



The Country Place

MAY • JUNE

Chronicle

A Deed Restricted Community

THE OFFICIAL *Newsletter* OF COUNTRY PLACE

from the **PRESIDENT**

In Country Place, every home has at least a two-car garage. Yet hardly any of the garages are used to actually park cars. Even fitting one car in the garage is a stretch for many of my neighbors. Because let's be honest: It's fairly common for the garage to turn into a home's dumping ground.

Often, people stash something in the garage because they can't decide what else to do with it. Frequently, these stashed items are rarely used. In some cases, they're never used. Many of us simply own too much stuff and tend to use our garages as storage units, which works if you have adequate driveway or street parking. But with many homeowners having 2 or more vehicles, street parking has become excessive. Additionally, parking vehicles over the sidewalk, which is against the County law, has become increasingly difficult for walkers, runners, parents with strollers and handicapped neighbors. What is a responsible and caring homeowner to do?

With the addition of SHEDS to our documents, it seems the answer to the overcrowding of vehicles is clear - make some room in your garage for at LEAST one and possibly two cars. I bet with a little purging and moving of items into a shed, many of us would have plenty of garage space to park our vehicles.

What to Do Before You Start:

Schedule time on your calendar. Getting rid of belongings in the garage is a time-consuming job, so think in terms of days rather than hours. Also, if you adding a shed, it's a good idea to measure the dimensions of the new storage space so you have a feeling for how much you need to discard.

Assess your resources. What resources do you need accomplish this task? Some might look into ordering a dumpster from your local waste management company to dispose of unwanted items and trash. Also, consider researching charitable organizations that can pick up belongings you decide to donate. A list of consignment stores to sell household items to is another great option. If you have more time and are comfortable doing so, you might consider selling more expensive items on Craigslist, Facebook or eBay. Collect boxes, packing supplies and large trash bags. Reach out online via social media as people often give boxes away for free!

How to Run Your Garage Purging Session:

Clear some space and mark off zones. To keep your job organized, you might want to create as much empty space as possible in the

middle of the garage floor. Consider moving the car and other large, bulky items, such as the lawn mower and bicycles, out of the garage. Divide the garage into six sections: donate, sell, toss, keep, return to someone else, and undecided. You can mark off each section with blue painter's tape or colored chalk. It is helpful to save room on the floor for a staging area where you can place all items from one category before you make any decisions.

Work on one category at a time, such as holiday decor. Pull every item from that category out of hiding and placing it in the staging area. Don't forget about belongings stored in the rafters. Try to make a decision on each item in your category before moving on to the next one. If you really can't decide, place the item in the "undecided" pile. However, try not to put too much in this pile, because it will only delay the decluttering process.

Unfortunately, dealing with other family members can sometimes be emotionally taxing, so try to tackle these items last. That way, you can plow full steam ahead on culling your own belongings and not let any potentially difficult conversations slow you down.



Keep your goals in mind. If you have trouble making decisions to let go of some items, it can sometimes be helpful to envision your new uncluttered space. To quote Marie Kondo's best-selling book *The Life-Changing Magic of Tidying Up*, only keep items that "spark joy." If you don't truly love something or actually need it then, it is time to bid it goodbye.

The board is considering having a community-wide HOLIDAY Garage Sale the Saturday after Thanksgiving. This would be a great time to get rid of excess Holiday items! We are excited about the possibility of being the FIRST community in our neighborhood to host this type of specific garage sale and hope it will bring LOTS of people into the neighborhood while allowing all of use to purge or purchase holiday decor.

Think of how much more 'life' you can get out of your car once it's garage-kept! Exciting isn't it? Your board and the committee who helped revise our documents put a lot of thought into the addition of sheds. Take advantage of it and let's clean up our Country Place streets and sidewalks of all of the excess vehicles!

Let's keep working to make Country Place home values higher and higher!

Tina Rhodes

President, Country Place HOA

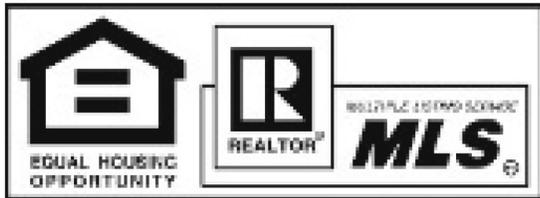


High Sale Price	\$319,000.00
Low Sale Price	\$170,000.00
Average Sale Price	\$260,035.00
Average Price per sqft	\$149.72
Average Days on Market	42
Homes Sold	20
Pending	13
Currently on the Market	8

What Stands Out

The low sale price of \$170,000 is definitely one thing that stands out this month. However, a deeper dive reveals that particular home was a foreclosure and banks don't operate like normal sellers. Therefore, I'm going to focus on the small decrease in price per square foot coupled with the increase in days on the market. A surface level glance would give the impression that the market is turning, but my research implies differently. The facts are that many listings have been priced extremely high out of the gate. Conventional wisdom would be that starting out higher would eventually yield a higher sale price. Unfortunately for some sellers this simply isn't the way real estate works. Studies have shown that homes listed too high from the start will typically fetch a price that is below market value. Moral of the story, pick an agent that knows the neighborhood and will tell you the truth and not just what you want to hear.

(Data was comprised from CP homes sold over the last 90 days ending on 4/12)



BONUS: Everyone gets them, you walk to your mailbox and there they are. Let us buy your house hassle free for \$xxx,xxx. I bet they even say it's a fair market value offer. However, the truth is that whether it's a big national company offering to make the selling

process so much easier or a local investor looking to slap on some lipstick and make a quick buck, I can almost always guarantee you are losing money. These business models only work if they get your home at a below market value and often, we are talking about big bucks. The truth is, if you pick the right agent, they can make the process just as painless and put more money in your pocket at the same time. So, my suggestion is that you call an agent and get them to do a Market Analysis Report for you. If you don't already have an agent, we'd love to help you. Just remember, when you do call an agent, make them show you their work. Don't take a best guess, find someone that will give you a detailed report. *(All data is courtesy of Realtor Multiple Listing Service. Mortgage data was taken from the Florida Realtors website. 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
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joebenson@bensonfamilyrealty.com
www.bensonfamilyrealty.com



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

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Homeowners Board Of Directors**

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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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VICE PRESIDENT
Dan Ivanov

SECRETARY
Joe Benson

TREASURER
Chris Rhodes

Meetings: 2nd Monday of each month
Meeting time: 7:30 PM - 9:00 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.

From the Property Manager - Mike Spall

In the summer of last year the members of Country Place approved an amendment to the Declaration that covered fencing, trash cans and sheds. Each one of these items are important in helping to maintain the look of the community and also to help improve property values.

Prior to this amendment sheds were not allowed in the community per the documents. The Board understood that there was a need to allow sheds to give more storage space to the homeowners that need it. A lot of us may use our garage as that storage space rather than have it in the house. Those of us that do that will then park our cars in the driveway rather than in the garage. Again there is nothing wrong with parking in the driveway as long as you do not block the sidewalk with your vehicle. When this is done the children have to walk in the street to get around your vehicle or a handicapped person has to have their wheel chair go into the street. Knowing this is a big issue the Board decided try and help homeowners out by allowing sheds in the community.

For those of you that do park your cars in the driveway because your garage is full of stuff please consider helping your neighbors out. Please submit an ACC application to get approval for the new shed you are going to purchase so you can move all of your stuff in the garage to the shed.

I have included below an excerpt from the amendment regarding shed for your review.

Section 6. No structure of a temporary character or accessory structure, including but not limited to, a trailer base, tent, shack, garage, barn, shed or other outbuilding or any portion of same shall be used, placed, constructed, installed or parked on any lot ~~Lot~~ any time as a residence, either temporarily or permanently, unless approved in writing by the Architectural Committee. Any such temporary or accessory structure shall be no larger than two hundred and fifty (250) square feet. The Architectural Committee may require a structure be smaller than two hundred and fifty (250) square feet due to size of lot, location or other circumstances. ~~No structure of any kind shall be moved onto any of the lots except temporary buildings used during the construction and promotion of the house and sales of the lots hereinabove described.~~ Structure additions connected to the main residences used, placed, constructed, installed or parked after initial construction by builder must be confined to an area ten (10) feet from rear lot line, six (6) feet from side lot line, and twenty (20) feet from front lot line. No structural additions will be permitted without written ~~permit~~ permission from the Architectural Committee. ~~of the Committee.~~

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**NEW
Website**

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

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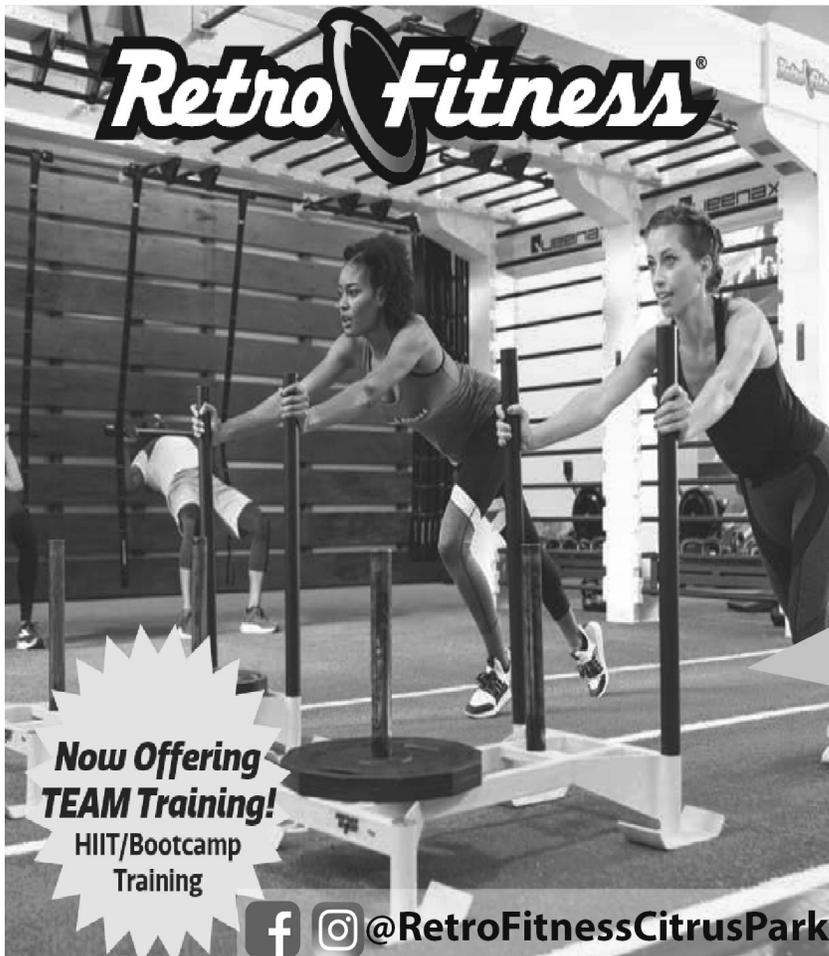


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VIOLATION



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Mike Spall

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PODCAST

Hello neighbors, once again our podcast is making great strides by reaching more homes than ever! Soon we will be implementing **free gifts** for a one lucky listener each episode. More details on how to enter can be found on www.countryplace.org/podcast. We want to thank **Mike Spall** for being a guest on our podcast for our April podcast. He discussed why living in a HOA community increases the value you of your home, how you can respond to letters you get in the mail, and common violations and how to prevent them. Also, let's thank **Chad Olson of Olson soft wash**, pressure washing, and screen repair for sponsoring this month's episode. To get involved visit countryplace.org/podcast.

**Country Place Special Maintenance District
BIG THINGS ARE HAPPENING**

The Country Place Special Maintenance District has recently completed the following projects:

1. Maintenance and cleaning around the pond at the West Park on Hutchison Rd.
2. Pressure washing of all entry signs and support structures.
3. Pressure washing of pavers at Hutchison Rd/Country Lake, Hutchison Rd/Pennington.
4. Pressure washing of white fencing along Hutchison Rd.

Future projects in progress:

1. Adding electrical outlets to the lighting fixtures of all currently lit entrance signs for Holiday decoration illumination.
2. Staining and clear coating the wood on all entrance sign support structures.

Meetings:

2nd Monday of each month

Meeting time:

7:30 PM - 9:00 PM

Meeting location:

Northdale Recreation Center, 15550 Spring Pine Drive, Tampa, 33624

Contact information:

PO Box 340218, Tampa, FL 33694
countryplacesmd@gmail.com

President: Darrel Spacone

Vice President: Dan Ivanov

Secretary: Joe Benson

Treasurer: Chris Rhodes

Trustee: Chuck Urbinek

Trustee: Wayne Swift

**CARROLLWOOD CULTURAL GALLERY LOWERS THE
MINIMUM AGE OF PARTICIPATING ARTISTS TO 15**



**CARROLLWOOD
CULTURAL CENTER**

April 4, 2019 (Tampa, FL) – The Gallery at Carrollwood Cultural Center is trying to bridge the age gap of artists participating in its main exhibits by lowering the minimum age to 15.

The Gallery recently published calls for artwork for three upcoming shows: "Women Who Take Joyful Ownership" in May, "Waterworks" in June and July, and "Emerging Artists" in August. All three calls invite artists as young as 15 to participate in the shows. Each show will have an open reception and awards ceremony.

The Gallery includes several different spaces for displaying artwork. Blake High School student Kiara Vasquez is currently hosting an independent exhibit titled "Inconsistencies." Her artwork is on display in the corridor space of the gallery, where it will remain through April. Vasquez's show helped inspire the Gallery to lower the participation age for the main exhibits.

The Gallery at Carrollwood Cultural Center is at 4537 Lowell Road in Tampa. For more information, visit carrollwoodcenter.org or email curator Michele Stone at curator@carrollwoodcenter.org.

The Carrollwood Cultural Center is a partnership between Hillsborough County and the Friends of the Carrollwood Cultural Center. The mission of the Friends of the Center is to create culture through community and community through culture. The Friends of the Carrollwood Cultural Center, a 501(c)3 organization. For more information visit the Center website at www.carrollwoodcenter.org.

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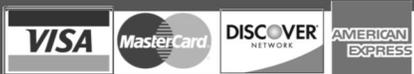


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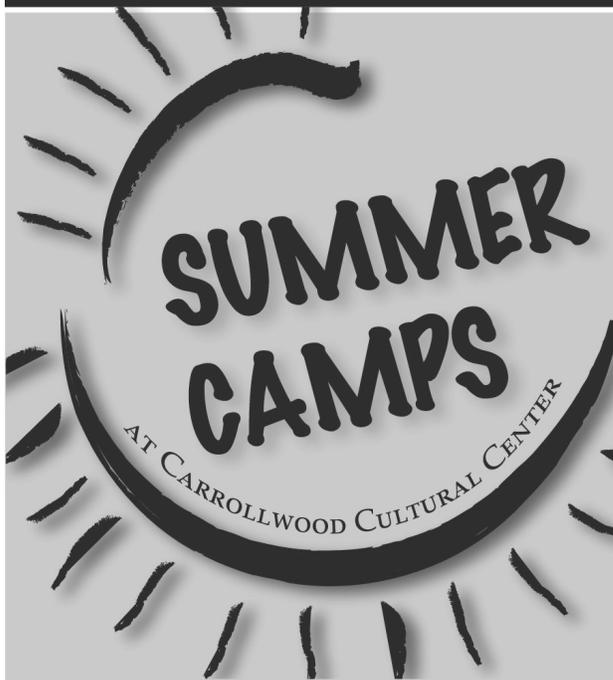
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STRINGS IN THE SPRING

James Connors, cello
Franz Mantini, piano

MAY 18
7 PM



IN THE LIGHT OF LED ZEPPELIN

JUNE 1
8 PM



GIRLS NIGHT OUT COMEDY SHOW

JUNE 22
8 PM

ALSO COMING SOON:

- | | | | |
|---------------|--|----------------|--|
| MAY 4 | "A Little Bit Classical, A Little Bit Rock 'n Roll"
with Carrollwood Community Chorus | MAY 24 | Family Game Night* FREE |
| MAY 8 | The Lecture Series with Author John Slayton* FREE | JUNE 1 | In the Light of Led Zeppelin |
| MAY 10 | Gallery Opening with Artist Meet & Greet FREE | JUNE 2 | "A Long Time Ago"
with The Carrollwood Winds |
| MAY 11 | North Tampa Market FREE | JUNE 9 | Lippi's One Man Around the World Circus |
| MAY 11 | A Mother's Day Dance
with Carrollwood Jukebox Big Band | JUNE 15 | Princess Ball
with Carrollwood Jukebox Big Band |
| MAY 17 | Jazz with Jim
Sponsored by AARP | JUNE 21 | Jazz with Jim
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| MAY 18 | Strings in the Spring | JUNE 22 | Girls Night Out Comedy Show |

* Presented by Carrollwood Village HOAs



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