

THE CHARLESTON CORNERS CHRONICLE

APRIL-MAY 2025

Message from the Board...

As we head into Spring and Summer, we are reminded of the old saying April Showers Bring May Flowers. The Board took that seriously and tasked our landscaper with sprucing up the community. Work is well under way to make over the island on Montague St. In preparation for new plants they have removed dead plants, regraded the island and adjusted the irrigation. When new plants are in the island will receive a new coat of mulch. All the areas around the clubhouse will also get new mulch. The play area already has a new coat of special mulch. All of our palm trees have been trimmed and several dead ones removed.

When you visit the clubhouse bathrooms you will see all the new faucets and drains as well as new toilet seats. We are still waiting on the repairs from hurricane damage; wind netting at the tennis courts, new canopies at the pool, fence repair and cleaning of the drain line on the pool deck.

Considering that April 22 is Earth Day we have important articles on our Conservation areas and ponds. We all need to do our part in protecting the environment. Please read them. They contain some important information.

Elyse, our new Board member will be heading up a get together before our April 17th meeting. See the flyer. We will have more information coming out on this so watch our Face Book page and CA portal. She is enthused about having more community activities where we can meet our neighbors, share some food and good conversation. We look forward to more ideas to support this initiative. There are also articles on the pool and the CA Residential Portal. Also there is an update on the proposed development of a Day Care Center.

Remember, stay safe, be kind.

Please join us for a
BLOCK PARTY

COME MINGLE AROUND THE
POOL AND GET TO KNOW YOUR
NEIGHBORS

thursday
APRIL 17TH
5:00PM

CHARLESTON CORNERS CLUBHOUSE

BRING A DISH TO SHARE

HOA BOARD MEETING AT 6:45PM

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TO HOME

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The 2nd Quarter dues of \$208.00 are due by April 15, 2025. Funds received after that date will incur late fees.

Residential Portal

Condominium Associates at a recent training meeting with the Board emphasized the importance for all homeowners to sign up for access to the portal provided as part of our services from CA. This portal is extremely useful, for instance:

- You can review all your account information like payment history, ARC submittals, violation notices etc.
- Set up payment schedules as well as making payments– we will say more on this later
- Submit questions you may have instead of emailing Betty. These show up as Work Requests.
- Access to all our Governing Documents, Rules and Regulations, Policy Statements, and a lot more
- View and download all the forms like ARC forms, Clubhouse Rental Form, and Amenity Access Form.
- Important announcements
- Providing an email address allows us to send out burst emails when important information needs to get out to the community. (You will not get any junk or unnecessary emails)
- View the Calendar of events. Also, Clubhouse reservations are shown here as well.

Account Payments

In the second bullet we mentioned setting up payment schedules. There are several very useful options available to make your quarterly payments so they will arrive on time. Each one is very specific and detailed as required by law since it involves transfer of money. You have total control. CA cannot change the information you input; you have to do that. This is important to understand.

From our conversations with CA the preferred payment option is using ACH.

Should you change banks or accounts where payments are drawn from YOU have to provide that information to make changes.

You also need to periodically check your bank payment information to see that it is still being sent. Don't assume that payments are being made on your behalf – Check!

This is important in one of the options as it is not set up as perpetual payment. You have to designate the payment duration. At the first of the year you must re set the payment otherwise it will not be made. Another point about this is that some homeowners did not adjust their bank payment at the first of the year to the current amount of \$208.00 per quarter therefore while payment was made it was short. This results in a delinquent amount showing on your account and generates late notices.

Another point here is that once the system detects a payment is late or not complete it automatically generates notification letters that get charged to your account as well as a late fee and interest on the unpaid balance regardless of how small. If you get a late fee notice and feel something is in error do not just ignore it. Pay the balance due and then present your concerns to CA. This will stop any further late charges. If in fact an error was made you could be refunded some of the interest and late fee charges. Doing nothing lets them all continue to accrue.

Additional information can be found in our Collection Policy.

I guess the best way to say this is “Check and verify”

**Board Facebook Page
Charleston Corners HOA – Tampa**

The Boards Facebook Page, Charleston Corners HOA

Tampa has recently undergone a name revision. We have removed the “unofficial” part of the title to eliminate any confusion as to the intent of the page. This page is the official place to get community information generated by the Board for our homeowners and verified renters.

ARC forms have been updated to reflect the correct email address where these and other forms need to be sent to Condominium Associates for action.

We also post pertinent information in various file category tabs.

If you are not already a member we encourage you to join the FB page as well as the Condominium Associates Residential Portal.

There is information on this in a separate article in this newsletter. Between this newsletter and the portal for we can keep the community better informed on important topics and information.



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Turn to the experts





Hours of Operation

The hours of operation for the pool are “Daylight to Dark”
My mom always told us as kids “when the streetlights come on you better be home”.

Good gage as it relates to the pool – When it starts to get dark it is time to get out. Don’t wait until the gate locks for the night to try and get out.

As the summer progresses and the sun sets later by a few minutes each day it is more convenient and consistent to adjust the gate closing time in blocks of half an hour. Regardless, if it is getting dark you should be out.

To make this easier and take the guess work out of the equation there is a useful tool built into the OPEN app that you use to gain access to the pool. When you open the App there is a line that says View Badge. Tapping on that opens a screen that looks like a credit card. The card should show your name, initials and at the bottom is listed the pool hours. As of the writing of this article it shows pool hours **7:00AM-8:00PM**.

That will change so please refer to it when you access the pool.

Thank you for your cooperation and avoiding the embarrassment of being locked in and no way out.

Wetland and Conservation Areas Taking care of our Environment

A Community wide Cleanup Day was held on March 29, 2025

Bob McElroy, Beautification Committee Chairman was spearheading this clean up effort.

To follow up on this we are encouraging everyone to spend a little time continuing to clean up around the yard and street and if you back up to a conservation or wetland area, the area immediately behind your fence.

Bob and a group of neighbors along Charleston Corner Road walked behind the homes that adjoin the Upper Tampa Bay Trail to remove debris that may have collected there. We know there are some large items that homeowners have left there. This is the start of the Boards effort to survey all our conservation land for illegal dumping. We will be continuing that effort in the next few months. We already know of several large piles of concrete garden curb that someone has dumped in a wetland just off Montague St. opposite Meeting Way. We have identified other debris in the same conservation area along the backs of homes from an adjoining community. SWFWMD, who oversees Conservation Wetlands has approached us about possible misuse and illegal dumping behind residents in other areas of our community.

Let me be clear, dumping of any type of material in the conservation areas behind our homes can result in significant fines to the HOA and consequently to us all. Also, it can result in fines or criminal charges to a homeowner.

Our lake and ponds are also a concern. We have recently been dealing with a fish kill in the big lake. In addition we have had several people tell members of the Board of people driving golf balls into the lake. These balls are beginning to show up around the edge. Putting anything in our ponds is illegal.

We all need to do our part to protect our environmental resources and keep them clean. We hope everyone participates in some way to help maintain health ponds and lake and properly functioning wetlands. As a reminder, our street drains do not hook up to an overall storm sewer system but direct waterflow into our retention ponds and wetlands so throwing anything in a drain eventually ends up in one of these areas.

The Board thanks you for your attention to this important matter.

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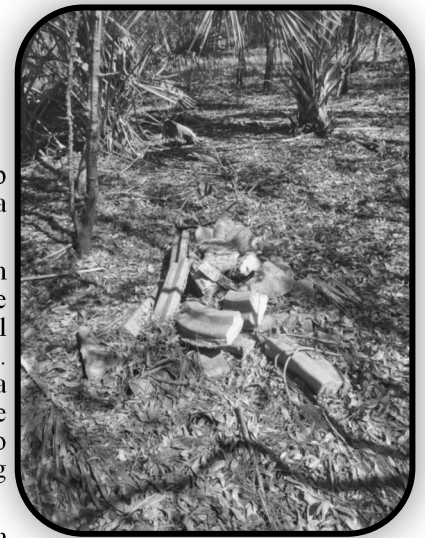
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Development Update

DEVELOP | COMMERCIAL

PROJECT Spotlight 29 Casino

Here is some more information on the proposed development on the corner of Montague St and W. Waters Ave. The plan is for an enrolment of 188 youngsters. What is not mentioned is the size of the proposed doctors' offices.

We are still concerned about this development and its impact on traffic. The County has literally dismissed the idea that there will be an impact. At this point if we want our voices heard I suggest contacting our County Commissioner Mr Cohen, the County Development Review staff and County Traffic Engineering.

DEVELOP | COMMERCIAL PROJECT SPOTLIGHT



The Ramos team is excited to partner with Lightbright Academy on the buildout of their new building located 8525 N. Montaque, WestChase. Lightbright Academy has built a strong reputation as the “The solution for Working Families®”, offering high-quality early childhood education. This project will contribute to their mission by providing a state-of-art educational child care center that will serve families in the community. Stay tuned for updates as the project progresses.

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Corners newsletter in it's entirety by
logging onto
www.IKarepublishing.com.

CHARLESTON CORNER CALENDAR

APRIL

1st - April Fools Day

12th - Passover begins

15th - Quarterly HOA
payment due

17th - 5:00pm
Community get together
at the pool

17th - 6:45pm Board
Meeting

20th - Easter

22nd - Earth Day

MAY
11th - Mother's Day

15th - Board Meeting

26th - Memorial Day



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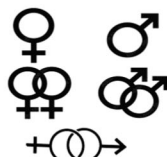


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