

Carrollwood Meadows Special District



www.cmnatampa.com

Email contact: president@cmnatampa.com

NOV. 2010

CARROLLWOOD MEADOWS NEIGHBORHOOD ASSOCIATION

The bi-monthly meeting of the association was held on October 14th in the recreation building in the park. Those in attendance got the opportunity to meet the new board and officers. After reading the minutes from the August meeting and the September treasurer's report, several items of concern were discussed. The deed restriction committee submitted their report of 35 violations that were recorded for the month of September. Post cards were sent to residents informing them of the violation and the need to correct. When the 35 properties were checked two weeks later, 17 of the violations had been corrected. Of the 18 that still need correction, one homeowner contacted the board to ask for additional time to fix their problem. The remaining 17 violators have been sent letters and a copy of the deed restrictions highlighting the particular violation. Residents have been using the website to report problems they have seen in the neighborhood. Many have stated that they want the deed restrictions enforced. It is amazing how there are some beautifully maintained homes next door to eyesores. It is not fair to those who make the effort to keep their property in good repair to be forced to look at another home's rotted fence, mold on exterior paint, boat sitting in front yard, overgrown lawn/weeds, garbage cans, etc. Take a good look at the front of your home and if there is junk being stored, throw it out or move it to your back yard. Take the time to put your garbage cans behind a fence, in the garage or back yard. If you have missing or rotted fence boards, replace them. You may love your boat or trailer, but your neighbor might not enjoy looking at it every day. Be considerate of those who live around you and do your part to make the outside of your home a pleasant sight.

Another item discussed was the upcoming holiday season. The board decided to sponsor a holiday party in the park on Saturday December 11th. A food drive will also be held that day. Donations can

be dropped off at the party and all food items collected will be delivered to Hope Children's Home. Those who would like to help with the party or food drive can email the website or call Betty at 963-7350. A contest will be held for the best decorated house in the community. Winners of the contest will receive gift cards. Details on these events will be in the December newsletter.

Ken, a guest at the meeting, gave an interesting talk about the problems in dealing with foreclosed homes in the area. Some have asked, via the website, why the association isn't cleaning up these homes. It was explained that we cannot use funds from the association account to benefit any one homeowner, so hiring someone to cut the overgrown lawns at these homes is not allowed. Ken told of the difficulty in locating the mortgage holder, because these loans have changed hands so many times. Many banks and lenders can't answer any questions unless you contact the proper department, which can take hours of being transferred from one office to another. Some of the mortgage holders are financial institutions in other countries. One resident asked if the people living around a foreclosed property should cut

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SPECIAL TAX DISTRICT

Fall flowers were planted in front of the gazebo in mid-September. The larger rust stained areas on the walls along Farmington were washed with a special rust remover. Poinsettias will be planted at the front entrance in mid-November. The holiday decorations at all the entrances will be installed before Thanksgiving. If anyone would like to offer their help with these projects, please contact Betty at 963-7350. With volunteers helping the board, more money can be spent on decorations instead of paying for labor. The October meeting was not held. The next tax board meeting will be November 10th at 7:30 pm in the park building. Happy Thanksgiving from your tax board trustees.

Carrollwood Meadows Neighborhood Association Continued...

the grass. Ken cautioned on doing this. It is the owner's responsibility to take care of the property. If the property is found to have an unsecured pool, that should be reported immediately as a safety hazard. There are some foreclosed homes that are being maintained to such a degree that no one would know they were in foreclosure. County Code has a limited budget and man power for dealing with all the foreclosed properties through out Hillsborough County.

The next meeting of the neighborhood association will be December 9th. Refreshments will be served and there will be a drawing for door prizes. Your board and officers would like to wish everyone a Happy Thanksgiving!



GARDEN CLUB

An interest has been expressed in forming a garden club here in Carrollwood Meadows. Members would meet to discuss different types of plants to use, planting calendars, share ideas, and even assist in the planning and planting of the common areas. If you are interested, please send an email to the website or contact Betty at 963-7350. Look for more information in the December newsletter.

Yard Of The Month For November



This lovely home on Country Court is well maintained and shows pride of ownership.



The Young at Heart Seniors are back in full swing. The end of September they were pleased to welcome back special friend

Rosie Paulsen. Last year Rosie arranged guest speakers to come each month to share information on issues important to seniors. Rosie has graciously offered to continue arranging speakers for the last Tuesday of each month. September's speaker discussed sleeping better at night.

October was a busy month. On the fifth, the group celebrated Rays Day with baseball related foods and trivia questions. Oktoberfest was held on the 12th. The seniors enjoyed a buffet of German foods and drank root "beer." They learned the history of Oktoberfest and that this year marked its 200th anniversary. Think Pink was the theme for October 19th. Food and drink were pink and all the trivia answers had pink in them. Breast Cancer Awareness information was available. Some of the Young at Heart women are breast cancer survivors so this topic is especially important. The month ended with a Halloween Party with spooky foods, drinks, crafts, and games.

November looks like another busy month with activities for Election day, Veterans Day, Senior Olympics, and Thanksgiving. If you are 50 years and older and would like to have fun making new friends, please check this group out. They meet on Tuesday mornings at 10:00 in the recreation building in the park located at the end of Farmington Boulevard.

A Dessert To Be Thankful For!

Double Layer Pumpkin Cheesecake By: Stephanie Phillips

Prep Time: 30 Minutes Cook Time: 40 Minutes
Ready In: 4 Hours 10 Minutes Servings: 8

Ingredients:

- 2 (8 ounce) packages cream cheese, softened
- 1/2 cup white sugar
- 1/2 teaspoon vanilla extract
- 2 eggs
- 1/2 cup pumpkin puree
- 1/2 teaspoon ground cinnamon
- 1 pinch ground cloves
- 1 pinch ground nutmeg
- 1 (9 inch) prepared graham cracker crust
- 1/2 cup frozen whipped topping, thawed



Directions:

1. Preheat oven to 325 degrees F (165 degrees C).
2. In a large bowl, combine cream cheese, sugar and vanilla. Beat until smooth. Blend in eggs one at a time. Remove 1 cup of batter and spread into bottom of crust; set aside.
3. Add pumpkin, cinnamon, cloves and nutmeg to the remaining batter and stir gently until well blended. Carefully spread over the batter in the crust.
4. Bake in preheated oven for 35 to 40 minutes, or until center is almost set. Allow to cool, then refrigerate for 3 hours or overnight. Cover with whipped topping before serving.

CARROLLWOOD MEADOWS DEED RESTRICTIONS

We are a "deed restricted community," which means that there are a set of rules established to govern various aspects of each person's property. These rules "run with the land," and are passed on to each and every homeowner, intended to benefit and burden each lot in the subdivision. Below is a brief summary of some of the more basic restrictions.

1. **Residential Use:** This is residential property and no more than one detached, single family dwelling may be constructed on any lot.
2. **Structures:** No structure shall be erected closer than 25 feet from the road in front and/or 25 feet from the rear property line. Likewise on the sides to within 7 1/2 feet of side yard lines.
3. **Dwelling:** No dwelling shall be less than 900 square feet and have no more than 2 1/2 stories in height and exceed 25 feet vertical height.
4. **Easements:** Perpetual Easements are reserved for utilities and drainage. Within easement areas, no structure, planting or other material shall be placed which may interfere with drainage or access.
5. **Accessory Structures/Recreational Vehicles:** No tent, shack, garage, barn, or building shall be erected and used on lot temporarily or permanently. No recreational vehicle may be used as a residence or for any other purpose on any of the lots.
6. **Commercial Uses:** No trade, business, professional or other type of commercial activity shall be carried on upon any lot. Nor shall anything be done on any lot which may become a NUISANCE or an unreasonable annoyance to the neighborhood.
7. **Animals:** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that of cats, dogs, and other household pets. No more than three animals may be kept on any one lot. Owners shall not allow their pets to stray or go on another. All animals shall be on a leash when outside of the owner's lot.
8. **Fences, Walls and Hedges:** May not exceed six feet in height.
9. **Vehicles:** No vehicle shall be parked in the subdivision except on a paved street, paved driveway or in a garage.
10. **Storage:** No lot shall be used for the storage of rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers properly concealed from public view.
11. **Clothes Hanging & Antennas:** Clotheslines and antennas may not be visible from the street.
12. **Ponds:** Ponds are for the exclusive use of the owners whose lots front on them. No pond shall be used for boating or swimming.
13. **Lot Upkeep:** All owners shall have the grass cut regularly and all trash and debris removed.



Want to be a CMHA member?
Simply fill out this application
and mail it in. Or, better yet,
save a stamp and bring it to the
next CMHA meeting!

Meetings are held every other
month on the **2nd Thursday at
7:30 pm in the Carrollwood
Meadows Community Center
Building**, located at the end of
Farmington Rd. Non-members
are welcome too.

We encourage all residents,
even if you rent, to join CMHA.
The more members we have,
the more community activities
we can plan!

Carrollwood Meadows Homeowners Association Membership Application Annual Dues: \$12.00 per household

Name(s): _____
(Up to 2 from a household)

Address: _____
Tampa, FL 33625

Daytime Phone _____

Evening Phone _____

Email _____
(providing your email address allows us to update you on important events and messages)

Date _____ Amount Enclosed: \$ _____

Mail to: CMHA P.O. Box 341363 Tampa, FL 33694

FREE For All Children in Carrollwood Meadows

Kelly Ohlman - Red Cross Certified
Baby Sitter 546-6598 (16 years old)
She also does pet sitting.

Nicole- Baby sitting, pet sitting and
housecleaning. 968-3765.

Call Sandy at 963-6159 to have your
name and service added to the list.

The official website for
Carrollwood Meadows is
cmnatampa.com

If you have anything you would like to
submit to the site, please contact the
webmaster. Items will be added to the
website throughout the month and you
can contact the board/officers through
the website.

Important Phone Numbers

Emergencies (Fire, Police, Medical)	911
Hillsborough County Sheriff's Office.....	247-8200
Poison Control.....	1-800-222-1222
Animal Services.....	744-5660
Bilingual Assistance (Citizen Action Center).....	272-5900
Building/Fence Permits.....	272-5600
Code Enforcement.....	274-6600
County Dump.....	264-3816
Fish & Wildlife Dept.....	272-2516
Hillsborough School Board.....	272-4000
Hillsborough Tax Collector.....	635-5200
Hillsborough Water Dept.....	272-6680
Mosquito/Aquatic Weed Control.....	554-5025
Solid Waste Dept.....	272-5680

Community Contact Information:

CMHA 813-963-7350
betty3@tampabay.rr.com