

ARBOR GREENE GAZETTE

An Arbor Greene CDD Publication



AUGUST / 2026



Photo taken right here in **Arbor Greene** by your neighbor, Suad Palamarchuk
For advertisement placement, contact **IKARE Publishing** at (813) 991-7843.

ROOTED IN ARBOR GREENE. DEDICATED TO YOU.



WHY ARBOR GREENE SELLERS CALL LAURIE FIRST

- ✓ One of Arbor Greene's most Active Listing Agents
- ✓ Since 2021 our Arbor Greene Listings have averaged 11 Days On Market
- ✓ Top 1% Tampa Bay Agent | RealTrends Verified
- ✓ Over \$185 million sold since 2006
- ✓ Luxury-Level Experience for Every Home

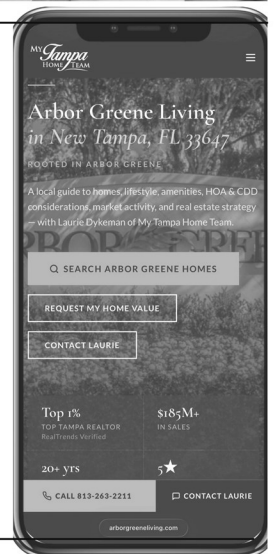


We don't just sell in Arbor Greene, we live here too.

*We love giving back to the community we call home,
so we built something just for Arbor Greene.*

Introducing **ArborGreeneLiving.com** - one place for everything that matters here - homes for sale, what's actually selling, HOA and CDD info, and the lifestyle that made us all choose this neighborhood. For neighbors, it's a resource.

For anyone thinking about selling, it's something more:
your home - in front of the buyers who are specifically looking for Arbor Greene -
with a strategy we build together.



Laurie + Matt Dykeman My Tampa Home Team

813-263-2211

laurie@mytampahometeam.com
mytampahometeam.com
arborgreeneliving.com

FB + IG
@mytampahometeam



*Thinking about selling in Arbor Greene?
Let's start with a strategy session.*

Arbor Greene

COMMUNITY DEVELOPMENT DISTRICT

MESSAGE FROM THE MANAGER - BARKS AND BAGS:

UNDERSTANDING HOW PET WASTE POLUTES OUR STORMWATER SYSTEM

As a friendly reminder, it is common courtesy and a City of Tampa Ordinance to pick up after your pet along with being neighborly to not have your pet use someone else's yard as a toilet. Every pet owner understands the necessity of managing pet waste, yet its impact on our community's stormwater quality may surprise you. Let's explore this connection.

When your pet finishes their business outdoors, any waste left behind can be washed into storm drains by rain, and unlike household wastewater, stormwater isn't typically treated before it enters our local water bodies. This means that bacteria and nutrients from pet waste can contaminate our ponds and local rivers. Pet waste is a hotspot for harmful bacteria and parasites like E. coli and Giardia, which can multiply and present health risks to humans and aquatic life. Nutrients in the waste can stimulate excessive algae growth, deplete oxygen and create "dead zones" in our water bodies. Fortunately, we can reduce this pollution simply by scooping, bagging, and trashing pet waste promptly. There are several dog waste stations placed throughout the community for your convenience.

Next time you find yourself on a walk with your furry friend, remember you're not just maintaining clean common areas, you're also playing a crucial role in preserving our community's water health, contributing to stormwater management, and safeguarding our environment. Every pet owner's action can help to improve our stormwater quality. To report an illicit discharge, please contact the City of Tampa Stormwater Management Division Illicit/Illegal Discharge at (813) 274-3101, or the Arbor Greene COD at (813) 991-9226. For fantastic resources related to proper waste disposal please visit www.hillsboroughcounty.org and search "Waste".

AGCDD - MANAGEMENT TEAM

When seeking support from Arbor Greene regarding common areas or the Community Center, consider reaching out directly to our CDD Management Team.

They will do their best to respond promptly and offer support when possible.



JASON VON MERVELDT
Community Manager

☎ (813) 991-9226 | ext. 7
✉ jasonv@arborgreene.com



ANNETTE ALFONSO
Assistant Community Manager

☎ (813) 991-9226 | ext. 5
✉ annette.alfonso@arborgreene.com



JENNIFER SMITH
Community Relations Manager

☎ (813) 991-9226 | ext. 4
✉ jsmith@arborgreene.com

AGCDD - BOARD OF SUPERVISORS

STEVE ECKHARDT
Chairman (11/28)

MICHAEL S. CANDELLA
Vice Chairman (11/28)

MIKE CANDELLA
Supervisor (11/26)

SUE WALDMAN
Supervisor (11/28)

MATT DYKEMAN
Supervisor (11/26)

Prepare your homes and families for the
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Consider downloading the
Florida Storms App.



Florida Storms App
www.floridastorms.org

CONTACT US

👤 Community Center Club Attendant
☎ (813) 991-9226 | ext. 3
✉ attendant@arborgreene.com
🌐 www.arborgreene.com

COMMUNITY CENTER OPERATING HOURS

Sunday | 8:00am-8:00pm

Monday-Friday | 5:30am-10:00pm

Saturday | 8:00am-10:00pm



ROOFSOURCE, INC

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- Pam Hodul

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www.roofsourceinc.com

The Informed AG Homeowner

HOA Violations Update

Received an HOA Notice? Take a Breath—We're Here to Help!

If you recently found an HOA violation notice in your mail or Vantaca inbox, please don't panic. These notices are simply part of how we keep our Arbor Green (AG) community looking its best and protect all of our property values.

Our HOA Community Manager regularly reviews the neighborhood to ensure everyone is meeting the standards outlined in our CC&Rs, DRC, and DRS guidelines. When a property needs a little extra care, a warning letter is sent with a specific timeline to fix the issue.

Where We Need the Most Help: Data from the first two quarters of 2026 shows that 46% of all violations come down to standard maintenance for:

***Mailboxes and Driveways *Roofs, Exteriors, and Fascia**

Most of these are just everyday buildup like mold, mildew, or fading paint. As a reminder, once the October water restrictions are lifted, it will be the perfect time to pressure wash, touch up paint, or hire a pro to handle it.

What to Do Next: Addressing the issue right after the first notice is the best way to avoid follow-up reminders or potential fines (which can reach up to \$1,000). Once you've taken care of the fix, just send a date-stamped photo of the cured violation to our HOA Community Manager to close it out. Keeping AG beautiful is a team effort! If you have any questions about the process, please reach out to our HOA Community Manager at (813) 656-3636 or Service@westward360.com

Adults Night Out Event

YOU'RE INVITED TO OUR

MIXOLOGY Class

SHAKE. STIR. SIP. CONNECT.



LEARN

from a pro mixologist.



MEET

new friends & neighbors



ENJOY

delicious drinks you create



RELAX

we provide everything!



AUGUST 30TH

6:30 — 8PM



GOOD DRINKS. GREAT COMPANY. MEMORABLE NIGHT.

We can't wait to mix things up with you!



Use the QR Code to sign up & pay.

August 30th, 6:30-8pm

Everything will be provided—just bring yourself!

Raise Your Glass to a New Experience!

Whether you're a cocktail enthusiast or just looking for a unique night out, our Mixology Class is the perfect blend of fun, flavor, and new friendships.

Homeowners Associations

THE ARBOR GREENE HOA

BOARD OF DIRECTORS

Cindy Walton - President (2027)
Mark Safran - Vice President (2028)
John Minto - Secretary (2028)
Mike Scheld - Treasurer (2027)
Ron Ferguson - Director at Large (2027)
Lianna Le Blanc - Director at Large (2028)
Steve Harris - Director at Large (2028)

WESTWARD360 MANAGEMENT

Teona Jones
(813) 656-3636
teonaj@westward360.com
service@westward360.com

THE CARRIAGE HOMES HOA

BOARD OF DIRECTORS

Lae Jones - President
Stacy Bartlett - Vice President
James Tyson - Treasurer
Douang Athitang - Secretary
Gustavo Perez - Member at Large

WESTCOAST MANAGEMENT

Veronay Barnes - Property Manager
(813) 908-0766
veronayb@wcmanagement.info

THE DEVONSHIRE HOA

BOARD OF DIRECTORS

Jennifer Kerdolff - President
Sheri Goldrich - Vice President
Robin Chagares - Secretary
Jack Pultorak - Treasurer
Kenneth Connolly - Member at Large

UNIQUE PROPERTY SERVICES

Maria Rodriguez - Property Manager
(813) 879-1139 | ext. 108
mrodriguez@uniquepropertyservices.com

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PLUMBING HAPPENS. WE'RE HERE FOR THE "OOPS" MOMENTS.

Whether it's a curious toddler with a bucket of LEGOs or a hidden leak behind the wall, we know that home maintenance isn't always pretty. We've been the "hero on speed-dial" for our neighbors for years, providing honest work without the headache.

- ✓ **Local Knowledge:** We know the specific plumbing layouts of your neighborhood.
- ✓ **Mess-Free Service:** We treat your home with more respect than the kids do.
- ✓ **Clear Pricing:** No "surprise" fees—just straightforward, reliable help.

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*Cleanout must ground level easy access. Can not be combined with any other offer



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Lic# - CFC1433065

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- ✓ Better health (skin & hair)
- ✓ Longer lasting plumbing
- ✓ And More

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*With the purchase of a whole house filter. Not to be combined with any other offer

one green FILTER

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Thaddeus Bullard AKA WWE Legend Titus O'Neil
Father, Tampa Bay Area resident and Community Leader



Health Care Designed for Your Convenience

When life is nonstop, health care appointments shouldn't slow you down. At AdventHealth Care Pavilion New Tampa, we provide comprehensive services for your whole health — all in one place. Flexible and extended hours help you schedule an appointment that works for you, so you can focus on the moments that matter most.

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- ☐ COOK ANNIVERSARY DINNER

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- Durable Powers of Attorney

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Wesley Chapel, FL 33544
info@welterlawoffice.com
www.welterlawoffice.com

DAILY REMINDER

I need to contact
IKare Publishing
to place my ad in my
community newsletter

813.991.7843

CONSIDER VISITING THE COURTS

Feel free to reach out to any of our Arbor Greene's tennis/pickleball experts. They are your go-to source for inquiries about lessons, clinics, availability, pricing, and any additional information you may need.



Julie Vazquez
Owner of 10S4LIFE
(813) 298-4793
Julievazquez@verizon.net



Peter Chow
Owner of Peter Chow Tennis Pro, LLC
(813) 451-3150
Chowchino7@aol.com

MAKE A SPLASH THIS SEASON

Whether you're seeking individual swim lessons, engaging classes, or details on pricing, reach out to Coach Brian today for more information.



Brian Ahern
Head Coach, TEAM Swim
Brian@tampamantas.com

JOY THRU FITNESS

Looking for a Personal Trainer right here in the Arbor Greene Community Gym? Heather would love to speak with you about a FREE consultation.



Heather Downs
CEO of Joy Thru Fitness
(386) 481-8225
Info@joythrufitness.com



In Honor of National Pickleball Day,
Grafton Pickleball is coming to
Arbor Greene to show off their best
paddles for YOU!

Saturday, August 8th, 8am-11am,
you will be able to try out paddles,
play games to win prizes, and maybe
even learn some new tips! All levels of
play are welcomed, even if you have
never picked up a paddle!!

Use the QR Code to sign up and reserve your spot

BOOK CLUB

Looking for a way to connect with your neighbors? Whether you're an avid reader or just looking to try something new, this club is the perfect way to engage with literature and make new friends.

**Book Club will be on hiatus during July/August*

 Diane Wheeler
dianewheeler@verizon.net
(813) 380-7068

 3rd Monday of Every Month at 7:00pm

AG STICH CIRCLE

Everyone is welcome at the Arbor Greene Stitch Circle! Whether you knit, crochet, or just want to learn, this is the group for you. Bring a project (or curiosity!) and enjoy a relaxed, friendly evening with neighbors in the Community Center Gathering Room.

 Claire B. tomclaire@icloud.com

 2nd to the last Thursday, from 6–8pm

SEWING CLUB

This group meets regularly at the Community Center to work on a variety of fun sewing projects! Whether you're a beginner or an experienced sewer, this group is a great way to share ideas and make new friends who share a passion for sewing. If you're looking for a leisurely and engaging activity, then this is the perfect group for you!

 Sue Waldman suebo0204@aol.com

 2nd & 4th Friday of every month at 9am

MAKERS' MARKET

The Makers Market event is a fantastic opportunity for crafters of all ages to showcase their skills and connect with fellow community members. Interested in showcasing your work and participating in this year's Market? Consider joining! For more info, please join the Makers' Market Facebook page by visiting tinyurl.com/AG-Makers.

 Please visit the Makers' Market Facebook page for more information regarding meeting dates.

Community Groups

BRO'S CLUB

This group is all about bringing the awesome guys in our community together for great conversation and lots of laughs. So, whether you're looking to make new friends or just have some fun, Bros & Brews (hosted by the Bro's Club) is the perfect way to connect with other guys in our community. Bring your favorite brew, a snack to share, and join this group at the Community Center Gathering Room! Must be 21+.

 Mike Scheld | mikescheld23@gmail.com | (813) 390-7411

 Last Thursday of every month at 7pm

WOMEN'S WINE DOWN WEDNESDAY

Do you need a fun and relaxing way to unwind? Join the Women's Wine Down Wednesday group! This group's sole purpose is to provide a fun evening full of laughter and good company. Whether you're new to the area or just looking to make new friends, this group is the perfect way to connect with the other ladies in our community. Join this group for a glass of wine and enjoy some much-needed leisure time! Bring a beverage to sip on, a snack to share, and join this group at the Community Center Gathering Room! Must be 21+.

 Noreen Luetke | nluetke@verizon.net

 Last Wednesday of every month at 7pm

THE AG YOGA GROUP

Consider joining the Saturday Morning Yoga Group! This laid-back session is perfect for anyone looking to relax and refresh their mind and body. This group meets in the Fitness Studio at the Community Center every Saturday for one hour. The group follows a prerecorded audio guide with calming music. There's no instructor—just a welcoming group of people coming together to enjoy the benefits of yoga. Space is limited, so please reach out to the Resident-Lead ahead of time to reserve your spot.

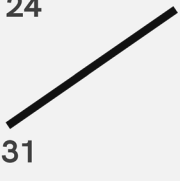
 Vivian Sun | sunwei1@yahoo.com

 Every Saturday at 8:00am

August

COMMUNITY CALENDAR

2026

SUN	MON	TUE	WED	THU	FRI	SAT
						1  Happy Spiderman Day Yoga Group, 8:00AM
2 National Ice Cream Sandwich Day 	3 National Friendship Day	4 Take-Out Tuesday, 5-8PM 	5 Green Peppers Day	6 National Rootbeer Float Day 	7 National Water Balloon Day	8 Pickleball Demo, 8-11am  Yoga Group, 8:00AM
9 National Book Lover's Day	10 National Spoil Your Dog Day 	11 DRB Meeting, 6:30PM HOA Meeting, 7PM	12 World Elephant Day 	13 CDD Workshop, 6:30PM	14 Sewing Club, 9:00AM	15 Yoga Group, 8:00AM 
16 National Tell A Joke Day	17 Black Cat Appreciation Day	18 Take-Out Tuesday, 5-8PM  CDD Board Meeting, 6:30PM	19 International Bow Tie Day	20 Stitch Circle, 6PM 	21 National Senior Citizens Day 	22 Yoga Group, 8:00AM
23  30 Mixology Class 6:30pm	24  31	25 National Banana Split Day 	26 Women's Wine Down Wednesday, 7:00PM	27 Bro's Club, 7:00PM	28 Sewing Club, 9:00AM	

Have questions about the Arbor Greene Gazette?

Reach out to our Community Relations Manager! Contact information can be found by visiting our website at www.arborgreene.com. Please note that articles and content within this newsletter are contributed by various individuals associated with the Arbor Greene community. The views, information, or opinions expressed are solely those of the individual authors and do not necessarily represent or reflect those of the Arbor Greene Community Development District (CDD).

The Arbor Greene CDD and Arbor Greene HOA, LLC does not endorse, guarantee, or assume responsibility for the accuracy, efficacy, or veracity of any information provided by the contributors.



Selling in Arbor Greene?

**LET'S SET
A RECORD!**



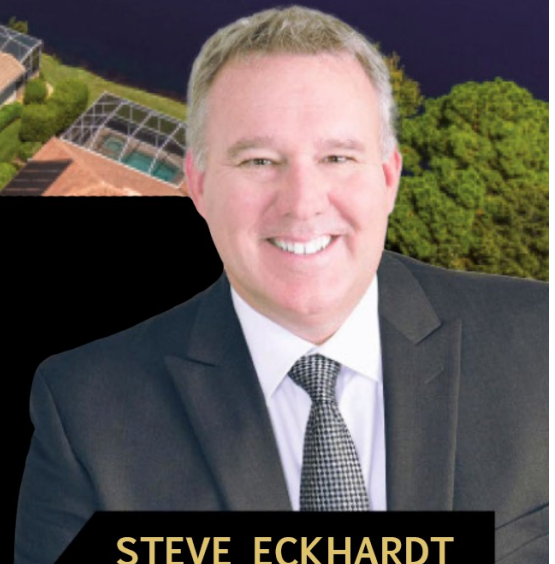
> \$41 Million Sold
in Arbor Greene

> 12 Years Serving
on the Arbor Greene CDD

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