



The Country Place

JULY • AUGUST 2020

Chronicle

A Deed Restricted Community

THE OFFICIAL *Newsletter* OF COUNTRY PLACE

from the

PRESIDENT

Recently some homeowners wrote into our management company asking that a trapper be hired to capture what was believed to be a rogue capybara. This rodent, although consumes mostly grass, grains, melons, and squashes, can grow up to 140 lbs! When a neighborly Facebook discussion ensued, others were also talking about recent sightings of other wildlife in the neighborhood – such as coyotes, foxes and even boars.

Although the HOA cannot hire a trapper (we own no land) it made me pause and think about our deed restrictions and *why* we have them in place to begin with. In researching for this article, I read that Hillsborough County may possibly (in the future) amend its ordinance regarding backyard chickens. Currently however, it is not only a violation of our deed restrictions to have poultry in the neighborhood, it is also a County code violation. Regardless of how or if this ordinance changes, it is **still** against our HOA deed restrictions. Not only is it possible that they become a nuisance to your neighbors, but they can also become ‘lunch or dinner’ for predators – such as the ones noted above – passing through our neighborhood. Additionally, we have well-intended neighbors that are setting out food for feral cats. Once predators realize there are ample food opportunities in the neighborhood, not only can it be difficult to get rid of them – if they don’t find their poultry for dinner, your small pet may become appealing.

The HOA was developed and given the responsibility of creating a community that maintains and increases the value of our homes. It is my belief that every single homeowner in Country Place wants to live happily, peacefully and at the end of our time spent here either sell the house that we made a home for a profit or pass onto our children to continue to love the neighborhood that we all grew to love.

Thank you all for being the great neighbors that have made my house a home and a loving community for the last 16 years. We raised 5 children here in Country Place and whenever one of them is thinking about buying or renting a home, they always check in Country Place first. We all have our differences here and there, but at the end of the day, if I needed a cup of sugar or a meal for a neighbor battling cancer – every one of you would be kind, caring and helpful – I have no doubt!

Tina Rhodes • President, Country Place HOA

From the Manager:

Please take a look around your lawn and landscaping to see what type of work needs to be done. This time of year, the sun and heat take a toll on your sod and landscaping. You really can see where you have gaps in your irrigation by the brown patches in the sod or if you do not water at all. These areas are your warning to take some action. If you notice this in your lawn please send an email to the Association Manager (mspall@greenacre.com) letting him know how much time you need to correct the issue. This will prevent further letters to you from the Association about the

condition of your lawn. Please also note the landscaping beds and if there are weeds growing that need to be removed and the plants that need to be trimmed.

**IT'S TIME TO
PAY
YOUR DUES**

On another topic this time of year, please walk around the exterior of your house and see if there is any discoloration. A lot of time it is mildew or algae that can be cleaned off by pressure washing. If you have not painted in the last 4 or 5 years you may want to think about planning to get it done. If you receive a letter from the HOA that says discolored house it will have a very small picture included in the letter. Take that small picture outside with you and walk to that area of the house to see if you can see the discoloration. Once you find it, I would suggest you walk around the remainder of the house to see if there are any other areas like the one in the picture so you can correct them all at one time. A lot of times homeowner receive the first letter and just go out and correct that one area and then get very frustrated when they receive a 2nd notice for another area of the house. When we do our inspections, the picture is really just one example of what the issue is and in no way can the Association inspect the entire house.

Thank you in advance for your continued support of the community!!!



High Sale Price	\$345,000.00
Low Sale Price	\$245,000.00
Average Sale Price	\$292,418.00
Average Price per sqft	\$ 166.73
Average Days on Market	25
Homes Sold	22
Pending	16
Currently on the Market	2



What Stands Out

Two numbers stand out above all others this month by quite a bit. The low sale price of almost \$250,000 and the fact that at publication there are only two homes on the market. It was not long ago that these numbers almost always included at least one home that sold under \$200,000. However, it's been almost 6 months now since we've seen a home sell for less than \$200,000 and that was a foreclosure that was in really bad shape. Couple that with the fact that there are only TWO HOMES currently on the market and this may be the best time ever to sell. We sell a lot of homes in Country Place. If you would like assistance with selling your home or if you would just like a better idea of what your home is worth, call me any time at 813-324-1384.

(Data was comprised from CP homes sold over the last 90 days ending on 6/9//2020)



BONUS: During the lockdown, I had clients reach out on a regular basis and ask me what the effect of locking down the economy would have on the real estate market. My answer was always the same. We have never seen anything like this, so anyone that tells you they know is lying. Now that the economy is mostly open and the dust has begun to settle, it seems that

the answer so far is simple. None. The market has come roaring back as people began coming out of their homes. The historically low interest rates coupled with all time low inventory have kept the prices steady and even begun to raise in some areas. Now, I would caution that with many people still unemployed and a resurgence of the virus still possible, that we should continue to watch closely. However, as of right now it is as if we just hit the resume button.

(All data is courtesy of Realtor Multiple Listing Service. 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
 Benson Family Realty
 813-324-1384



joebenson@bensonfamilyrealty.com
 www.bensonfamilyrealty.com



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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.

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Open

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Meetings: 2nd Monday of each month
Meeting time: 7:00 PM - 8:30 PM
Meeting location: Northdale Recreation Center,
15550 Spring Pine Drive, Tampa, 33624
Contact information: PO Box 340218,
Tampa, FL 33694
countryplacesmd@gmail.com

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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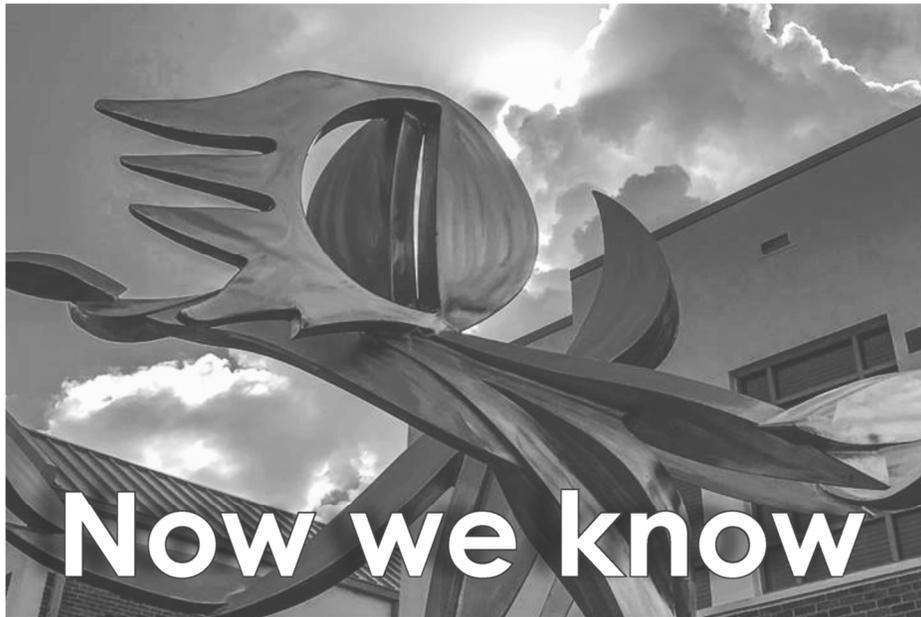


Dear Residents: Selling an item? Looking for something? Country Place HOA and IKare Publishing would like to offer this space **free of charge** for the residents of Country Place who would like to list a classified ad. If you have a classified ad (non-profit) that you would like to submit please feel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

Reminder: All annual assessments are due **JULY 1st**. The board has been unable to meet to approve the budget as of yet, but please put a note on your calendar that \$125.00 – payable to Country Place - is due to Greenacre, on 7/1/20.

Thank you!





Now we know

NOW we know what it's like

...to be without the arts.

...to be closed.

...to have to cancel.

...to stay away.

...to be missed.

...to start over.

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...to be stronger.

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- JUL 16-19** TITANIC: The Musical
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- AUG 8** Girls Night Out Comedy Show
- AUG 15** Dancing & Live Music
w. CARROLLWOOD JUKEBOX BIG BAND
- AUG 21** Jazz with Jim
- AUG 22** Jazz Through the Ages
w. CYPRESS CREEK JAZZ BAND
- AUG 23** Bandstand Presents...
The Ladies of Motown
- AUG 28** The Morrison & Joplin Review
- AUG 29** In the Light of Led Zeppelin

PLUS Summer Camps for ages 4-13 thru August 7 AND a new session of in-person & virtual classes starting July 20.

(813) 922-8167
CarrollwoodCenter.org

Friends of Carrollwood Cultural Center is a 501(C)(3) not-for-profit organization and all gifts to FCCC are tax deductible to the full extent provided by law. A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE 1-800-435-7352 WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE. REGISTRATION NUMBER CH16973.

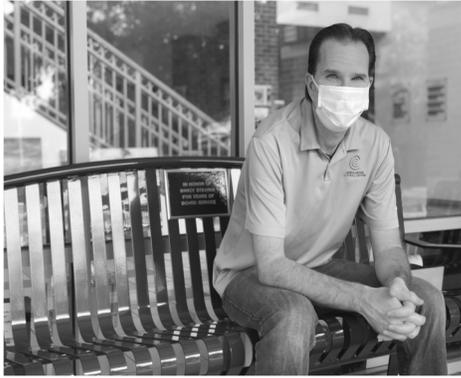


Dear Residents,

We have recently had an incident involving a dog that was running off leash where unfortunately, someone's beloved pet was killed by the unleashed dog. Please be advised that it is a Hillsborough County Ordinance that all dogs must be leashed and under the control of their owner when not outside their property. Failure to do so may result in fines, and in some instances arrest for the pet owner.

This is a child and pet friendly neighborhood and we ask everyone's cooperation in keeping it safe for all. Please leash all pets. Thank you!

RE-OPENING THE CENTER



Executive Director Paul Berg

May 18 was a good day. Different, but good nonetheless.

Although we had been working remotely from our homes for two months, May 18 was the first day most of the Center staff returned to our collective home at 4537 Lowell Road. We

are a small, close-knit team, which made it hard not to embrace one another after such a long time apart.

It was equally strange to remain behind locked doors. To better regulate the number of people in the building and stay in compliance with social distancing regulations, we asked guests to call before visiting to request entry (we have since added a doorbell). As a community-based organization that is always bustling with activity, keeping the doors locked seemed to go against our grain.

As I write this article, the state of Florida is now re-opened under "Full Phase One." What does this mean for the Center? Honestly, we don't know yet. Just because businesses are opening, doesn't mean everything is back to normal. We will feel the effects of the virus and the shutdown for months. From how we get groceries to how we view entertainment, we have truly entered a new age.

The rapid onset of the coronavirus meant that we had very little time to prepare ourselves for what was about to happen. Most small businesses live month-to-month, just like many of us live paycheck-to-paycheck. The owners of these businesses and the people who work there are your friends, they are your family, and we all need your help.

Small businesses employ about 47 percent of workers in the United States, which means roughly 60 million people depend on small businesses to support themselves and their families. These businesses range from family restaurants, family-owned heating, and air services to non-profits like the Center.

To get through this, we need to come together as a supportive

community. There is a division on how to proceed through the different phases of re-opening. You may agree with procedures; you may not. We need to keep in mind that we are a diverse society, and everyone has different reasons for thinking a certain way. It's okay to disagree with someone as long as we remain respectful.

To get through this, we must come together as a supportive community. We need to help each other - buy local, use family-owned services, utilize local arts and entertainment, and donate to help keep non-profit services open. All of us have a unique opportunity to create a positive milestone that future generations will see as a moment in history when individuals came together to strengthen a community infrastructure through encouragement, growth, and support.

The Center staff has been working diligently to adapt and move forward. We have successfully launched virtual classes and will continue to evaluate courses on a case-by-case basis. Summer Camps started June 1 with a capacity of only five children per age group. Hopefully, we will be able to welcome more campers throughout the summer. We have rescheduled as much of our entertainment as possible and will approach each event as it comes and provide additional updates if needed.

Please visit carrollwoodcenter.org for updates on how we are getting back to business. We will continue to update the website through this process. And it is a process. It will take time – as much time as it takes.

If you are not ready to venture out yet, that is okay. We understand. We encourage you to follow businesses on social media, register to receive email updates, and share these updates with your friends. Many of us are trying to adapt to the situation and communicate updates with our supporters the best we can. We encourage you to please reach out with a phone call or email, even if it is to say hello and touch base. You would be surprised how much these messages mean to us. And finally, if you are able, please donate to non-profits, food pantries and charities of choice. Everyone needs help, even those that might not seem like it.

Keep a smile on your face, even if it is behind a mask.

See you at the Center,
Paul Berg, Executive Director
Carrollwood Cultural Center



WHO TO CALL



After Hurricane Irma, we all breathed a collective sigh of relief. While we boarded up and prepared for the worst, we were spared the devastating winds that were originally forecast for our area. However, we were left with piles of debris and in many cases no power for days. The

To report a street light outage: <https://secure.tampaelectric.com/tampaelectricsecure/forms/residential/streetlightout/>

To report speeding and traffic issues: <http://www.hcso.tampa.fl.us/getdoc/aba59046-1e3a-4edb-a2d0-a77b8f51220e/Contact.aspx>

To report potholes, damaged or missing street signs, lifting/trip-hazards with sidewalks, or other street/sidewalk issues: <https://service.hillsboroughcounty.org/311/roads-sidewalks/>

To report or follow up on a violation:
Phone: 813-600-1100 Email: mspall@greenacre.com

To request FHP presence for a general day/time/area:
Phone: 813-600-1100 Email: mspall@greenacre.com

Report an issue with the entrances managed by the special maintenance district: darrel.spacone@donordatadone.com

To request FHP presence for a general day/time/area:
Phone: 813-600-1100 Email: mspall@greenacre.com

bright spot from what became piles of tree limbs, days of no AC and even a few damaged homes was the way our community came together. Groups of neighbors with chain saws, trucks and other tools went door to door answering the call of those without the ability to help themselves. It was truly inspiring to see the way our neighborhood came together to help each other out. While this was a large example of how great our neighbors are, there are dozens of examples every day of how lucky we are to live in Country Place.

Moving forward, we will be accepting nominations for the bi-monthly good neighbor award to honor an individual who represents the culture of Country Place in an outstanding way. To nominate someone, you simply need to email JOEBENSON@BENSONFAMILYREALTY.COM.

This month's winner of the GNA is Angela Trujillo Provenzano. When everything locked down and we were all stuck at home with no toilet paper, bored kids and whatever was left in the grocery store Angela sprung into action scheduling and organizing some of the best food trucks in town to break up the monotony and supply both a sense of community and a change of pace for dinner. With a family and a job of her own, Angela took time out of her busy schedule to help the entire community. A lifetime resident of Country Place, Angela also created and manages the Facebook group that many of us rely on for community information. Angela has been a great neighbor for many years and this neighborhood would not be the same without her.

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