



The Country Place

SEPTEMBER • OCTOBER 2019

Chronicle

A Deed Restricted Community

THE OFFICIAL *Newsletter* OF COUNTRY PLACE

from the **PRESIDENT**

Dear Neighbors,

What a joy it has been serving as your president the last two years. I volunteered in order to see the neighborhood, thrive, unite, and be an example of how a vibrant neighborhood should be. I strived to adhere to deed restrictions, while making small changes to bring some of our documents a bit more current while staying true to the history and character that has made Country Place a wonderful place to raise a family or spoil your grandchildren.

I first want to thank and commend the board for their service. Being a member of the board is a voluntary position and it often comes with criticism, thankless hours, undue stress and very little gratitude. Being able to serve the community you live in can be a satisfying endeavor, and your current board members approach their service with passion and a love for their neighborhood.

A small number of you attended the association meetings, and we truly appreciate your involvement and support. Since we moved the monthly meetings to the Northdale Country Club, the board purchases pizza and sodas for those who are able to attend. We encourage as many homeowners as possible to come to a board meeting at least once so that you can see your board in action. Each homeowner is given 3 minutes at the end of every meeting (time permitting) to discuss anything they'd like.

The Annual Meeting is around the corner and has likely passed by the time this newsletter has hit your mailbox – September 10th. It will be held at the office of Greenacres on Gunn Highway. At that meeting it is possible that you could have 3 new board members. Look for the next newsletter for your updated list of board members!

Thank you for the opportunity to serve the association the past two years. No matter what the outcome of the Annual Meeting and elections, I have enjoyed learning and growing as your board present these last two years.

Tina Rhodes
President,
Country Place HOA

Safety Committee Pedestrian Subject

In an attempt to strengthen our neighborhood and provide safety to our children the board has been working with Hillsborough County to get pedestrian crossings added near our two parks. The crossings would enhance safety for all residence including our children. We've submitted two separate requests with the County Public Works and both have been denied by their engineering department. The rejection notice stated: "doesn't meet the necessary warrants needed that would promote a safe crossing condition." In order to support our case we need more requests to the county and are asking our residents to participate as well. The HOA is inviting our homeowners to go to the following website: <https://service.hillsboroughcounty.org/311/roads-sidewalks/> and submit a request to have pedestrian crossings added to Country Park East and Country Park West. A second option to submit a request is to call 813-272-5900. Cross Streets will be requested so we suggest using Country Lake Drive and Fox Hunt for the Country Park East location and use Country Lake Drive & Bridgewater or Country Lake Drive and Eagle River for the Country Park West location. Whichever option you pick to submit your request, a SR number will be given. With this SR number following up multiple times will help insure a speedier response. Typical turn around for a reply from the county is approximately 3 weeks. The more requests that are submit the better our odds for the pedestrian crossing's to be installed. With your help we hope to see this project approved and crosswalks installed.



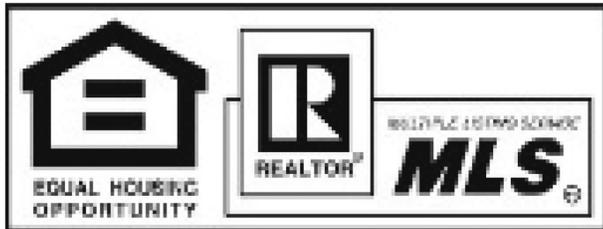


High Sale Price	\$322,000.00
Low Sale Price	\$170,000.00
Average Sale Price	\$274,364.00
Average Price per sqft	\$161.13
Average Days on Market	25
Homes Sold	26
Pending	11
Currently on the Market	8

What Stands Out

While the close to \$300,000 average sale price, \$161 per sq ft average and less than a month on the market all stand out on their own, it's the combination that is really impressive. We are currently seeing a majority of our neighbors sell for over the market average in an under the market amount of time. You really don't see a whole lot of that. However, Country Place remains an extremely attractive neighborhood. We have low HOA fees, great school districts, two parks and close proximity to EVERYTHING. All of that and a vibrant community that cares about one another. What's not to love?

(Data was comprised from CP homes sold over the last 90 days ending on 8/13)



BONUS: Mortgage rates took another dive last week. Continued concerns about the trade war with China, instability in Asia as a whole and an upcoming presidential election have driven the FED to cut rates to the lowest amount in a couple of years. Therefore, not only is this a great time to buy a home, but it's a good time to refinance if you have an interest rate over

4%. You may also want to refinance if you are currently paying PMI of any kind. PMI stands for Private Mortgage Insurance, but a similar logic applies to FHA loans. For example, if you bought your home in 2014 and put down less than 20%, the likelihood is that you are paying for PMI. The good news is that homes in CP have skyrocketed in value and interest rates have fallen since that time. Therefore, refinancing could save you hundreds of dollars a month. If that's you, I would recommend calling a lender now and checking for savings.

(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



COUNTRY PLACE
Homeowners Board Of Directors

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COMMUNITY ASSOCIATION MANAGER
Greenacre Properties, Inc.

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

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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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.

What To Do With A Violation Letter



GREENACRE
PROPERTIES, INC.

When you receive a violation letter from the Association, it

is to just point out something minor that needs to be corrected. The first thing you should do is look at the letter and determine what needs to be corrected. It could be as small as your mailbox needs to be cleaned or as large as your house is discolored. The letters contain a picture that is small but should direct you to the area of the issue. If after checking these items out you can not determine what needs to be done, the next step would be to send an email to Mike Spall at mspall@greenacre.com for more clarification. Please do not call because I am out in the field most of the time, and you will have to leave a voice mail message. Probably when I return your call you may not be available, and we start the telephone tag. If you send an email, I can send you more information like a larger picture or maybe a form that is needed.

Once you have determined what needs to be done, you may need more time than is given in the letter. Again, please send an email requesting an extension of the amount of time you need. In most cases this will be granted, but you will receive a response in writing as to the extension date.

Once the work is completed please send a final email stating the violation has been corrected and you are finished with the task.

Following this simple process will prevent any of these small issues from becoming a large problem with a second letter or a fine. The key to this process is the written communication, so that everyone is on the same page. When there is verbal communication, often times the two parties are not on the same page and they do not know it. That is why everything in the process needs to be in writing. Thanks in advance for everyone's support to keep the community looking "Pristine".

Mike Spall

Greenacre Properties



Hello neighbors! We are getting more and more visitors to our website every month. We invite you to check us out at www.countryplace.org where you can get the most up to date forms, newsletters, and access to our monthly podcast which highlights business owners in Country Place.. In addition to all of the great features of our website and Podcast we are opening our website to any Country Place Homeowner who owns their own business and would be interested in listing their business information for their neighbors. All businesses must be approved before posting. Please visit www.countryplace.com/businesses to get more information.

www.CountryPlace.org



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KEN LUDWIG'S LEND ME A TENOR

COMEDY THEATRE

FRI., SEPTEMBER 13 • 8 PM
 SAT., SEPTEMBER 14 • 8 PM
 SUN., SEPTEMBER 15 • 2 PM
 FRI., SEPTEMBER 20 • 8 PM
 SAT., SEPTEMBER 21 • 8 PM
 SUN., SEPTEMBER 22 • 2 PM

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SEPTEMBER 28
 4-8 pm

OKTOBERFEST
 PRESENTED BY
 CARROLLWOOD VILLAGE HOAS

OCTOBER 5
 1-4 pm

**MUSICAL
 COMEDY**
 WRITTEN BY
 DAN GOGGIN

OCTOBER 24-27
 (various times)

ALSO COMING SOON:

- | | | | |
|------------|--|---------|---|
| SEPT 6 | "Heroes & Sheroes"
Gallery Opening FREE! | SEPT 27 | Jazz with Jim
SPONSORED BY AARP |
| SEPT 7 | Cypress Creek
New Orleans-Style Jazz | SEPT 28 | Blues & BBQ FREE!
BY CARROLLWOOD VILLAGE HOAS |
| SEPT 11 | "Eat A Rainbow
for Health's Sake" FREE!
BY CARROLLWOOD VILLAGE HOAS | OCT 1-2 | Florida Treasures
PRESENTED BY ACT FOR YOUTH |
| SEPT 13-22 | Ken Ludwig's
Lend Me A Tenor | OCT 4 | Family Game Night FREE!
BY CARROLLWOOD VILLAGE HOAS |
| SEPT 14 | North Tampa Market FREE! | OCT 5 | Oktoberfest FREE!
BY CARROLLWOOD VILLAGE HOAS |
| SEPT 25 | Go Bananas
Against Bullying
PRESENTED BY SHANA BANANA | OCT 5 | A Night at the Movies
PRESENTED BY CARROLLWOOD WINDS |
| | | OCT 11 | "Ghoul, Ghosts & Glow"
Gallery Opening FREE! |



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Lawn Tips



Like so many maintenance jobs, everything goes smoother - and you'll get better results- with proper preparation.

Sharpen mower blades to ensure clean cuts. A dull blade

tears the grass, leaving jagged edges that discolor the lawn and invite pathogens. Sharpen the blades once each month during the growing season. Have a backup blade so that one is always ready.

Tune up your mower with a new spark plug and air filter. Your mower might not need a spark plug each year, but changing it is a simple job, and doing it every year ensures you won't forget the last time you changed your spark plug.

Clean up your lawn: get out the leaf rakes and twigs and remove any that have accumulated. A thick layer of wet leaves can smother a lawn of hot immediately removed. Fertilizing; both spring and fall are great times to fertilize your lawn.

Fungicide; have fungicide in hand to apply when we have an abundance of rain to prevent your grass from dying due to fungus.

Thank you,
Jessie Wert, Country Place Homeowner

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**St. Joseph's
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