mr. Al Getz

**Charleston Corners
Greenacre Properties
4131 Gunn Highway
Tampa, FL, 33624**

al@greenacreproperties.com

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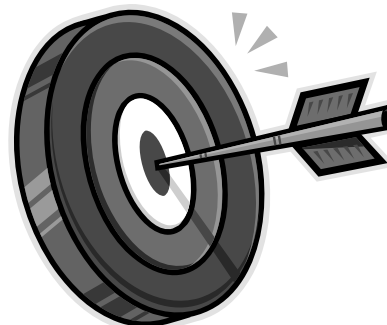
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