



# The Country Place

MAY • JUNE 2025

# Chronicle

*A Deed Restricted Community*

THE OFFICIAL *Newsletter* OF COUNTRY PLACE

## A Message from the

# PRESIDENT

Paul Van Steenberg

In the last newsletter I devoted the first paragraph of the Presidents letter to a brief history of how our present HOA formally and legally came into being. When the original judgment was decreed, 12 “units” in Country Place were listed as part of the settlement, these then, comprise our current Country Place Community Association. Unfortunately, two units were not included, these units are III-A and VI. After years of validating our association and deed restrictions in the courts our lawyers noticed this omission and brought it to the attention of the board. The board was told that per Florida Statute that in order to reverse this error and add the 150 residences in these 2 units to the HOA they would need every single member and their mortgage company to approve adding these 150 residents to our HOA... an impossible feat.

Our legal team came up with a workaround which enabled these units to at least be covered by our HOA’s deed restrictions and enforced by our Property Management Company even though they were not members of the HOA. What our lawyers could not accomplish was to have mandatory dues assessed on these 150 residents of these two units. This meant the association could not bring any legal collection enforcement proceedings if these residents did not pay dues to the association. In that board’s opinion, it was more important to cover these residents and protect not only their home values and since they are an embedded part of Country Place protect all of our home

values as well, rather than wrangle about trying to figure out how to make the deed restriction enforcement process fee for service payment for these two groups. Between 2016 and 2024 these residents were invoiced the same as our HOA members. This billing procedure existed for at least 8 years, through a few changes in our property management companies, various combinations of board members and at least two presidents. Myself and the current board became aware of this situation in November 2024 so at that time we gathered all the available facts, met with our attorney and convened a business meeting to discuss the potential legal and ancillary issues regarding invoicing these two groups. At this meeting the board decided it would be better not to send any more invoices from our HOA to the residents of these units or if we send invoices clearly noting that the dues are voluntary.

This rather convoluted legal/ invoicing issue is an open invitation for wild speculation, misinterpretation, gaslighting and misinformation, gossip et al. In order to attempt to inoculate all against this potential, here some unequivocal verifiable facts to know

(A) The present board did not create this issue, we corrected it. A letter to all of these residents has been drafted and sent to each explaining all this in greater detail.

(B) We have been assured by our lawyers that the HOA will not be liable to refund any dues paid by residents of III-A and VI.

(C) The fact that there were residents serving on the board of directors between 2016 and now who our governing documents determined were actually not ineligible to serve does not and will not invalidate any

legal documents executed during those years.

(D) There is no reasonable quick fix for this situation, at least not one which would not be expensive, long and drawn out and a legal unicorn.

(E) Yes, this could have a negative impact on our budget revenue projection for next fiscal year, if none of the unit’s III-A or VI residents pay a dime to us, we will lose about \$22,000 of revenue per year. Fortunately, we do have the residual yearly revenue for the next 10 years from the Frontier Internet Contract we negotiated and secured in February. The amount is 10% per year of Frontier’s total revenue derived from Country Place residents who use Frontier fiber optic cable service so this amount should more than offset any loss of revenue from reduction in dues revenue.

(F) There is no existential threat to the sub division. Our violation and dues collection machinery is professional, well-funded and proceeds unaffected by this discovery. The board is perfectly capable of sorting through the few messy issues that we may need address as far as the budget is concerned. More importantly, The HOA still is committed to our agreement with the 150 residents who live in units III-A and VI and will continue to enforce all our deed restrictions in those areas as we have for the last 8+ years as long as both parties wish to abide by the original arrangement.

This is a great example of being financially prepared for any event, something the majority of our board steadfastly worked for this year. We have now clearly defined III-A and VI units’ status and raised close to \$1,000,000 revenue to help offset any loss of revenue from our new fiscal situation. Stay tuned, there is more good news to come.



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May 10 • 10 am – 2 pm  
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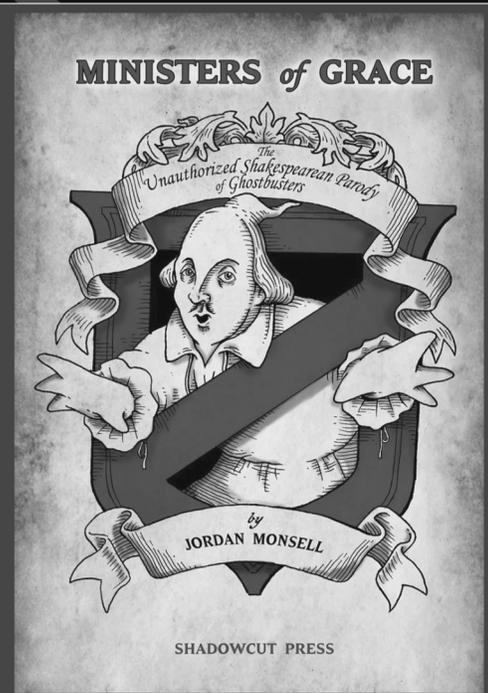
**A TRIBUTE TO THE RIGHTEOUS BROTHERS**

May 10 • 7:30 pm



**ART RECEPTION**

May 16 • 5:30 – 7:30 pm  
Above by Willow C. Wright



*What if William Shakespeare had written Ghostbusters? Who will thou call?*

**MINISTERS OF GRACE: The Unauthorized Shakespearean Parody of Ghostbusters**

Written by Jordan Monsell  
Directed by Neil Bleiweiss

May 17 • 7:30 pm  
May 18 • 2 pm

TICKETS: \$5



**JAZZ WITH JIM**

May 30 • 7:30 pm



**CARROLLWOOD WINDS CONCERT**

May 31 • 7:30 pm

**DISCOVER MORE**



*Pathways, Portals & Journeys*

*Painting for Hope by Carol Hall*

*Les Trois Amis by Pat Fenda, Robin Carroll, Willow Wright*

*Artwork by Babette Arnold*

*Spiritual Beginnings by Cheryl Yellowhawk*



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Tampa, FL 33618  
ph: 813-936-4154  
meilindas@greenacre.com

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**COUNTRY PLACE**  
**Maintenance District**

The Country Place Maintenance District was created and purposed to manage and maintain the common areas and property of Country Place. This includes all areas of ingress and egress to our community. Signage, landscaping, mowing, mulching and other misc. maintenance functions are overseen by this Board.

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<https://www.countryplace.mydistrictwebsite.com>

Country Place  
Maintenance District  
3853 Northdale Blvd, P.O.Box 282  
Tampa, FL 33624

Meetings: 2nd Monday of each month  
Meeting time: 7:00 PM - 8:30 PM  
Meeting location:  
15546 Hooting Owls Place  
countryplacesmd@gmail.com

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Please remember to keep your pet on a leash when you let them out or walk them. There have been some reported issues with pets running loose in the community. Please also remember to pick up after your pets.

# From the Country Place Maintenance District

## Entrance Sign Repair & Community Updates

Back in October 2024, our entrance sign was damaged when it was struck by a vehicle. Fortunately, the driver was not injured. However, the total repair cost came to \$14,000. After receiving a \$10,000 insurance settlement in January 2025, the Country Place Maintenance District had to cover the remaining \$4,000 from an already tight budget.

The sign was successfully reinstalled on March 3rd. In addition to the sign itself, the board also completed improvements to the surrounding landscaping, lighting, and irrigation.

One important feature of our sign is its proprietary break-away system. This safety feature is designed to shear the monument off at ground level on impact. It helps reduce damage, protects drivers from injury, and meets break-away code requirements. Many municipalities are now mandating break-away systems for exterior signage, and they are already required by DOT standards.

While completing these repairs, the Maintenance Board also noted that the curbs at the entrance are in need of work. However, curb maintenance falls under the responsibility of the Hillsborough County Engineering and Operations Department through Public Works. We've been in contact with the County, but since the curbs are not currently considered a safety issue, they will only be replaced when the entrance roads are next resurfaced. In the meantime, the County has painted safety stripes around the islands and installed reflectors.

Hiring a private contractor to replace the curbs would cost

approximately \$22,000—a cost that would place a significant burden on the District's limited budget.

We do everything we can to make your tax dollars go further. If you're ever curious about how funds are used, our budget and annual audits are publicly available on our website. Transparency is one of our core values.

Visit us online: [countryplace.mydistrictwebsite.com](http://countryplace.mydistrictwebsite.com)  
There you'll find our budget, audits, and updates on ongoing and future community projects.

Please Note: The Country Place Maintenance District is not part of the HOA.

### Board of Trustees Meetings

- When: 2nd Monday of each month
- Time: 7:00 PM – 8:30 PM
- Where: Bill Castens Gymnasium Conference Room  
Northdale Park & Recreation Center  
15546 Hooting Owls Pl (formerly 15546 Spring Pine Dr),  
Tampa, FL 33624

All Country Place residents are welcome and encouraged to attend.

*The Country Place Maintenance District Board of Trustees*

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# Honoring the Meaning of Memorial Day

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As the unofficial start of summer, **Memorial Day** often brings thoughts of backyard barbecues, long weekends, and time with family. But at its heart, this national holiday—observed on the last Monday of May—is a time for **honoring the men and women of the U.S. military who made the ultimate sacrifice in service to our country.**

Originally known as Decoration Day, Memorial Day has its roots in the aftermath of the Civil War, when families began decorating the graves of fallen soldiers. Today, it's a powerful reminder of the cost of our freedoms and an opportunity to pause and reflect on those who gave their lives in defense of our nation.

Here are a few ways to observe Memorial Day with purpose and gratitude:

## **Pause for the National Moment of Remembrance**

At 3:00 p.m. local time on Memorial Day, take one minute to silently remember and honor those who have fallen.

## **Visit a Memorial or Cemetery**

If you have the chance, visit a local veterans' memorial or cemetery. Bringing flowers or small flags is a simple and meaningful gesture.

## **Support Veterans and Military Families**

Consider donating to an organization that supports Gold Star families, wounded warriors, or veterans in need.

## **Fly the Flag Respectfully**

Display the American flag at half-staff until noon, then raise it to full-staff for the rest of the day—this is the traditional observance practice.

## **Share Their Stories**

If you or someone you know has a loved one who served and sacrificed, consider sharing their story with your children or neighbors. Keeping their memory alive is a powerful way to honor their legacy.

As a community, let's take a moment this Memorial Day not just to celebrate, but to remember. Their service. Their sacrifice. **Our gratitude.**



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- TECO Power Outage: (877) 588-1010
- TECO Street Light Out: <https://www.tampaelectric.com/forms/residential/streetlightout/>
- TECO Street Light Out: (813) 223-0800
- Hillsborough County Sheriff's Office Non-Emergency: (813) 247-8200
- Hillsborough County Sheriff's Office Main: (813) 247-8000  
*Master Deputy J. Wolfe / ABN #227549  
District 1: Community Resource Deputy  
Hillsborough County Sheriff's Office  
Work Mobile: 813-546-1555  
Office: 813-247-0600  
[jwolfe@teamhcs.com](mailto:jwolfe@teamhcs.com)*
- Hillsborough County Public Utilities Department Customer Service: (813) 307-1000
- Frontier Communications: 877-599-1870
- Spectrum Customer Support: (833) 949-0036
- Report an issue with the Common Areas/Entrances managed by the Country Place Maintenance District: [CountryPlaceSMD@gmail.com](mailto:CountryPlaceSMD@gmail.com)
- HCPRC (Hillsborough County Pet Resource Center): 813-744-5660 (Injured stray dogs or cats, affordable spay/neuter)
- HSTB (Humane Society of Tampa Bay): 813-876-7138 (homeless dogs or cats, affordable spay/neuter)
- VEG (Veterinary Emergency Group): 813-265-4043 (Injured dogs,

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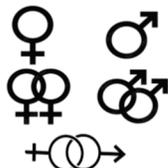
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High Sale Price	\$540,000.00
Low Sale Price	\$230,000.00
Average Sale Price	\$400,031.00
Average Price per sqft	\$229.44
Average Days on Market	30
Homes Sold	13
Pending	9
Currently on the Market	9

### What Stands Out

Normally, I use this section to highlight the most notable numbers from this month's data. However, this month, the numbers seem to be all over the place. For instance, the high sale

point has increased by more than 10%, while the low sale point has decreased by 20%.

Therefore, I believe we can consider this month as an anomaly. Given the unique economic climate, it's prudent to wait for a trend before drawing any conclusions.

(Data was comprised from CP homes sold over the last 90 days ending on (4/15/2025) Article was also written with assistance from AI.



**BONUS:** The imposition of tariffs can have significant repercussions on the real estate market. Tariffs on imported construction materials, such as steel and lumber, lead to increased costs for builders, which are often passed on to

homebuyers in the form of higher prices for new homes and renovations. Additionally, tariffs can contribute to inflationary pressures, resulting in higher mortgage interest rates and a home equity line of credit (HELOC) rates. This combination of increased construction costs and higher borrowing rates can dampen demand for real estate, slow down market growth, and ultimately affect the overall affordability of housing. As the global trade environment remains uncertain, real estate investors and homeowners must navigate these complexities to make informed decisions.

*(All data is courtesy of Realtor Multiple Listing Service. The opinions included are not meant to be taken as facts but are the professional opinion of the below agent. If you are working with a Realtor, please disregard any advertisements. All requests for business are meant solely for those not currently represented. Joe Benson is both a resident of Country Place and a licensed Real Estate agent).*



Joe Benson

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