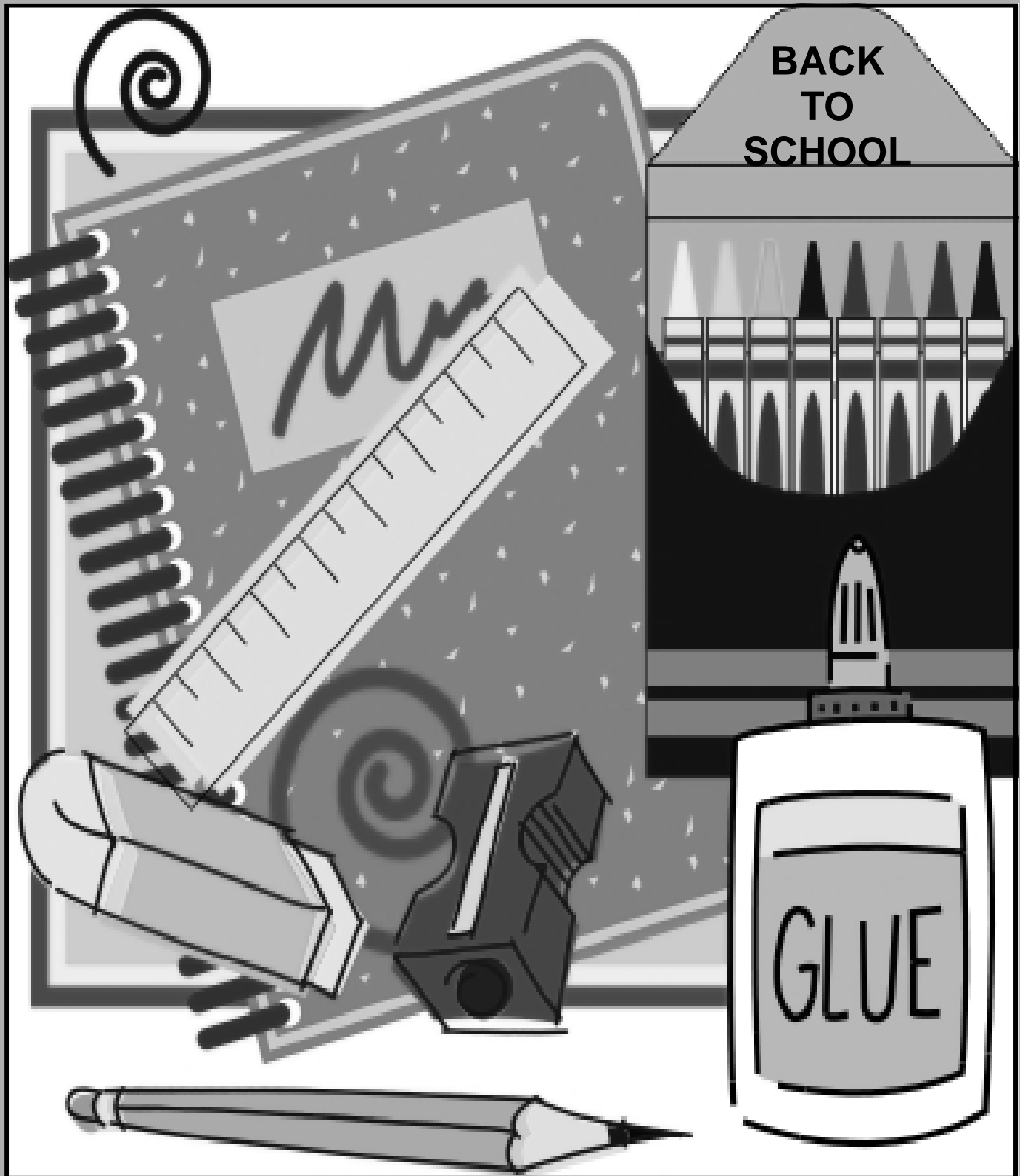


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Karen Uhlig, IKare Publishing, Inc. 907-3629
AUGUST / SEPTEMBER 2011





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 Greenacre Properties - (813) 600-1100 Ext. 137

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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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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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Editor: Karen and Kim Uhlig
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SCHEDULED BOARD OF DIRECTORS MEETINGS

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....

Hope you are all braving our hot humid summer well!

A few updates on the Camden Apartments. There will be a six foot wrought iron fence separating our two properties. I have been told the colors of

the apartments will be earth tones which will blend in nicely with our community. Also, the ugly pipe up front will be covered! Hurray!



Don Harwig, one of our directors and our VP, met with members of the Development Services Department to review the issues addressed in our letter to the County concerning the potential congestion that would be caused by the Camden Apartment services entering onto the already congested Montague exiting out onto Waters Avenue. Those present represented the Development Services Traffic Review Section and members of the County's Traffic Signalization and Intersection Review Group. He shared the following with us:

All parties acknowledged that the additional traffic resulting from the new apartments was going to have a significant impact on that intersection and Montague north of Waters. The problem, while recognized, appears to have no easy solution. Actions planned include:

1. Having the County's traffic consultant firm study the intersection once the Alonso High School reopens to see whether a signalization solution, extending the left turn light longer for southbound (School) traffic, might provide some relief.
2. Initiate an intersection improvement project which, if eventually approved, might provide double left turn lanes off of west bound Waters at Montague to expedite traffic movement southbound to the school. That would also require an initial widening of Montague to a two lanes southbound for a reasonable distance before resuming a single southbound lane. This undoubtedly will not happen because of the lost of tax revenue; many intersection projects already approved are being deferred for the next few years due to the funding shortfall.
3. Adding some additional "No U-Turn" signs further along Montague to reduce the impact of school bound traffic taking a short cut to eliminate longer wait time in the left turn lane off westbound Waters onto Montague. They agreed that these signs only force drivers to seek more innovative solutions to continue the practice if it helps meet their need.

All present discussed these issues from every aspect, trying to come to an agreement as to what was needed. They even held an extensive discussion concerning the old traffic circle at the far end of Montague and whether opening it up would allow eastbound traffic from Countryway to go straight onto Montague to the Alonso High School. Presently that traffic must go to Hillsborough Avenue and cannot go east bound onto Montague. Those barriers apparently were installed to reduce the volume of eastbound traffic along that roadway because of the noise; the residents along that roadway sought approval of the Board of County Commissioners to restrict that roadway use.

Those present also indicated that in addition to the traffic study to be initiated after the start of the school session they would initiate another once Camden Apartments opened to ascertain the full impact on the Montague southbound traffic.

As you can see there is no easy solution to our problem. Everyone acknowledges that and without funds being available a real solution cannot be initiated at this time. About the only immediate solution they could offer would be to modify the traffic signals in an effort to move traffic towards the school faster. Stay tuned!!

As you are probably aware, there are now 30 mile an hour speed limit signs up and down Montague Ave. Please slow down. I see even our neighbors are getting into the act. One of them put up signs by the large lake on Montague asking drivers to slow down and save the ducks. We have had a few killed. I saw an SUV barely miss a mother and her babies. I know not everyone is an animal lover, but it's not ok to kill them—especially when all you have to do to save their lives is to SLOW DOWN.



We are lucky to have such amenities as the pool, tennis courts, playground and clubhouse in our community. We all enjoy them and it is up to all of us to protect them. Do not allow your key access to the tennis courts, clubhouse or pool to be use by persons conducting business on our property. One of our homeowners let an acquaintance run a business giving tennis lessons. All of these places are strictly for personal use only. If you see this happening please call Greenacre Properties to have it checked out. You would think these things would not have to be said---But circumstances have shown us differently.

In some recent conversations with some of our homeowners, I found that not only did they not know a lot about our Board of Directors, but there were a few misconceptions. First and foremost ---we are homeowners who volunteer to be on the board in the hope that we can maintain our community at the highest standard in this economic environment. This has a direct impact on our property values.

We meet once a month to vote on the Architectural Reviews submitted and to discuss whatever problems we are encountering with our vendors or common areas. We do not arbitrate homeowner disputes nor are we a substitute for the police.

Homeowners are encouraged to attend. You can sign up to speak if you have an issue. I have had a few homeowners ask me if we could have two yard sales a year instead of just the one at the end of the year and make that one earlier than November. This is a small issue; I know there are bigger ones out there. If you want something changed, you need to express yourself at our meetings and of course the more support you have the better.

Unfortunately, we don't see many of our homeowners unless they have a complaint or an architectural review that they want expedited. Granted most of our meetings are not very entertaining, but we decide how to use our association's MONEY and make decisions that affect You----- if you want change, you should plan to attend.

You can't complain about something the board did that you didn't agree with after the fact. It might make you feel better to express your opinion, but at that point you cannot affect the outcome.

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Lori Radice, Center Manager
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<u>Monday</u>	
<u>A.M.</u>	<u>P.M.</u>
9:00 American Mahjongg (advanced class) 9:30 Tai Chi Qigong (\$2.00 per class*) 10:45 Walking Exercise w/ staff (4 miles) 11:45 Fitness to Go Boot Camp (\$2.00 class*)	12:00 Bridge 12:00 ESOL Class – new instructor 12:15 Pinochle 1:00 Spanish Class – new instructor 1:00 Zumba w/ Suzy (\$2.00 per class) 2:00 Intermediate Line Dancing 3:20 Walking Exercise Class 2-3 miles)
<u>Tuesday</u>	
<u>A.M.</u>	<u>P.M.</u>
9:00 Early Bird Mingle-prelude to Stretch & Tone 9:00 Painting Class, Acrylics & Watercolors (\$3.00 per class*) 10:00 Stretch & Tone 10:00 Bingo (.25 per card - two card minimum*) 10:30 Beginning Drawing (\$3.00 a class*)	12:00 Cardio Fitness Exercise 12:15 Bingo (.25 per card - two card minimum*) 12:15 Chess Club 1:30 Tai Chi Qigong (\$2.00 per Class*) 2:45 GIFT Program (Get Into Fitness Today) 3:00 Walking Exercise Class (up to 4 miles)
<u>Wednesday</u>	
<u>A.M.</u>	<u>P.M.</u>
9:00 Quilting Class 9:30 Walking Exercise (2 miles) 10:00 Bingo (.25 per card - two card minimum*) 10:30 Ping Pong/Table Tennis & Wii Games 10:00 Beginner's American Mahjongg Class (Instructional) 11:00 Tai Chi for Arthritis w/ Robbie (\$2.00 class) (Class begins on 7/20/11- Eleven week class)	12:15 Crochet Class & Sit and Sew 12:15 Bingo (.25 per card - two card minimum*) 1:00 Basic Fitness Class 2:00 Healthy Hispanic Recipes w/ Miriam 2:15 Yoga & Pilates Class (\$2.00 per class*) 3:15 Zumba w/ Carol (\$2.00 per class) 4:15 Ping Pong/Table Tennis
<u>Thursday</u>	
<u>A.M.</u>	<u>P.M.</u>
8:30 Calligraphy Class (\$3.00 per class) 9:00 Early Bird Mingle-prelude to Stretch & Tone 10:00 Stretch & Tone 10:00 Intermediate Spanish (\$6.00 per class*)	12:00 Cardio Fitness Exercise 1:00 Healthy Foods/Summer Salads demonstration 1:30 Tai Chi Qigong (\$2.00 per class*) 2:45 Beginning Line Dancing 2:45 Sumi-e Brush Painting Class (\$3.00 a class) 4:00 Ping Pong/ Table Tennis/Wii Games
<u>Friday</u>	
<u>A.M.</u>	<u>P.M.</u>
9:30 Tai Chi Qigong (\$2.00 per class*) 9:30 Simple Crafts (Self Craft Kits) 10:00 Bingo (.25 per card - two card minimum*) 10:45 Walking Exercise w/ staff (3 miles)	12:00 Acoustic Guitar Lessons w/ Victor 12:15 Bingo (.25 per card - two card minimum*) 12:15 Zumba w/ Suzy (\$2.00 per class*) 1:30 Feature Movie Presentation & Snacks 1:30 "Brainteasers" Class in Spanish w/ Miriam 2:30 Salsa Dance Class w/ Wilda (\$2.00 a class) 3:30 Friday Fun Fest (Games/Dancing/Music)

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