



The Country Place Chronicle

SEPTEMBER • OCTOBER 2026

A Deed Restricted Community

THE OFFICIAL *Newsletter* OF COUNTRY PLACE

Happy Halloween to all of our Neighbors!

Halloween Event coming our way!

Please visit the Country Place Times website (QR code pg. 6) or the neighborhood FB page for more up to date information as we get into October.

As always, please be safe when walking the neighborhood and enjoying the Trick or Treat fun!



Country Place Maintenance District

Thank You County Place

The results are in, and the referendum to increase the Country Place Special Maintenance District assessment from \$50 to \$75 per parcel has PASSED.

On behalf of the Trustees, we want to sincerely thank everyone who took the time to learn about the issue, ask questions, participate in the discussion, and most importantly, vote.

This increase was not something the Trustees took lightly. The District has operated on the same \$50 annual assessment since 1986. For 40 years, that amount never increased, even as the cost of electricity, landscaping, irrigation, repairs, insurance, materials, and nearly everything else required to maintain our community continued to rise.

The district anticipates receiving this additional annual revenue beginning in 2028. These funds will remain dedicated to maintaining and improving the areas for which the Maintenance District is responsible, including our communi-

ty entrances, landscaping, irrigation, lighting, fencing, signs, and other District-maintained areas.

Passing the referendum does not mean we suddenly have unlimited funds. Far from it. The Trustees will continue to watch every dollar and make careful decisions about where our money is spent. What it does mean is that we now have a much stronger financial foundation to continue maintaining the appearance and infrastructure of Country Place.

We are especially grateful to those residents who took the time to understand why this was necessary. Whether you have lived here for decades or recently made Country Place your home, your participation matters.

Forty years at \$50 was a pretty impressive run. Now, with the support of our community, we can move forward and continue taking care of the neighborhood we all call home.

Thank you, Country Place!

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.

TRUSTEE
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Darrel Spacone

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VICE PRESIDENT
Matthew Banas

TRUSTEE
Tina Rhodes

SECRETARY
Keith Colini

TREASURER
Chris Rhodes

[https://
www.countryplace.mydistrictwebsite.com](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



LIVE AT THE CENTER

■ THINGS TO DO

(813) 922-8167 • CarrollwoodCenter.org

EST. 2013

Carrollwood market
 at the
 carrollwood cultural center

FARMER'S MARKET

September 12 • 10 am - 2 pm
 Presented by Tampa Bay Markets



A TRIBUTE TO TIJUANA BRASS

September 12 • 7:30 pm
 with Basil Rodriguez & South of the Border



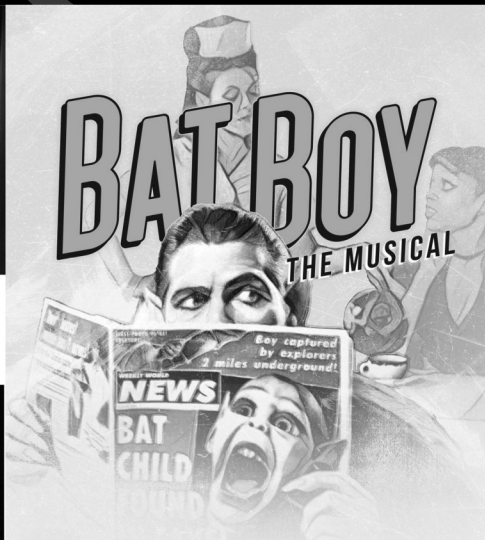
MIRAGE: THE OASIS TRIBUTE

September 18 • 7:30 pm



PAUL GAVIN PRESENTS THE MUSIC OF JOHN COLTRANE

September 19 • 7:30 pm



OCTOBER 16-25

Story & Book by

Keythe Farley &
 Brian Flemming

Music & Lyrics by

Laurence O'Keefe

This smart, hilarious, and
 tuneful off-Broadway hit is
 an uproarious, high-energy
 parable about prejudice,
 community, love...
 and blood-sucking bats.

(Concord Theatricals)



BIG BAND CONCERT & DANCING

September 26 • 7:30 pm



CINEMATIC CELEBRATION

September 27 • 3 pm

with the Carrollwood Winds

IN THE GALLERY



This summer's main
 exhibit, *People, Places &
 Things II* with the Pastel
 Society of Tampa Bay,
 The Exhibiting Society
 of Artists, John Gurbac
 and Greg Latch, Pamela
 Torres, Mathew McCabe,
 and more!

DISCOVER



President's Message • Matthew Banas • countryplacehoapresident@gmail.com

As we move toward our annual meeting and Board election, there is one theme that connects much of what is happening around Country Place right now: **participation matters**. The Board has responsibilities, but the health of our community cannot rest with five, soon to be seven, people sitting at a table once a month. Country Place works best when homeowners are informed, represented, and willing to contribute their time and perspective.

Board Elections: Please Run, and Please Vote

Our annual Board election is approaching, and I encourage homeowners to consider running. Serving on the Board requires some time and effort, but it also gives you a real opportunity to help shape decisions affecting our community. A strong Board should include people with different experiences, viewpoints, and skills. If you are interested in running, please submit your Notice of Intent to our manager, Sophia Alvarez, at Salvarez@greenacre.com, on or before **September 10, 2026**. Just as importantly, please vote. Voting Members will receive ballots and candidate information by mail or email with the **Second Notice of Annual Meeting**, at least 14 days before the Annual Meeting on **October 13, 2026**.

E-Voting and Staying Connected

If you have not signed up for e-voting, I strongly encourage you to do so. If Greenacre has your email address, you should have already received instructions for opting in. Please also make sure the Association has a current email address for you. With roughly 1,600 homes in Country Place, reliable electronic communication makes a very real difference in keeping residents informed and making participation easier.

County Assessment Vote

The proposed increase to the county tax assessment **passed with 63% of the vote**.

For Country Place residents, that means the Maintenance Board will remain solvent, at least for the near future, and can continue maintaining our entrances, signs, and common areas. Participation increased by **235 voters over the last election cycle**, an encouraging achievement. Whether you voted yes or no, thank you for getting involved and making your voice heard. I also want to recognize the many members of our community who worked tirelessly to get information out about the vote and its impact on Country Place. It was an enormous undertaking by a dedicated group of volunteers, and I could not be more proud to have been part of that effort.

Sections 3A and 6

Work involving Sections 3A and 6 continues. I have completed a thorough analysis of the available documentation regarding their status, bolstered tremendously by the efforts of a small group of extremely dedicated members. We are now seeking legal review of our conclusion that Sections 3A and 6 belong within the Country Place Homeowners Association.

There is significant work involved, and I do not want to create expectations about timing or outcomes while legal review is underway. We will continue sharing information as there is something meaningful and appropriate to report.

A Little More Fun Around Here

Our Events Committee has been doing excellent work bringing neighbors together, and I especially want to recognize **Lisa Crespo** for the time, energy, and care she has put into these efforts. The recent ice cream social was a smash, and there is real value in giving neighbors opportunities to simply get together and enjoy our community. Next up is our **Potluck/Movie at the Park**, Saturday, **August 29**, at Country Place "Central" Park, **15728 Country Lake Drive**. The potluck begins at **6:00 p.m.**, with the movie starting at **8:00 p.m.** Come out, bring the family, meet somebody you haven't met before, and enjoy the community we live in.

Keep Showing Up

There are many ways to participate: vote, run for the Board, volunteer, attend a meeting, ask questions, or provide constructive input. We will not always agree on every issue, nor should we expect to. What matters is that we stay informed, listen to one another, and approach disagreements with respect and the shared goal of making Country Place better.

A healthy HOA is not simply something a Board delivers to its residents. It is something we build together.

Thank you to everyone who continues to show up, participate, and contribute to our community.

Country Place Mac and Cheese Throwdown – To be Rescheduled

- 👍 -Please email Lisa Crespo at: CPLisaC929@gmail.com to register your Mac and Cheese entry.
- To stay updated on this and other neighborhood events, please check the neighborhood FB page, or visit the Country Place Times website (QR code pg. 6) periodically and make sure your email address is updated with Greenacre for email notifications.

It's that time again... Community Garage Sale October 3rd!

The Country Place Community Garage Sale is held **twice a year, on the first Saturday of April and October**.

Look for neighborhood reminder signs about **two weeks before the sale**, followed by entrance signs about **one week before** to help bring in shoppers.

Friendly Garage Sale Etiquette for Buyers:

- **Timing:** Please wait until the advertised start time before shopping.
- **Parking:** Be considerate—don't block driveways, mailboxes, or other vehicles.
- **Payment:** Bring small bills and coins when possible.
- **Negotiating:** Bargaining is welcome when done politely.
- **Handling Items:** Please treat items with care. If you break it, you should buy it!



Tips for Sellers

- **Price Clearly:** Clearly label items with prices.
- **Organize:** Group similar items together for easy browsing.
- **Signage:** Use clear, visible signs to direct shoppers.
- **Be Welcoming:** A friendly hello goes a long way!
- **Be Flexible:** Consider negotiating, especially later in the day.
- **Clean Up:** Please remove all signs when your sale is over.

💖 **Most importantly, please be kind and courteous to one another while enjoying our community garage sale!**

PRESIDENT
Matthew Banas

VICE PRESIDENT
Sean Phelps

SECRETARY

Bobby Herring

TREASURER

Tania Figueredo

DIRECTOR/ARC

Donna Branch

COMMUNITY ASSOC. MANAGER

Greenacre Properties, Inc.

Melinda Spall

4131 Gunn Highway

Tampa, FL 33618

ph: 813-936-4154

MelindaS@greenacre.com

Portal:

<http://home.greenacre.com/login>

Meetings: 2nd Tuesday of month
Time: 7:00 PM @ Greenacre

WANT TO SUBMIT CONTENT?!!

Send potential submissions to:
CPTaniaF@gmail.com

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Clear the Way for Easier Rallies



Vascular Experts in Tampa Bay

When each return brings more soreness in your feet and legs, it could be a sign of vascular problems. The vascular experts at AdventHealth are here to help rebuild your strength, so you can swing freely with energy to do the things you love.



Request an appointment today.
FloridaVascularExperts.com


AdventHealth
Carrollwood

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Weekend Project - Cleaning Your Roof

***Proper roof care can help prolong its life and functionality. In Florida, warm temperatures, high humidity, and frequent rain create ideal conditions for organic growth.**

Common Roof Growth

- **Black Algae (*Gloeocapsa magma*):** The most common cause of dark streaks on roofs. This airborne cyanobacteria feeds on the limestone filler in asphalt shingles. Spores can be carried by wind and wildlife from trees, landscapes, and neighboring homes.
- **Green Moss:** Thick, fuzzy green growth typically found in shaded or low-slope areas where water remains for long periods. Its root-like structures can lift shingles, trap moisture, and contribute to leaks and wood rot.
- **Lichen:** A fungus-and-algae combination that appears as crusty gray, green, or yellow patches. It firmly attaches to roofing materials and can pull away shingle granules if scraped off.

Address these growths promptly. They can retain heat and increase cooling costs, accelerate roof deterioration, affect roof functionality, reduce curb appeal, and negatively impact home value.

Cleaning your roof can be done safely by using chemical solutions rather than high-pressure water. The Asphalt Roofing Manufacturers Association (ARMA) recommends a **soft-wash method** for cleaning shingles without voiding warranties or causing premature failure. If your roof is newer, consider contacting a roofing professional.

***Never use a pressure washer on asphalt shingles. It can strip away protective granules and cause damage.**

The Soft-Wash Method

1. Prepare & Protect

- **Protect plants:** Water bushes and grass beforehand and cover delicate plants with waterproof tarps. Rinse foliage again afterward to remove runoff.
- **Wear safety gear:** Use non-slip, rubber-soled shoes, eye protection, a face mask, and clothing you don't mind getting stained with bleach.
- **Clean gutters:** Remove debris so the cleaning solution can drain properly.

2. Mix the Cleaning Solution

Commercial eco-friendly roof cleaners are available, but a standard DIY mixture can also be effective:

- Mix **50% water and 50% household bleach** in a pump sprayer.
- Add **4–6 ounces of liquid dish soap per gallon**. The soap acts as a surfactant, helping the solution cling to the roof rather than immediately running into the yard.

3. Apply & Let It Dwell

- Apply from a ladder when possible, or hire a professional if necessary.
- Starting at the top, saturate the shingles as you work downward until the solution turns white and bubbly.
- Allow it to dwell for **15–20 minutes** to kill algae, mold, and moss.
- Do not allow the solution to dry completely. Lightly mist with water if it begins to dry.

4. Rinse Thoroughly

When using a bleach-based solution, thoroughly rinse the shingles with a garden hose using normal spigot pressure. Eco-safe treatments such as Spray & Forget can be applied and left to work over time without rinsing.

Prevention Tips

Once your roof is clean, help keep algae and moss from returning:

- **Trim trees:** Keep branches away from the roof so it receives at least **6 hours of direct sunlight daily**. Maintain **8–10 feet of clearance** between the tree canopy and shingles to allow sunlight in and prevent leaves and needles from trapping moisture.
- **Clear debris:** Remove leaves, pine needles, and twigs with a leaf blower or soft broom **at least twice a year**.
- **Clean gutters regularly:** This helps prevent water from backing up and soaking the lower roof edge (eaves).



LADDER RULES

- ✓ Always face ladder when ascending or descending.
- ✓ Always maintain 3 points of contact on the ladder: 2 feet + 1 hand or 2 hands + 1 foot
- ✓ Top of ladder should never be used as a step.
- ✓ Ladders should never be moved, shifted or extended while occupied.
- ✓ Never carry an object or load that could cause you to lose your balance.



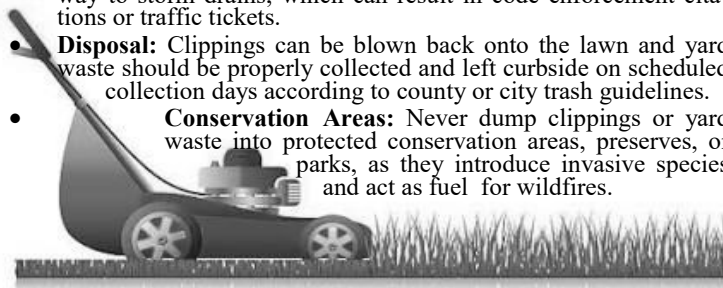
Did You know?

(some reminders due to all the recent rain, storms, and ongoing flooding concerns)

Hillsborough County has specific regulations regarding lawn clippings. Under the county's fertilizer ordinance and stormwater regulations, **it is illegal to blow, wash, or sweep grass clippings into roadways, storm drains, or bodies of water.**

Key details to know about managing lawn clippings:

- **Stormwater Protection:** Grass clippings and vegetative debris cannot be washed or blown into storm drains or bodies of water because they carry excess nutrients that cause algae blooms and pollute local waterways.
- **Roadways & Obstructions:** Blowing clippings into the street can be considered **littering** or a roadway hazard and would make it's way to storm drains, which can result in code enforcement citations or traffic tickets.
- **Disposal:** Clippings can be blown back onto the lawn and yard waste should be properly collected and left curbside on scheduled collection days according to county or city trash guidelines.
- **Conservation Areas:** Never dump clippings or yard waste into protected conservation areas, preserves, or parks, as they introduce invasive species and act as fuel for wildfires.



National Cat Day October 29th

In celebration of this day, let's learn to care for our neighborhood fur friends. Cats are an important part of our neighborhood and deserve kindness, compassion, and care. Whether they are friendly neighborhood cats or more independent community cats, a little help from us can make a big difference in their lives and in our community. Providing clean water and appropriate food can help cats stay healthier, especially during Florida's hot weather.

Caring for community cats is about more than just feeding them. One of the most important things we can do is support spay and neuter efforts. Spaying and neutering helps prevent unwanted litters and keeps the number of homeless and outdoor cats from growing. It is a humane and responsible way to manage the community cat population while improving the health and well-being of the cats already living among us.

Please support local rescue and spay/neuter programs. Every cat matters, and every small act of kindness makes a difference. Thank You, Donna Schramer





Labor Day September 7th

We would like to recognize and appreciate the hard work and dedication of the people who help make our homes, neighborhood, and community such a wonderful place to live. We hope you have a safe, relaxing, and enjoyable

Labor Day with family, friends, and neighbors! Happy Patriot Day Sept. 11th and U.S. Constitution Day Sept. 17th.



Rosh Hashanah – begins at sundown Friday September 11, 2026 and ends at nightfall on Sunday September 13, 2026, marking the start of the Jewish year 5787. This sacred holiday celebrates the Jew-

ish New Year through deep reflection, festive community meals, and ancient rituals. Families gather to hear the blowing of the shofar (ram's horn) to awaken the soul, perform Tashlich prayers near flowing water to cast away sins, and dip apples in honey to symbolize hope for a sweet year ahead.

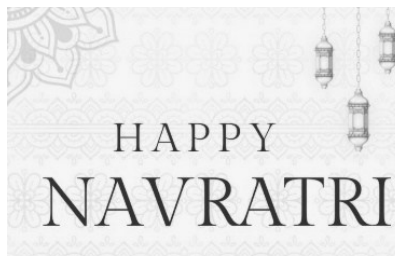
Connected Holidays:
Yom Kippur: September 20 – 21, 2026 (Day of Atonement)
Sukkot: September 25 – October 2, 2026 (Feast of Tabernacles)



Columbus Day & Indigenous Peoples' Day October 12th

As we recognize Columbus Day and Indigenous Peoples Day, take a moment to reflect

on the many stories, cultures, and contributions that have shaped our nation. This day offers an opportunity to appreciate our history, honor Indigenous people and their heritage, and recognize the lasting impact of exploration and cultural exchange.



Navaratri - is a vibrant nine-night Hindu festival running from October 11 to October 20, 2026, that honors the divine feminine, celebrates spiritual renewal, and marks the triumph of good over evil. Dedicated to the

different forms of the Mother Goddess, this autumn celebration brings observers together for prayer, fasting, and joyous traditional dances like Garba and Dandiya. It concludes on the final victory day, Vijayadashami, leaving its people filled with a shared message of light, compassion, and inner strength.

More Important Dates to Celebrate

Sept 8: International Literacy Day
Sept 21: International Day of Peace
Sept 21: World Alzheimer's Day

Oct 5: World Teachers' Day
Oct 7: Emergency Nurses Day
Oct 10: World Mental Health Day

Oct 13: Metastatic Breast Cancer Awareness Day

Country Place Times



A digital hub for events and what's going
on around the neighborhood

www.countryplacetimes.com

FHP and HCSO



Having **Florida Highway Patrol (FHP)** and **Hillsborough County Sheriff's Office (HCSO)** presence in your neighborhood provides highly visible crime deterrence, rapid emergency response times, and specialized local traffic enforcement.

Key Advantages for Your Neighborhood:

-Visible Deterrent: Marked FHP and HCSO vehicles act as strong visual deterrents for property crimes, burglaries, and speeding.

-Faster Emergency Response: Proximity allows deputies and troopers to intervene in minutes during critical, life-threatening situations.

-Aggressive Driving & Speed Enforcement: While HCSO handles local neighborhood traffic complaints, FHP brings specialized attention to high-speed corridors and aggressive driving that threatens residential areas.

-Enhanced Safety for Children: High-traffic visibility strictly enforces school zones and protects pedestrians, particularly in family-heavy areas.

Neighborhood Traffic and Parking Reminders:

To avoid getting a ticket from FHP or HCSO in your neighborhood, you must strictly follow local traffic laws and maintain your vehicle. Both agencies actively patrol residential areas to address community complaints about

safety. Here are some friendly reminders.

Driving Behaviors -

- **Full Stops:** Stop completely behind the white line at every stop sign. Rolling stops are a frequent cause of tickets.
- **Speed Limits:** Keep your speed at or below the posted limit, which is typically 25 or 30 mph in residential zones.
- **Turn Signals:** Signal at least 100 feet before making any turn or changing lanes.
- **Pedestrian Yielding:** Stop completely for neighbors using crosswalks or walking in intersections.
- **School Zones:** Slow down to the posted flash limit and put away your phone.

****Florida law strictly prohibits holding a phone in active school zones****

Vehicle Maintenance -

- **Working Lights:** Check your headlights, taillights, brake lights, and turn signals regularly.
- **Tag Visibility:** Keep your license plate clean, firmly attached, and completely unobstructed by bike racks or tinted covers.
- **Valid Registration:** Ensure your yellow license plate registration decal is current and properly affixed to the upper right corner.

Parking Regulations -

- **Sidewalk Blocks:** Never park your vehicle across a sidewalk to ensure pedestrian safety.
- **Facing Traffic:** Always park with your passenger-side tires against the curb or grass. Parking facing the wrong direction against traffic is illegal.

****Vehicles can be ticketed for double parking inside Hillsborough County HOA communities****

The "10-Foot Clearance" Rule (Universal Enforcement) -

Hillsborough County has a strict traffic safety mandate regarding street clearance. Regardless of whether your HOA streets are public or private, the HCSO can ticket double-parked vehicles if they impede traffic.

- **The Law:** Under Hillsborough County Traffic Ordinance Section 50, you cannot park a vehicle within **10 feet of another vehicle** if it blocks the flow of the roadway.
- **Why it matters:** Standard fire trucks and emergency vehicles are roughly 8 to 8.5 feet wide. When a car double parks across from another vehicle or blocks a narrow HOA road, emergency services cannot pass, creating an immediate safety hazard that local police will cite.
- **Action Step:** Call the HCSO non-emergency dispatch line at **(813) 247-8200** to report a vehicle blocking a public roadway or violating the 10-foot clearance safety rule.

***Vehicles can be ticketed for parking too close to an intersection crosswalk, or a stop sign under Florida law (which applies to Hillsborough County)**

Here are the specific distance rules:

- **Stop Signs:** You cannot stand or park within 30 feet of any stop sign or traffic control signal.
- **Intersections:** You cannot park within 20 feet of a crosswalk at any intersection. If there is no crosswalk, you cannot park inside the intersection itself. (A crosswalk is defined as either a marked pedestrian crossing or, at an intersection, the area connecting sidewalks across the roadway—even if it is unmarked.)

Why does this matter?

Parking too close creates blind spots. It makes it hard for other drivers to see pedestrians or oncoming traffic.

-Remaining inside an occupied vehicle while waiting does not exempt you from the law.

The Legal Definitions -

Florida Statute 316.1945 explicitly breaks down the rules into three actions: **stopping**, **standing**, and **parking**.

- **Standing:** This is the legal term for sitting in your idling car while waiting for someone (like your child's bus).
- **The Rule:** The law states you cannot **stand or park** a vehicle within 30 feet of a stop sign or 20 feet of a crosswalk, **"whether occupied or not"**.

The Only Exception -

The statute only allows a momentary pause (**stopping**) if you are **actively dropping off or picking up passengers**. Sitting at the corner for several minutes waiting for the bus to arrive does not count as an active pickup.

Because parked and idling cars block the sightlines for the bus driver, the children, and other motorists, Hillsborough County deputies can issue a citation even if you are sitting behind the wheel with the engine running.

If you have a safety concern about parked cars in your neighborhood, you can report it to the county using the Hillsborough County Report a Traffic Concern system or call the non-emergency line at: (813) 247-8200.





Happy September, Country Place! As a fellow resident and your local real estate expert, I don't just look at the MLS numbers I track what they actually mean for our neighborhood's home values. If you're curious about how the summer market is shifting, here's a look at what's happening right outside our front doors.

What Stands Out

When we compare the last couple of months—and look back at where we were this time last year—a few of our numbers took some big swings. But a closer look shows why one month rarely tells the whole story.

August is one of our quieter months, and this year was no exception—just 7 homes closed, down from 13 in June. When sales volume is that low, a single home can swing the averages, so the dips below in the low sale price, price per square foot, and average sale price read as short-term noise more than a real drop in value; these figures bounce around month to month and level out over time. More telling: inventory climbed to 16 active listings—one of the highest counts we've recorded—while homes are taking longer to sell, now averaging about 44 days. For perspective, our average sale price sat just under \$470,000 this time last year and is right around \$461,000 today—essentially flat once you factor in the summer slowdown.

Country Place Market Stats

*(Data comprised from CP homes sold over the last 90 days ending on 8/10/2026. **Highlighted items** indicate a significant change since our last update).*

- **High Sale Price: \$590,000**
- **Low Sale Price: \$346,500** (Down from \$410,000 in June)
- **Average Sale Price: \$461,343** (Down from \$494,415 in June)
- **Average Price per SqFt: \$260.25** (Down from \$284.63 in June)
- **Average Days on Market: 44** (Up from 33 days in June)
- **Homes Sold: 7** (Down from 13 closed sales in June)
- **Pending: 8**
- **Currently on the Market: 16** (Up from 11 active listings in June)

BONUS: Simple Ways to Tame Your Summer Power Bill

With Tampa's heat cranking through August, cooling is the biggest line on most of our power bills, so a few small tweaks add up fast. The spot with the most leverage is *your thermostat*. Each degree you nudge it up trims a few percent off cooling, and a programmable model eases it back while you're out or asleep. Let ceiling fans carry more of the load—they cool people, not rooms, so you can raise the setting a few degrees (just switch them off when you leave). Swap AC filters monthly in summer and keep the outdoor unit clear of leaves and shrubs so it isn't fighting itself. And block the heat: close blinds on sun-facing windows by day, run the dryer and dishwasher after dark, and switch any leftover bulbs to LEDs. Small on their own, but together they can noticeably ease the August spike.

Joe Benson

Benson Family Realty | ARGO Group Properties

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www.bensonfamilyrealty.com



(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. Article was written with the assistance of AI. 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).