



Chronicle

A Deed Restricted Community

THE OFFICIAL *Newsletter* OF COUNTRY PLACE

from the **PRESIDENT**

An Attorney?

Because I didn't paint my house / trim my tree(s) / pressure wash my driveway?



Isn't our community looking GREAT? So many homes are being remodeled, refreshed, upgraded – and it shows in our property values! But what

about the homes that look like they need quite a bit of work? Do they get violation letters? Of the over 1,500 homes that we have in Country Place, the management company sends between 150 – 250 violation letters monthly – mostly on minor things that we just need to correct. Of those, typically only 5 – 10 homeowners never respond or will not/cannot fix the violation for some reason or another. Yes, only roughly 1% of homes in Country Place are the ones that the board is left with trying to figure out what to do with. At our last board meeting, homeowners were there when we were trying to decide which violation should go to the 'next step'. Homeowners were able to see how we struggled with hoping and praying that the homeowners in question had reached out for an extension or with a plan to remedy the situation. Homeowners also asked... "What IS the process for violations?" I told them that I would make sure to write something up for the next newsletter to share the process with everyone! I know – it's something that NOBODY likes to think about as we all feel horrible when we ourselves get those pesky letters. But as board members, we are required to do something. So, here goes...

In Florida, there several options for HOAs when it comes to enforcement of their legal documents. One of the most common remedies is to fine the homeowner after a certain period of time up to \$1,000 PER violation. In doing this, an Association may then place a lien on a home for failure to pay.

Country Place did this procedure for a couple of years, but homeowners came to our meetings month after month claiming that the Association "just wanted money!"

Another option for an Association is to turn the violation over to an Attorney if the violation isn't taken care of. By doing this, the court system (not the HOA) can insist upon enforcement of the violation because the Association's documents are a legal document. The last board of directors decided that in fact, we do NOT want homeowners money... we want homeowners to comply with the deed restrictions that were put in place to keep our home values high. Thus, we adopted this procedure a couple of years ago.

After multiple letters are sent to a homeowner, the board – at a board meeting – discusses the homes that have not complied. The very FIRST question we ask time and time again is "did the homeowner reach out to us at all?" MOST of the time the answer is "no". The Association then has our Attorney send the initial letter to the homeowner. In our experience thus far, roughly 90% of homeowners comply at that time. However, if the homeowner still doesn't comply nor respond with any kind of a plan (i.e.: I need a month to pressure wash my driveway/trim the tree/etc.) – the Attorney will then press forward with legal action.

The next step is for the homeowner and the Association to go to a mediator. The cost of the mediator is split between the HOA and the homeowner. If the homeowner fails to participate in the mediation process, or fails to respond in the appropriate time, they waive their right to recover its attorney's fees and costs even if they win in court.

A common misconception is that you MUST have received and opened the letter in order for the violation or mediation offer to be 'legal'. This is incorrect. The Association and Attorney will send the letter via U.S. Mail to the homeowners last known address on file with the Association. The association and attorney must only show the letter was SENT. It is up to the homeowner to notify the

Association, in writing, that their address has changed.

Lastly, the final step that we hope we never have to get to: Lawsuit. If not resolved in mediation, the Association files a lawsuit where neither party has direct input into the resolution. The judge merely interprets and enforces the legal documents of the Association, then tells the parties what must be done in the form of the Final Judgment. That ruling is now enforced by the court system, not the HOA.

NOBODY wants to go through all of this, right? The Board NEVER wants something to get even almost that far! So.... Where do you start? How do we all come out with a win?

It all begins with the very first violation letter you receive. Contact Mike immediately and let him know that you are working on it, or that you can't right now – but give him a timeline of when you CAN resolve it.



**This is the answer.
COMMUNICATION IS KEY.**

Email. Call. Send a letter.

Just communicate.

The board of directors aren't paid to enforce rules and make decisions. We are homeowners. We are your next-door neighbors. We are volunteers. We WANT to help. But first we need to understand, and we cannot do that without communication.

I'm excited about the upcoming Holidays and some cooler weather! It sure would be GREAT to have a fun holiday event at the park this fall/winter. If you'd like to head up a committee to make something happen, the board would love to get behind it and fund the event. Please reach out to us ASAP.

It is a pleasure serving you all, and I look forward to a super 2019!

Tina Rhodes
President, Country Place



High Sale Price	\$329,900.00
Low Sale Price	\$183,000.00
Average Sale Price	\$267,090.00
Average Price per sqft	\$155.49
Average Days on Market	24
Homes Sold	20
Pending	5
Currently on the Market	12



What Stands Out

All signs continue to point up for Country Place. While we didn't set any records this month, we continue to hold strong with an average of above \$155 per sqft. While that is good enough nes in itself, the big news is the average days on the market. For the first time since February, we are back under 30 days on the market. That means the average home in CP sells in a little over three weeks. Now that's a hot neighborhood!

(Data was comprised from CP homes sold over the last 90 days ending on 10/9)

BONUS: Since this publication will be coming to you around the holidays, We're going to do something a little different. This isn't going to be about real estate. I want to encourage my neighbors to step outside their door and help someone who doesn't have a home this Christmas season. In the U.S. 400,540 children are living without permanent families in the foster care system. 115,000 of these children are eligible for adoption, but nearly 40% of these children will wait over three years in foster care before being adopted. (Source: AFCARS Report, No. 19) I want to encourage you to either consider giving one of these kids a home or helping out those that do. Not everyone is in a position to open your home, but some can help financially. Others may only have prayers to offer, but those are needed to. Whatever we do, I pray that we don't look the other way. If you're looking for a way to help. I recommend A Door of Hope. They are a foster parent licensing partner and they can point you in the right direction no matter what you would like to do.

A DOOR OF HOPE

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Joe Benson

Benson Family Realty

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Country Place Newsletter would like to welcome our new Board Members and welcome back the returning Board Members

COUNTRY PLACE
Homeowners Board Of Directors

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VICE PRESIDENT
Patrick Schafer

SECRETARY
Kim Haag

TREASURER
Paul Van Steenberg

DIRECTOR
Ellia Silwiak

COMMUNITY ASSOCIATION MANAGER

Greenacre Properties, Inc.
Mike Spall

4131 Gunn Highway
Tampa, FL 33618
ph: 813-936-4154
mspall@greenacre.com

COUNTRY PLACE
Special Maintenance District

The Country Place Special 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.

For more information on how to attend a Country Place Special Maintenance district meeting contact:

Darrel C. Spacone, bCRE
Donor-Data-Done, LLC

blackbaud Certified in Raiser's Edge consulting
darrel.spacone@donordatadone.com
<http://www.donordatadone.com>

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TRUSTEE
Wayne Swift

TRUSTEE
Richard Flege

PRESIDENT
Darrel Spacone

VICE PRESIDENT
Dan Ivanov

SECRETARY
Joe Benson

TREASURER
Chris Rhodes



Can't wait for the next newsletter? Visit our website at
<http://www.countryplace.org>
for events, newsletters (current and past), board meeting minutes, photos, and so much more.



COUNTRY PLACE

THE OFFICIAL *Newsletter* OF COUNTRY PLACE



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Dear Residents: Selling an item? Looking for something? Country Place HOA and IKare Publishing would like to offer this space **free of charge** for the residents of Country Place who would like to list a classified ad. If you have a classified ad (non-profit) that you would like to submit please feel free to email it to ikarepublishing@gmail.com. Deadline is the 19th of every other month.

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VEGETARIAN BUTCHERY?*

**INTERACTIVE
MYSTERY THEATRE**
Nov. 10 / 8 pm



**A VETERANS DAY
CELEBRATION***
with the Tampa East
Sertoma Club and a
staged reading of **The Four
Chaplains: A WWII Story**
Presented by Carrollwood
Village HOAs. Free
admission. Space is limited.
Nov. 11 / 4 pm

At the Center

EVENTS

- | | | | |
|----------|--|-------|---|
| 11/2 | GALLERY OPENING RECEPTION:
C3: Color, Culture & Character <small>FREE!</small> | 11/16 | Jazz with Jim |
| 11/3 | Girls Night Out Comedy Show | 11/17 | Touch-a-Truck* <small>FREE!</small> |
| 11/4 | Franz Mantini, classical piano | 11/30 | WORKSHOP: Monotype Printing |
| 11/7 | LECTURE: "Spies Among Us"
with Andrew Bustamante* <small>FREE!</small> | 12/1 | Carrollwood Jukebox Big Band |
| 11/9 | "Tales of Mild Interest"
Radio Theatre | 12/2 | The Carrollwood Winds |
| 11/10 | The North Tampa Market <small>FREE!</small> | 12/7 | WORKSHOP: All About Color |
| 11/10 | WORKSHOP: Furniture Finishing | 12/7 | GALLERY OPENING RECEPTION:
Black & White <small>FREE!</small> |
| 11/10 | "Director Murdered"
Interactive Mystery Theatre | 12/8 | Run Run Rudolph 5K & 1-Mile Fun Run* |
| 11/11 | "The Four Chaplains"* <small>FREE!</small> | 12/8 | The North Tampa Market <small>FREE!</small> |
| 11/13-14 | "The Snow Queen" | 12/8 | Carrollwood Community Chorus |
| | | 12/16 | Mr. Tommy's Holiday Party |
| | | 12/21 | Jazz with Jim with special guest
Bonnie Quintana |

* Events presented by Carrollwood Village HOAs.



(813) 922-8167 • CarrollwoodCenter.org

NEW WEBSITE!

Proudly re-introducing something you are going to love.....

Attention neighbors of Country Place we have launched a new website which was created for residents in order to provide you with more convenience and opportunities to share ideas and information; get news and announcements; access an online resource center for important association documents and forms; join discussion forums; utilize the member directory; and much more!

Please check out the site and get connected with your community, visit www.CountryPlace.org Be sure to sign up for our e-mail list to stay up to date.

www.CountryPlace.org

VIOLATION



Did you get a letter about unpaid dues or a violation that you just don't understand? Don't get angry... just give our association manager a call to figure things out. Mike and his team are happy to work with you to straighten things out and resolve any issues.

CONTACT GREENACRES

Mike Spall

Greenacre Properties 4131 Gunn Highway, Tampa, FL 33618
(813) 936-4154 mspall@greenacre.com

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PODCAST

Hello neighbors! As many of you know we launched a new and improved website earlier this year. (www.countryplace.org). You can find important documents, gain access to the bylaws, and sign up for volunteer opportunities all by just visiting the website. But wait there's more! We have officially launched our first Country Place podcast. We will be highlighting those who live in the neighborhood and are looking to promote an event, provide education, or just have been in engage in empowering conversation. If you would like to be on the podcast or involved in it anyway visit our website under the "Podcast" section and fill out the form. Thank you all and we I hope your upcoming holidays are excellent!

Alex

Country Place



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Welcome Kim Haag

Country Place has a new board member, Kim Haag. Here is a little information on our newest addition to the board:

Kim and her husband Peter Schreuder purchased their house in Country Place in August 2014. She and her husband live near the intersection of Fletcher and Dale Mabry. They owned 7 rental properties as of 2014, which provide them with income for retirement. When asked how she found her home here, she stated: "We have some friends who live on Country Lake Drive, and they told us about this house early in 2014, because they drove by it every day and they knew we might want to make a purchase. At that time the house was in foreclosure and in poor condition, had almost no flooring, a cracked patio slab, broken windows, and an infestation of termites that had destroyed the wall separating the kitchen from the garage. My husband loves a challenge and he took on most of the remodeling himself over a period of a year. We liked the character of the neighborhood and thought the location of this house next to the park and tennis court would be ideal for a family."

As an investor and not someone who lives in the neighborhood, what value do you think you will bring to our board of directors the next two years?

When asked what made Kim want to join the HOA board she stated "We bought this house in part because it has an active and effective HOA; none of our other properties do. An HOA ensures that the neighborhood maintains its integrity and that standards are consistently met." Although she and her husband do not live in this home, she stated that she realizes that these active and effective HOAs are important to any homeowner because it protects their equity and pride of place. Also, Kim recently retired from her full-time job with the Federal government and thought that she would have enough time to participate in the HOA and be of some service.

Kim will be working hand in hand with the remainder of the board, and we are excited to have her with us. She ended with "We hope the HOA can continue to work closely with the property management company to build community relations, engender the trust of the residents, advocate for constructive change, and create an atmosphere in which homeowners are happy about their choice to live in Country Place."

Thank you, Kim, for giving your time and service to our Association!

Protecting Property Values Is What *OUR* Association Is All About!

As the economy is improving, the real estate market is rebounding, and prices are on the upswing. Enforcement of deed restrictions is the single most important thing a homeowner's association can do to help increase property values.

This starts with the exterior of your home. Think for a moment about why you bought your home in the first place. You may have liked the curb appeal of your house or its floor plan, but you probably also considered the neighborhood - how the houses looked next door and down the street.

Some of the most common violations that affect everyone's values:

Lawn Maintenance – mow, edge, weed & trim on a regular basis, make sure your irrigation is working properly

Discolored House – often a discolored house may just need a good pressure washing. If you receive a violation letter for a discolored house, please look at the entire house. There may be one area showing in the picture, but there are often several areas, or the entire house that needs cleaned. If a pressure wash doesn't fix the discoloration, it may be time to consider repainting. Keep in mind that a typical house repaint only lasts about 7 years on average. If you do decide to paint, be sure to submit for ACC approval with approved colors.

Mailboxes – many mailboxes in the community have seen better days. Many need to be cleaned, repaired and/or repainted. Keep in mind that as prospective purchasers drive down the street, this is often the first thing they see.

Trash Cans – trash cans must be kept out of view except on pick up days

Discolored Paved Areas – homeowners are responsible for keeping driveways and sidewalks clean

Please keep in mind, this is just a partial list. A complete list of restrictions can be found in the Associations Declaration of Covenants & Restrictions or Community Standards which is available on the Portal g360.greenacre.com. You will need your PIN. If you do not have a PIN please send an email to webaccess@greenacre.com listing your address and request a PIN. Please make sure when you sign up that you check the box that says get email notifications because then anytime we update anything on the Portal you will get notified by email.

If you get a violation letter, please do not ignore it! If you need more time or have questions email our Community Association Manager, Mike Spall at mspall@greenacre.com.





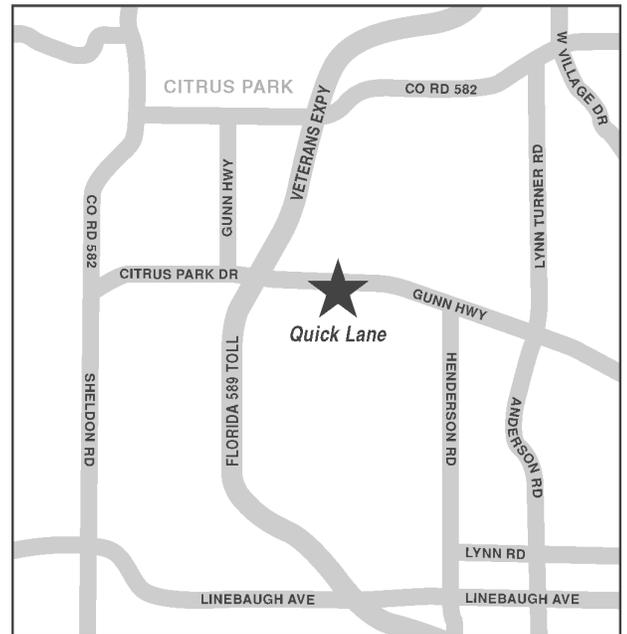
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How to Stretch Your Dinner for Unexpected Dinner Guests?

You are about to sit down to dinner with your family of four and friends stop by. What do you do? You could wait patiently for them to leave or you can ask them to join you. Waiting can be difficult, but if you have not planned ahead, inviting the extra dinner guests can make the meal a bit light. Here are some tips you can use to stretch your dinner for unexpected dinner guests.

Add a salad or soup to stretch your dinner. Turn your three-course meal into a four-course meal by grabbing some salad from your refrigerator or soup from your pantry. This pre-dinner course will help to fill up everyone's stomach so you can serve smaller than usual entrees which really goes far.

Shred the meat to stretch your dinner. Instead of serving chicken breasts or steaks which may have been on the menu, shred the meat and sauté it with onions to stretch it a little. Then serve it on top of your rice or other side dish, or in tortillas wraps.

Add bread to stretch your dinner. Use any bread you have in the house to make garlic bread or cheese bread. If you do not have bread but have frozen pizzas, make one or two of those and cut into strips instead of wedges and serve in a bread dish. Make another side dish to stretch your dinner for unexpected dinner guests. If you



are serving rice, make more. It may help to have some boil-in-the-bag rice on hand. If you are making pasta, increase the amount of that. If you have some frozen vegetables in your freezer, you have an instant side dish you can add. You may have less sauce or meat per serving, but increasing the starch or vegetable will increase your meal.

Most living rooms are large enough to turn into an over sized dining room if needed, which is a great way to seat large crowds of Thanksgiving or Christmas guests. You can also pull dining room and kitchen tables into the living room, and then look for other tables that could be used to seat people. Sewing tables, plastic patio tables, card tables, and even the kid's hobby tables all work for extra seating. To create a sense of unity, the tables you have collected for this

extra holiday seating should be covered with identical paper or vinyl tablecloths (red works quite well), and decorated with a poinsettia and an arrangement of white candles for the table centerpiece as a very nice decoration.

Sheet of plywood and saw horses
Got a 4" x 8" sheet of plywood sitting in the garage? Placed on a couple of saw horses, plywood sheets are a fantastic way of seating at least ten unexpected holiday dinner guests. Once the table is covered with a cloth, no one can tell they are eating on plywood. To camouflage the saw horses, you can move them as close to the middle as possible and then drape with some fabric.

Sit back and enjoy the extra company!



Thanksgiving Trivia Questions:

1. Which Native American tribe celebrated the first Thanksgiving with the Pilgrims?
2. What year was the first Thanksgiving held?
3. Which president made the first Thanksgiving day proclamation?
4. In 1941, congress declared Thanksgiving day to be held on what Thursday in November?
5. Macy's Thanksgiving day parade started during which decade?
6. Which ship did the Pilgrims sail on to Plymouth Rock?
7. Which historical figure wanted the turkey to be the national bird?
8. Which President set the official celebration day for Thanksgiving as the last Thursday?
9. Turkey should be cooked to what degree Fahrenheit?
10. How many Turkeys are cooked in the US for Thanksgiving each year?

Thanksgiving is a day rich in traditions, but how much does your family know about those traditions? These trivia questions are a great way to get conversations started and to test your family member's smarts. Some fun ideas for using these questions include, writing the questions on cards with the answers on the back and placing them around the appetizer buffet, or you could hold a trivia contest after dinner with the winner being exempt from kitchen clean up.

ANSWERS
TRIVIA

1. The Wampanoag Indians
2. 1621
3. George Washington
4. The fourth Thursday
5. The 1920's
6. The Mayflower
7. Benjamin Franklin
8. Abraham Lincoln
9. 165 degrees Fahrenheit
10. 45 million

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Reduce Thanksgiving Waste

Thanksgiving festivities can result in a lot of waste, but that doesn't have to be the case. You can keep sustainability in mind while giving thanks and carving turkey with your loved ones. Follow these recommendations to reduce waste this holiday.

- Think about how much food you realistically need to avoid cooking too much. Make a list based on your plan and use it while grocery shopping.
- Buy food and other holiday necessities in bulk if possible to reduce packaging waste. Buying products with refillable containers is also a resourceful way to reduce waste.
- Take advantage of reusable dishes and cutlery during Thanksgiving dinner.
- If you're having guests this holiday, make it easy for them to recycle in your home.
- Thanksgiving dinner often results in leftover food—safely store leftovers in clean, used jars, jugs, and cans. You can also pack food in recyclable containers and give them to family and friends.
- Donate untouched leftovers to a food bank or homeless shelter.
- Leftover food can also be composted.
- Continue to enjoy Thanksgiving leftovers by creating new meals and recipes. For example, leftover turkey can be used in soups, sandwiches, and salads.

Gearing Up For The Fall

It's time to ask that age old question. What am I going to do with this place?

It's easy to let the yard go when the days are hot and there are so many fun activities to do. But what do you do when you've let it all go? All is not lost. Even if you only cut the grass through the summer, your yard can be saved. And you won't have to live in gardening clothes for the next 6 months.

Fall is a good time to start looking at the landscape. What needs to stay and what needs to go? Where is some color needed? Color? Yes. Our gardens need some color to really pop. Fall and winter are the ideal time to put in some of the heat sensitive, cold loving plants many of us abandoned when we moved to Florida. Pansies and snapdragons do well when temperatures dip. Flowering kale, impatiens, and petunias are also good fall and winter choices. A little color will bring your garden into focus. Lettuce, peas, and cucumbers will also thrive in the cooler temperatures.



What about the grass, and the weeds that have invaded your flower beds? Two options that you might consider are weeding and herbicide. If you have no flowers or plantings currently in your garden a spray with an herbicide like Roundup or something similar may kill the weeds currently growing. Be careful to spray only on days with no wind. Sprays can carry into your lawn or the neighbor's yard. Only spray in areas where you won't be planting food crops. Although many are deemed "safe", it's always best to be cautious around food your family will eat. Once the weeds have died they can be easily removed.

It won't take long. Before you know it, your neighbors and winter visitors will be marveling over your beautiful Florida yard once again.



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