

the Shadow Runner

December 2011



The Bi-Monthly Newsletter of the Shadow Run Homeowners' Association, Inc.

THE SHADOW RUN

Children's Christmas Party

SATURDAY, DECEMBER 17TH
from 1-5 pm

At the home of
Al Rousseau & Marlies Cummings
12611 Lake Hills Drive

RSVP to Janet Magnuson 767-9372



Visit with Santa,
enjoy ice cream, cookies & beverages



SHADOW RUN'S HOLIDAY LEGACY OF LIGHTS

Have fun with the family. String lights, decorate with candy canes, snow scenes, ornaments, Nativity sets and those blow up decorations. Get your house and yard decked out for the holidays. The judging will take place at dark on Saturday, December 17th.

First place prize is \$125, second place is \$100, and third place is \$75. I hope you have fun and enjoy decorating with your family. If anyone would like to join me to judge, please call Janet Magnuson at 767-9372

Merry Christmas and Happy Holidays to all our neighbors.



Riverview Garden Club

Meets 2nd Wednesday
of each month

September thru June

10:00 am at the

Riverview Civic Center

11020 Park Drive, Riverview

813-671-0097

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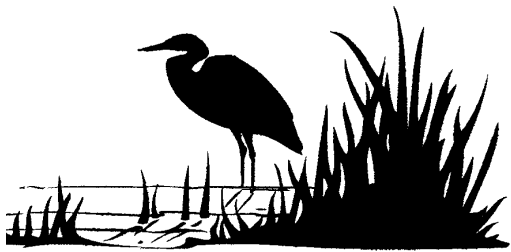
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SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

BOARD OF DIRECTORS 2010-2011

board@ourshadowrun.com

(gets forwarded to David Leneberg and Ron Trowbridge)

manager@ourshadowrun.com

(gets forwarded to Ron Trowbridge)

PRESIDENT

Dave Leneberg677-3996
dleneberg@ourshadowrun.com

VICE PRESIDENT

Richard Gibson.....234-9400
rgibson@ourshadowrun.com

TREASURER

Don McCann671-0097
dmccann@ourshadowrun.com

SECRETARY

Walter Seely.....671-2252
wseely@ourshadowrun.com

DIRECTORS

David DeVelder671-3422
ddeveler@ourshadowrun.com

Rose Lynn Greene.....531-8370
rgreene@ourshadowrun.com

Jim Petosky
jpetosky@ourshadowrun.com

Charles Delarosa323-8814
cdelarosa@ourshadowrun.com

Janet Magnuson.....672-6257
jmagnuson@ourshadowrun.com

SHADOW RUN DAM CORPORATION BOARD OF DIRECTORS

PRESIDENT

Tom Behrens.....671-9089

TREASURER

Eugene Porter

SECRETARY

Mel McKinley685-2212

MEMBER AT LARGE

Yousuf Akhter



MINUTES - BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC August 15, 2011

I. CALL TO ORDER

Regular Board Meeting: Monday, August 15 2011
called to order at 7:00 pm by David Leneberg, President, at the
Public Library, 10509 Riverview Drive, Riverview, Florida.

II. ROLL CALL - Quorum Present

Members Present: Charles DelaRosa, David DeVelder, Richard
Gibson, Rose Lynn Greene, David Leneberg, Janet Magnuson,
Don McCann, and James Petosky

Members Not Present: Walter Seely

III. COMMITTEE REPORTS

01. Common Areas: Mr. Gibson reported that the Florida
Department of Transportation continues to install sidewalks
along McMullen Road. Some damage to irrigation lines has
occurred and heads are being relocated. Replacement mulch
has been laid at the entrances. The Manager was asked to
obtain pricing on the replacement of the ball caps on the wall
columns at the east entrance.

02. Newsletter/Mini-Grants: Mrs. Magnuson provided
a written report. The submission deadline for the October
newsletter is the first week of October. The new letters for the
Shadow Run signs were installed at the end of July on both
sides of both entrances. All final performance reports and re-
ceipts have been submitted for reimbursement of \$ 2500 from
Hillsborough County. Paperwork has been submitted for 2012
to Hillsborough County requesting \$ 2500 for the purchase of
carnival games for the Association. The Office of Neighborhood
relations review committee has two weeks to review and dis-
cuss the application. Once the list has been compiled and the
Board of County Commissioners has approved the 2012 budget
scheduled for October 2011, Ms. Magnuson will be notified if
the project was funded.

03. Finance: The Manager's financial report for the
period ending July 31, 2011 was previously provided the
Board for review. Treasurer Don McCann provided a written
report with management responses. The Manager reported
that the Accountant's fiscal year-end report and the tax return
have been completed. No tax is due. The Accountant's report is
available at no cost to the membership.

IV. MANAGEMENT REPORT

01. Collections and Accounting: The Manager updated the
Board on collection matters. The Manager reported that the
Accountant's response for an alternate procedure of accounting
for HOA owned lots is pending.

02. Open Deed Restriction Violations: Management pro-
vided a listing of open deed restriction violations. A written
update was previously provided the Board.

03. Insurance Update: The Manager informed the Board
that a more affordable D&O insurance policy with a much
smaller deductible may be available. On MOTION by Richard
Gibson, duly seconded, the Board on a vote of seven FOR and
one (McCann) AGAINST, agreed to purchase a D&O policy from
Great American. Copies of the application and specifics of the
policy will be distributed to the Board.

V. ARCHITECTURAL APPLICATIONS

01. On MOTION by Richard Gibson, duly seconded, the Board
unanimously approved the installation of a 6 foot, beige, vinyl
fence to replace an old wood fence at 11209 Donneywood.

VI. UNFINISHED BUSINESS

01. On MOTION by David Leneberg, duly seconded, the Board
on a vote of seven (7) FOR and one (McCann) AGAINST, ap-
proved the new guidelines for members to address agenda
items at Board meetings.

VII. NEW BUSINESS

Jim Petosky updated the Board on his search for possible new
location for future Board meetings.

VIII. MEMBER COMMENTS ON AGENDA ITEMS

Members addressed the Board on Agenda Items.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned
at 8:00 PM.

Approved by the Board on September 19, 2011

ADVERTISING IS EASY & AFFORDABLE!

Any company or individual interested in advertising in the SHADOW RUNNER
should contact Kelly Mariskanish, Times Publishing, at 813-661-2458.

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MINUTES - BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC SEPTEMBER 19, 2011

I. CALL TO ORDER

Regular Board Meeting: Monday, September 19, 2011 called to order at 7:06 pm by David Leneberg, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida. The call to order was delayed by the late arrival of the Park employee to open the facility.

II. ROLL CALL - Quorum Present

Members Present: Charles DelaRosa, David DeVelder, Richard Gibson, David Leneberg, Janet Magnuson, Don McCann, James Petosky, and Walter Seely.

Members Not Present: Rose Lynn Greene

III. APPROVAL OF MINUTES

Upon unanimous agreement, the Board waived the reading of the amended minutes of the July 18, 2011 regular Board Meeting as well as the minutes of the regular Board Meeting of August 15, 2011, and approved both minutes as presented.

IV. COMMITTEE REPORTS

01. Common Areas: Mr. Gibson reported that the Florida Department of Transportation sidewalk installation has been completed along McMullen Road. Also, the concrete cap balls have been replaced at the top of the entrance wall columns at the east side.

02. Newsletter/Mini-Grants: Mrs. Magnuson reported that the submission cutoff date for the November newsletter will be the second week of October. There was no update regarding mini-grants.

03. Finance: The Manager's financial report for the period ending August 30, 2011 was previously provided the Board for review. Treasurer Don McCann reported that the Board was copied on questions and answers regarding the report.

V. MANAGEMENT REPORT

01. Collections and Accounting: The Manager updated the Board on collection matters and provided the Board a copy of the Accountant's response regarding special accounting of HOA for-sale lots. On motion by Richard Gibson, duly seconded and upon a vote of seven FOR and one (Leneberg) AGAINST, the Board elected to carry the lots as Land Assets and treat assessments in similar manner as the boat ramp lot.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations. A written update was previously provided the Board. It was suggested that County Code Enforcement be notified of overgrown lots. The Manager was informed of violations observed by Board Members. On MOTION by Don McCann, duly seconded, the Board unanimously agreed to have a contractor mow the overgrown lot at the vacant home at 11916 Shadow Run Blvd and invoice the owner. On MOTION by Janet Magnuson, duly seconded, the Board unanimously agreed to engage the services of Mr. Dela-Rosa's lawn service company to perform the self-help mowing of 11916 Shadow Run Blvd at a discounted price of \$50.

03. Insurance Update: The Manager informed the Board a less costly replacement for the existing D&O insurance policy

has been bound and a copy of the declaration will be provided Board Members

VI. ARCHITECTURAL APPLICATIONS

01. On individual MOTIONS by Richard Gibson, each duly seconded, the Board unanimously APPROVED the following Architectural Review Board requests:

a. Install 6' vinyl fence in rear yard to establish a utility yard. - 12002 Shadow Run

b. Plant Elm trees in front yard - 11914 Sugarberry

c. Erect 10' x 14' x 7' aluminum shed in utility yard - 11914 Sugarberry

d. Concrete driveway expansion - 11208 Leprechaun

e. Repaint of Home - 12303 Shadow Run Blvd

f. Replacement of existing pool screen enclosure with bronze aluminum screen enclosure and ground level modifications to pool decking - 12506 Wexford Hills

02. On MOTION by Richard Gibson, duly seconded, the Board upon a vote of Six FOR and Two (DelaRosa and DeVelder) AGAINST, DISAPPROVED the request for the erection of a large metal outbuilding for storage, 20' x 26' - 11305 Tralee.

03. On MOTION by Richard Gibson, duly seconded, the Board unanimously DISAPPROVED the request for Driveway widening and tree removal - 11305 Tralee, citing the requirement for additional plan detail information.

VII. UNFINISHED BUSINESS

01. Walter Seely and Jim Petosky updated the Board on options regarding the installation by the County of subdivision fire hydrants. Additional guidance will be sought from the Fire Marshal.

02. A motion to install No Soliciting Signs at the entrances failed to carry. On MOTION by Don aMcCann, duly seconded, the Board on a vote of Six FOR and Two (Magnuson and Seely) AGAINST, approved the reimbursement of Mr. McCann for the purchase and installation of replacement Deed Restricted Community signs at the west entrance at a cost not to exceed \$ 105.

VIII. NEW BUSINESS

01. Jim Petosky updated the Board on his search for possible new location for future Board meetings. Mr. Petosky suggested the next budget provide for meeting room expenses.

02. Mr. Petosky updated the Board on pending nearby zoning changes and provided a suggested draft letter for distribution by individual concerned homeowners to appropriate zoning authorities.

03. The Board discussed the draft of a Board welcome letter to be included in the welcome package

IX. MEMBER COMMENTS ON AGENDA ITEMS

Members addressed the Board on Agenda Items.

X. ADJOURNMENT

On MOTION by Richard Gibson, duly seconded, the Board unanimously agreed to adjourn the meeting at 8:34 PM.

Approved by the Board on October 17, 2011

SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

COMMITTEES

COMMON AREAS

Richard Gibson.....234-9400

FINANCIAL

Don McCann.....671-0097

David Leneberg

LAKE COMMITTEE

Rose Lynn Greene.....531-8370

Sam Greene

Mike Villa

Earlene Patterson

Donna Bullock

Low and Lillian Coney

LEGAL COMMITTEE

David Leneberg677-3996

Walter Seely

Richard Gibson

SOCIAL

Carolyn Leneberg

Janet Magnuson

WELCOME NEIGHBOR

Position Available

COMMUNITY SERVICES

NEWSLETTER

Janet Magnuson.....813-672-6257

PROPERTY MANAGEMENT

THE TROWBRIDGE COMPANY

Ron Trowbridge.....813-264-1119

Post Office Box 273708

Tampa, Florida 33688

LOST OR FOUND PETS

Colleen Gentile ... 813-767-4224

REMINDER:

Do not deposit yard waste and trash cans at the curb until the night before pickup day.

Articles submitted by individuals do not necessarily represent the opinion of the Board of Directors of the Shadow Run HOA.

Advertisements contained herein do not necessarily reflect an endorsement by the Board of Directors of the SRHOA and/or its membership.

ATTENTION NEIGHBORS!

Last month I outlined to you the details of rezoning proposal (RZ-11-0628) which will be heard before the ZONING HEARING MASTER of Hillsborough County on: **DECEMBER 12, 2011 at 6:00 p.m., COUNTY CENTER 601 E. Kennedy Blvd., 2ND floor BOCC meeting room**

Proposal RZ-11-0628 requests the re-zoning of multiple Riverview properties, 39 of them in Tropical Acres, to "show business overlay." Tropical Acres is a mobile and manufactured home community with one acre plus lots immediately adjacent to the south property line of Shadow Run. A number of these properties are literally in our backyard.

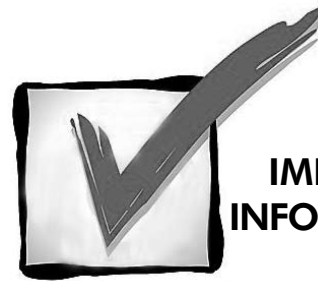
The re-zoning, if approved, would permit show business equipment such as game wagons, RV's, port-a-potties, game rides, food wagons and trucks and trailers that transport these items, to be stored and maintained on residential property. They create an environmental hazard and could become a potential source of well contamination in Shadow Run. This zoning overlay would also create unwanted commercial activities in residential areas, heavy truck traffic (especially on McMullen Road) and an influx of transients and group housing into an area already plagued with a high crime rate.

The proposed overlay district requested in RZ-11-0628 is NOT in conformity with the Riverview Comprehensive Plan completed through community-wide consensus about six years ago. The Riverview plan was incorporated into Hillsborough's Comprehensive Plan upon state and local approvals and therefore is part of its land use codes which are binding by law.

We MUST protect our Shadow Run property values and the unique environment of the south county area of Riverview. It is important to have a large showing of Shadow Run residents at the December 12 hearing to voice disapproval. We are joining residents of other nearby communities in our representation. Please wear a BLACK shirt. Anyone may speak at this meeting by signing in at the Board desk when they arrive. Following this meeting, the Zoning Hearing Master recommendations are forwarded to the Clerk's office by January 5, 2012. I will notify you regarding the results and further Hearings.

If you have any questions or would like to review pictures or documents, please feel free to call me.

Jim Petosky, 813-672-8648



VOTE

**IMPORTANT
INFORMATION
FOR THE
UPCOMING
PRIMARY**

If you are not registered as a Republican or Democrat, you will be unable to vote in the primary election in January.

Non-Party Affiliates (NPA) and Independents may not vote in the primary, only the general election.

So please, if you are registered as an Independent or a Non-Party Affiliate (NPA), email David Leneberg at WFSI@verizon.net to pick up or have the form dropped off at your house. This must be mailed in time for them to receive it by January 2nd.

As you know, this is an important election. Your votes count.

Don't miss having your voice be heard. Get out there and vote on January 31st.

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TRICK OR TREAT STREET HIGHLIGHTS.....

Letter from the editor:

I hope everyone had fun at this year's "Trick or Treat Street". I had a lot of comments on the enjoyment of the hayride. A great big thank you to Charles DelaRosa for loaning the wagon and to my husband, farmer John for pulling the hayride. We couldn't have done it without all our neighbors support who helped make this event a success. We had around 40 contestants for the Halloween Costume Contest. It was difficult to choose just three. First place winners were twins Geanna and Jeslyn, dressed as pirates. They were last year's second place winners dressed as a bumble bee and ladybug. They were awarded a \$75. WalMart gift card. Second place winner, Amia, dressed as an owl, was awarded a \$50. WalMart gift card and third place winner, Stone, dressed as "scream" was awarded a \$25. WalMart gift card. Congratulations to the winners. I would like to thank Jim Lyons for his photography skills, Dina Collins for making all the popcorn, the board of directors and their families for volunteering their time and especially Carolyn Leneberg for cooking around 100 corn dogs and. for helping me coordinate the event,

Janet Magnuson

WINNERS OF THE SHADOW RUN HALLOWEEN COSTUME CONTEST

FIRST PLACE WINNERS - GIANNA & JESLYN
Awarded A \$75. WalMart gift card

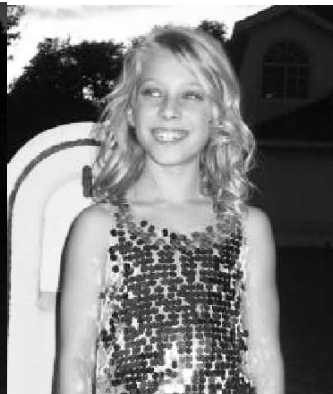
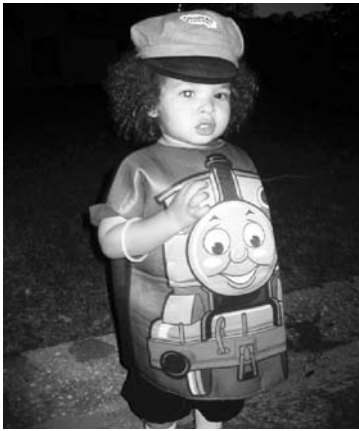


SECOND PLACE WINNER - AMIA
Awarded a \$50. WalMart gift card



THIRD PLACE WINNER - STONE
Awarded a \$25. WalMart gift card





VISIT OUR WEBSITE!

www.ourshadowrun.com The site is continually worked on for improvements. Any and all suggestions will be appreciated and considered.

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*From our
family to yours,
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