



The Country Place

JANUARY • FEBRUARY 2020

Chronicle

A Deed Restricted Community

THE OFFICIAL *Newsletter* OF COUNTRY PLACE

from the **PRESIDENT**

Dear Neighbors,

Can you believe it's already 2020? What an amazing year we've had as homeowners at Country Place! The Board of Directors and the Special Maintenance District for Country Place are now working side-by-side in so many ways! The two board have open communication consistently. What a great benefit to the community!

By the time this newsletter prints, we will have all celebrated New Years and have likely put Christmas decorations away. With the cooler air, it's time to start thinking about Spring projects for the upcoming Spring season. That means the Architectural Committee is going to be super busy getting your projects approved.

In this coming year the board is going to focus on creating Architectural Guidelines. Our attorney has been asking us to work on this for many years. When I first joined the board there was a great draft that a committee member had made, but nobody picked up that torch and ran with it back then. The attorney stated that it was much better to put guidelines in place now, before any questions or issues come up. This year, in 2020, I'm hoping to get this drafted, to the attorney for their approval, then to the homeowners once complete.

Remember that any projects on your home that can be seen from the street require Architectural Approval. Getting an approval letter from the management company is like your golden ticket - no future board can take that away from you. Approval is quick and easy - just contact Greenacre or see our website for the

needed form to submit.

Remember what a great community we have here in Country Place. Say "hi" to a neighbor... help an elderly one rake their leaves... be patient with a slow driver. I hope you all have a wonderful New Year.

Tina Rhodes
President,
Country Place HOA

From Your Community Manager

Holiday Time

Please take a look around your home to see what type of Holiday Cleaning needs to be done to keep your home in tip top shape. This time of year is good to look at the little things like your sidewalk, driveway, mailbox and house to see if there spots that need to be touched up before you take down your holiday decorations. This will make it easier coming out of the holiday season to hit the ground running for your New Year projects. Please take a moment to enjoy this time of year to spend with your family and friends.

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

Happy New Year!

Let's all try to come into the new year on a positive manner and remember when you are walking your pet to always carry a waste bag and please pick up after your pet. Your neighbors will appreciate the effort.

Tina Rhodes
Supervisor, Administration
4917 Ehrlich Road Suite 104 Tampa FL 33624
Office (813)908-0766 Fax (813)908-6833
www.wcmanagement.info

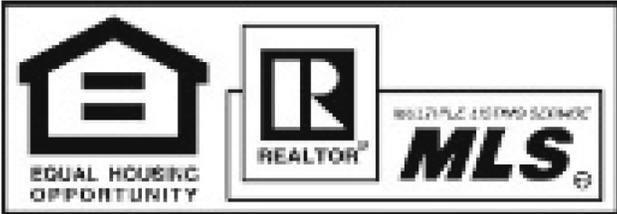


High Sale Price	\$294,000.00
Low Sale Price	\$258,000.00
Average Sale Price	\$275,264.00
Average Price per sqft	\$170.95
Average Days on Market	34
Homes Sold	11
Pending	8
Currently on the Market	4

What Stands Out

While the low sale price of over \$250,000 is impressive in it's own right, that's not even close to the most eye catching number in this months data. That honor goes to the \$10 per square foot average increase AND the fact that there are only 4 HOMES ON THE MARKET IN ALL OF COUNTRY PLACE! Both numbers crush previous records and indicate that CP is not slowing down even through the natural slow season of the holidays. Typically, this time of year we see prices and buyers drop for a short time. However, this doesn't seem to be the case this year for CP. With milestones like this being blown away, the only question that remains is how high will it go?

(Data was comprised from CP homes sold over the last 90 days ending on 12/10)



BONUS: About half of my business is either upgrading to a larger home for expanding families or downsizing to a smaller home for empty nesters. Whether you're adding more space, a pool or looking for a more carefree lifestyle to spend your golden years I get one question that concerns people the most when making this transition. How does this work when I'm buying

and selling at the same time? Doesn't that make it more complicated? My answer is no 99% of the time. Unless there is an unrelated issue, typically mortgage related, we can sign everything for both houses at the same place, same time with the same people. Furthermore, we can have the moving truck leave your old home, go sign the paperwork and meet them at the new home by the time we're done. All that and we can even arrange to use the profit from the sale of your current home for the down payment on your new home without you ever having to step foot in a bank. There are brokerages that make a living out of scaring you into taking less at a higher fee for their hassle-free cash offer. Don't let them trick you into giving them your deserved equity just to solve a problem that never existed in the first place. Call us first and let us go over the process and put more money in your pocket.

(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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Paul Van Steenberg

DIRECTOR
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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

IKare Publishing is not responsible for content and as editor reserves the right to edit articles for content, length, grammar, and readability.

**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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Chuck Urbinek
TRUSTEE
Wayne Swift
TRUSTEE
Richard Flege

PRESIDENT
Darrel Spacone
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Mike Spall
SECRETARY
Keith Colini
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.

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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"Copper Leaf" by Leslie Hendersen

ENTERTAINMENT • COMMUNITY EVENTS • CLASSES & WORKSHOPS • GALLERY



Written by **Kenny Finkle**
Directed by **Pete Zalizniak**

JANUARY 23 • 8 PM
JANUARY 24 • 8 PM
JANUARY 25 • 8 PM
JANUARY 26 • 2 PM

PART OF THE STUDIO PROJECT

Tickets: \$15-\$20

PRESENTED THROUGH A SPECIAL ARRANGEMENT
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FRANZ MANTINI PIANO

WITH GHADEER ABAIDO

JANUARY 11
7 pm



THE ULTIMATE TIJUANA BRASS TRIBUTE

WITH SOUTH OF THE BORDER

JANUARY 18
8 pm



CECE TENEAL & SOUL KAMOTION

WITH A TRIBUTE TO ARETHA FRANKLIN

FEBRUARY 28
8 pm

ALSO COMING SOON:

- | | | | |
|---------|--|-----------|---|
| JAN 8-9 | Franzini Science Circus
w. ACT FOR YOUTH | JAN 18 | The Ultimate
Tijuana Brass Tribute
PRESENTED BY SOUTH OF THE BORDER |
| JAN 8* | "Upstairs/Downstairs"
PART OF THE LECTURE SERIES PRESENTED
PRESENTED BY CARROLLWOOD VILLAGE HOAs | JAN 23-26 | "Indoor Outdoor" |
| JAN 10* | Gallery Opening
"FEARLESS FIBRES" | JAN 24 | Jazz with Jim |
| JAN 10* | Artist Meet & Greet
w. DEBBIE BRIGHT | FEB 1 | Sweetheart Dance
w. CARROLLWOOD JUKEBOX BIG BAND |
| JAN 11* | North Tampa Market | FEB 3* | "Casablanca"
PRESENTED BY CARROLLWOOD VILLAGE HOAs |
| JAN 11 | Franz Mantini, piano
w. GHADEER ABAIDO | FEB 8* | North Tampa Market |
| JAN 18* | Community Garage Sale
PRESENTED BY CARROLLWOOD VILLAGE HOAs | FEB 14 | Jazz with Jim
"TWO TENORS" w. BOBBY DE ANGELIS |
- *FREE ADMISSION



**CARROLLWOOD
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Newcomers Of Northwest Hillsborough Happy Holidays and Joyous New Year

Social Club For Women January Special Book Club Meeting and Luncheon

Pictured left to right: Carol Mastrandrea (Hostess), Jackie Phillips, and Ann Maire Telepak



Executive Board and Standing Committee Chairs met at the home of Carol Mastrandrea in early December for dinner, holiday desserts and a fun gift exchange. Five women serve as the Executive Board and 40 women serve on the 31 standing committees to coordinate the monthly and annual activities.

A special book club is planned January 3, 2020 at 10:00 AM at the Maureen B. Gauzza Library. Local author, Gerri Almand, will present her new book, *The Reluctant RV Wife*, and lead a discussion. *The Reluctant RV Wife* is a personal travel writing that engages the reader in this two-year story that reveals the learning curve starting with total RV ignorance; struggles with retirement, aging, and marital compromises; and ending with tenuous competency in on-the-road life in an RV.

The monthly luncheon will be held Thursday, January 16, at Maggianos. The speaker will be Dr. Susan Macmanus, a recently retired professor of political science at USF. She is considered by the press to be the most widely quoted person on Florida politics in the country. Monthly luncheons are the meeting of all the membership.

Newcomers welcomes women new to the community or experiencing a new time in their lives such as newly retired or a change in marital status and need a new "community" as members! More information about the group and descriptions of the 20+ activities can be found on the website at <http://www.newcomersnwhillsborough.com> or by contacting the Membership Chair at membership2.newcomers@yahoo.com who will be happy to share more information, the current monthly newsletter, and answer any questions.



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AIR CONDITIONING	PLUMBING	ELECTRICAL	GENERATORS
<ul style="list-style-type: none"> ✓ A/C Emergency Service & Repair ✓ A/C Tune-Up & Inspection ✓ New A/C System Installation ✓ Service & Repair on all Brands of A/C Equipment ✓ Air Duct Cleaning ✓ A/C Maintenance Plan ✓ 12 Month NO Interest Financing *WAC ✓ New A/C System as low as \$65/month *WAC 	<ul style="list-style-type: none"> ✓ Plumbing Emergency Service & Repair ✓ Plumbing Inspections ✓ Sewer Camera ✓ Slab Leak Detection ✓ Stoppages, Leaks, Drain Cleaning ✓ Water Heater Repairs & Replacement ✓ Tankless Water Heater Repair & Replacement ✓ Water Treatment & Purification ✓ Whole Home Re-Pipe ✓ 12 Month NO Interest Financing *WAC 	<ul style="list-style-type: none"> ✓ Electrical Emergency Service & Repair ✓ Electrical Inspections ✓ Electrical Panel Upgrades ✓ Ceiling Fan Installations ✓ LED & Can Lighting ✓ Electrical Maintenance Plan ✓ Whole Home Generators ✓ Financing *WAC 	<ul style="list-style-type: none"> ✓ Generac Guardian Series Generator ✓ Installation Whole Home & Portable Generators ✓ Serv. & Maint. of Cornerstone Installed Generators ✓ Runs on Natural gas or Liquid Propane for Days to Weeks ✓ Protects Your Home Automatically When the Power is out ✓ No Risk of Deadly Carbon Monoxide Poisoning ✓ Provides 24/7 Protections, Whether You're Home or Away ✓ Turns itself off When Utility Power Returns ✓ 12 Month NO Interest Financing *WAC

Let's Talk! **DAIKIN** ★ **Angies List Super Service Award Winner 2012 - 2018 ★**

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New Year's Eve has always been a time for looking back to the past, and more importantly, forward to the coming year. It's a time to reflect on the changes we want (or need) to make and resolve to follow through on those changes.

Spend More Time with Family and Friends

Recent polls conducted by General Nutrition Centers, Quicken, and others shows that more than 50% of Americans vow to appreciate loved ones and spend more time with family and friends this year.

Fit in Fitness

The evidence is in for fitness. Regular exercise has been associated with more health benefits than anything else known to man.

Tame the Bulge

Over 66 percent of adult Americans are considered overweight or obese by recent studies, so it is not surprising to find that weight loss is one of the most popular New Year's resolutions.

Quit Smoking

If you have resolved to make this the year that you stamp out your smoking habit, over-the-counter availability of nicotine replacement therapy now provides easier access to proven quit-smoking aids.

Enjoy Life More

Given the hectic, stressful lifestyles of millions of Americans, it is no wonder that "enjoying life more" has become a popular resolution in recent years.

Learn Something New

Have you vowed to make this year the year to learn something new?

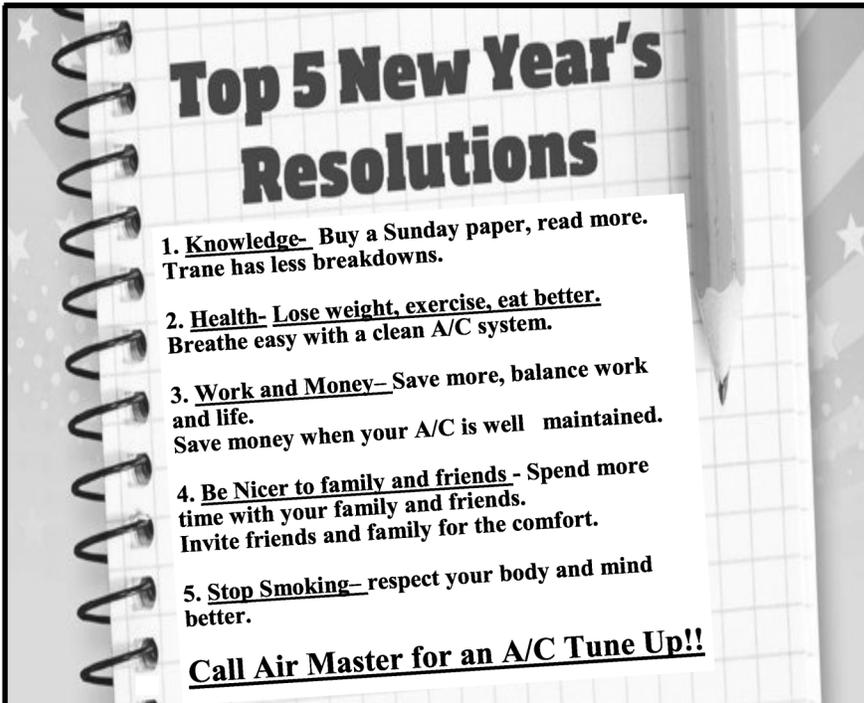
Help Others

Always a popular resolution.

Get Organized

On just about every New Year resolution top list, organization can be a very reasonable goal.

LESS SUGAR (YOU'RE SWEET ENOUGH ALREADY) EAT MORE
 SAY NICE THINGS ABOUT OTHERS DON'T FORGET TO GREEN THINGS
 THIS TOO SHALL PASS DRINK MORE WATER
 MAKE NEW FRIENDS GIVE YOURSELF A BREAK YOUR BODY IS 55% WATER AFTER ALL
 FRIENDS YOU'RE DOING TALK LESS ADD MORE COLOUR TO YOUR LIFE
 CHOOSE GREAT LISTEN MORE
 TO BE HAPPY GET MOVING EVEN IF IT'S JUST AROUND THE BLOCK
 TAKE RISKS STEP OUTSIDE OF YOUR NORMAL ROUTINE
 FORGET MILESTONES SMILE
 REMEMBER MAGICAL MOMENTS



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Do you have one of those neighbors that everyone wants to have? You know the type that pulls in your trash can without you asking, helps you repair a broken fence or climbs a tree to save your cat. If you are reading this and you already have someone in mind, email me a name and a brief summary of why you think they should be the “Neighbor of the Month”. More details will come, along with prizes and more ways to nominate/vote next month. For now, just email me at JOEBENSON@BENSONFAMILYREALTY.COM.