

the Shadow Runner

October 2011



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

SHADOW RUN HOMEOWNERS ASSOCIATION INVITES YOU TO THE 2011 TRICK OR TREAT STREET

Monday, October 31st from 6:00 pm to 8:00 pm
(On the South side of Tralee and Shadow Run Blvd)

There will be a Halloween costume contest, blow up Haunted House, kids games, hot dogs, popcorn, drinks and of course, candy. Bring lawn chairs and a small table to hand out your Halloween candy to the trick or treaters as they walk down Tralee. If you can't set up a trick or treat table, please donate a bag of candy for the main table. We need a lot of help and if you would like to volunteer, please call Janet Magnuson at 813-767-9372.



VOLUNTEERS NEEDED

Does your child need community volunteer service hours
for Florida Bright Futures Scholarship Fund
or National Honor Society?

ATTENTION TEENS! VOLUNTEER FOR SHADOW RUN'S TRICK OR TREAT STREET

Monday, October 31, 2011
from 6:00 – 8:00 PM



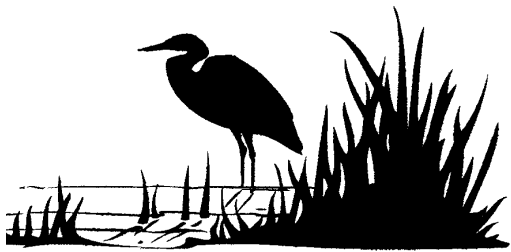
I can provide and sign the required forms for Community Service hours.
If your child would like to volunteer at any Shadow Run Event,
call Janet Magnuson at 813-767-9372.



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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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)

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dleneberg@ourshadowrun.com

VICE PRESIDENT

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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 July 18, 2011

I. CALL TO ORDER

Regular Board Meeting: Monday, July 18, 2011 called to order at 7:00 pm by David Leneberg, President, at the Hillsborough County Computer Lab, 6219 Symmes Road, Gibsonton, Florida.

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 minutes of the June 20, 2011 regular Board Meeting and approved the minutes as presented. The Board reviewed the amended meeting minutes of the May 16, 2011 regular meeting and unanimously confirmed approval of the minutes.

IV. COMMITTEE REPORTS

01. Common Areas: Mr. Gibson reported that the County has been mowing right of ways.

02. Newsletter: Mrs. Magnuson reported that the next newsletter is scheduled for distribution the first week of August. The next newsletter is scheduled for October with a submission deadline of September 15, 2011.

03. Finance: The Manager's financial report for the period ending June 30, 2011 was previously provided the Board for review. Treasurer Don McCann asked the Manager to check into a late fee charge and a pre-paid account. Mr. McCann asked that he be provided copies of legal invoices and the Attorney engagement letter. Richard Gibson of the Legal Committee distributed a handout regarding legal expenses. The Manager reported that the accountant's report is due at the end of the month and he will provide Janet Magnuson a text for insertion into the newsletter to inform owners that the Accountant's report is available. The Manager will ensure that draft reports are so marked.

V. MANAGEMENT REPORT

01. Collections and Accounting: The Manager updated the Board on collection matters. The Manager reported that he is still awaiting the Accountant's response for an alternate procedure of accounting for HOA owned lots and expects such answer will be addressed as part of the pending Accountant's Year End Report.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations. The Owner of the lot at 12503 Lake Hills will be invited to address the Board regarding the overgrown lot within 15 feet of the curb as well as the persistent lack of edging along the curb.

VI. ARCHITECTURAL APPLICATIONS

01. It was noted that the request for tree removal approval at 12911 Shadow Run was not required as the trees are under the threshold for County permit.

02. On MOTION made, duly seconded, and with an Abstention by home owner applicant and Board member Richard Gibson, the Board approved the installation of a 6 foot wood fence and black vinyl coated chain link fence at 11301 Loch Lomond.

VII. UNFINISHED BUSINESS

01. On MOTION by Richard Gibson, duly seconded, the Board, upon a vote of six FOR and two (McCann and DelaRosa) AGAINST, approved the renewal of the Shades of Green contract.

VIII. NEW BUSINESS

01. Walt Seely updated the Board on his findings regarding the installation of fire hydrants by the County. The charge per lot could be as high as \$ 7,500. David Leneberg and Walt Seely reported to the Board that the recent home fire remained under investigation and a copy of the Fire Marshal's report will be obtained from the homeowner. Additional information on the fire will be collected and an article in the newsletter may be forthcoming. Jim Petosky volunteered to assist Walt Seely with this project.

02. Due to time constraints, the Board tabled consideration of a proposed procedure for owners addressing the Board on agenda items and will address the item at the next meeting.

03. Jim Petosky volunteered to seek an alternate meeting location site.

IX. ADJURNMENT

There being no further business, the meeting was adjourned at 7:53 PM.

Approved by the Board on September 19, 2011

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SHADOW RUN HOMEOWNERS' ASSOCIATION, INC. POLICY FOR OWNERS TO ADDRESS THE BOARD ON AGENDA ITEMS

On August 15, 2011, the Board of Directors adopted the following policy effective immediately regarding Owner's right to address the Board on Agenda Items at a Board Meeting.

1. Owners may address the Board of Directors on Agenda items when called upon at open Board Meetings.

2. Owners wishing to address the Board are required to sign-in by completing all sections of the sign-in form as to name, Shadow Run address, and item(s) on the agenda which will be addressed. The sign-in form and copies of the agenda for the scheduled meeting will be made available at the meeting location a short period prior to the meeting.

3. At a time during the meeting so determined by the Board, the Board will call each name listed on the form in order of entry.

4. When called, owners may address the Board for up to three (3) total minutes per lot owned regardless of the number of agenda items listed by that owner. Owners may stand if so wished while addressing the Board. No portion of the allowed three minutes may be yielded to others.

5. Throughout their address to the Board, speakers must speak courteously and in a business like, non-argumentative manner. Board members are expected to respond in such manner as well. Only agenda items listed by the owner may be addressed.

6. Owners may be requested to provide the Board written summaries at a later date in the event the owner's presentation is lengthy or involves complex issues which may require research or further consideration.

7. No response from the Board is required during or after the Board meeting. The Board may or may not choose to respond at the meeting or may determine that a response will be delayed following additional consideration or research. Any Board member may choose to respond after the owner has completed his or her presentation.

HOUSE FIRE IN SHADOW RUN

By Janet Magnuson

The fire was reported by a passing landscaper about 7 a.m., July 5, 2011 at 11308 Donney-moor Drive in Shadow Run. The first unit on the scene saw flames coming from the front door and checked the house to make sure no one was inside. The fire went

to three alarms and about 60 firefighters were called to the scene. Firefighters had trouble with the blaze because the closest hydrant was about a mile away, which is too far to use water hoses. Fire crews had to truck in the water and rotate trucks. The homeowners had arranged for a friend to come by and feed the dogs, cats and fish. The friend arrived and informed the fire department that the pets were inside the residence. At that time the fire was fully engulfed and the firefighters determined it was too dangerous to enter the house. The fish, two dogs and two cats were never accounted for. The 3000 square foot house was a total loss. The homeowners were on vacation at the time and were contacted. They owned another house locally and were able to move into that house. The homeowners plan to clear the lot and put the lot up for sale. The cause of the fire is under investigation.



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

Al Rousseau

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.

MESSAGE FROM SHADOW RUN HOMEOWNERS ASSOCIATION DIRECTOR, JIM PETOSKY

Hi Neighbors,

If you are not already aware, there is an application (RZ-11-0628) pending review of the Board of County Commissioners to allow multiple properties across Balm-Riverview Road from north and south of Rhodine Road, to be re-zoned as "Show Business Overlay." If this application is approved, it will affect our property values and the esthetics of the south county area of Riverview.

Shadow Run homeowners have been requested to join with Summerfield, South Cove and Boyette Springs in opposing this application which would allow the parking and servicing of show business equipment in areas outside of the present Gibsonton Show Business special district zone. We need at least 100 people from the various communities to attend the hearing at the COUNTY CENTER, DECEMBER 12 AT 6 PM IN THE 2ND FLOOR BOCC BOARDROOM. Attendees should wear red shirts to show our strength in opposition.

The proposed special overlay district consists of 27 sites scattered through several housing areas in the Riverview Community, including Tropical Acres, which are far from the allotted Gibsonton Show Business district. The proposed overlay district is NOT in conformity with the Riverview Comprehensive Plan and it would set a dangerous precedent for other interests to get rezoning in areas around the county. We are especially concerned about the Shadow Run surround.

If Show Business equipment such as game wagons, game setups, RV's trailers, port-a-potties, game rides and trucks and trailers to haul these items are stored on residential property, they create an environmental hazard due to oil and hydraulic leaks, peeling paint, cleaning chemicals and maintenance activities. These would contaminate the clean environment in the area and could become a potential source of well contamination. The zoning overlay would inject unwanted commercial activities into residential areas, heavy truck traffic and an influx of transients to the area. The application also does not address the possibility of the storage of the animals used in shows.

Most importantly, the Gibsonton SR overlay district, within the Gibsonton Community Plan has plenty of space to accommodate the parking of show business equipment. These pieces of show business equipment do not belong on residential property.

Action needed by you: To oppose this application, please email PGM-ZONING HEARING SECTION, P.O. Box 1110, Tampa, FL 33601 or email to: Hearings@Hillsboroughcounty.org. Reference application RZ 11-0628 in the subject line and include your full name and address plus phone number. Message should indicate that this zoning overlay DOES NOT CONFORM TO THE Riverview Comprehensive Plan and that there is plenty of space in the Gibsonton Community Plan for the storage and maintenance of the carnival/show business equipment. Also mention that this would affect Shadow Run property values and the quality of life of its residents.

We MUST convince the BOCC to reject this application to protect our property values. If you have any questions or would like to review the entire application and maps, please call me.

Jim Petosky, SRHOA, Director • 813- 672-8648



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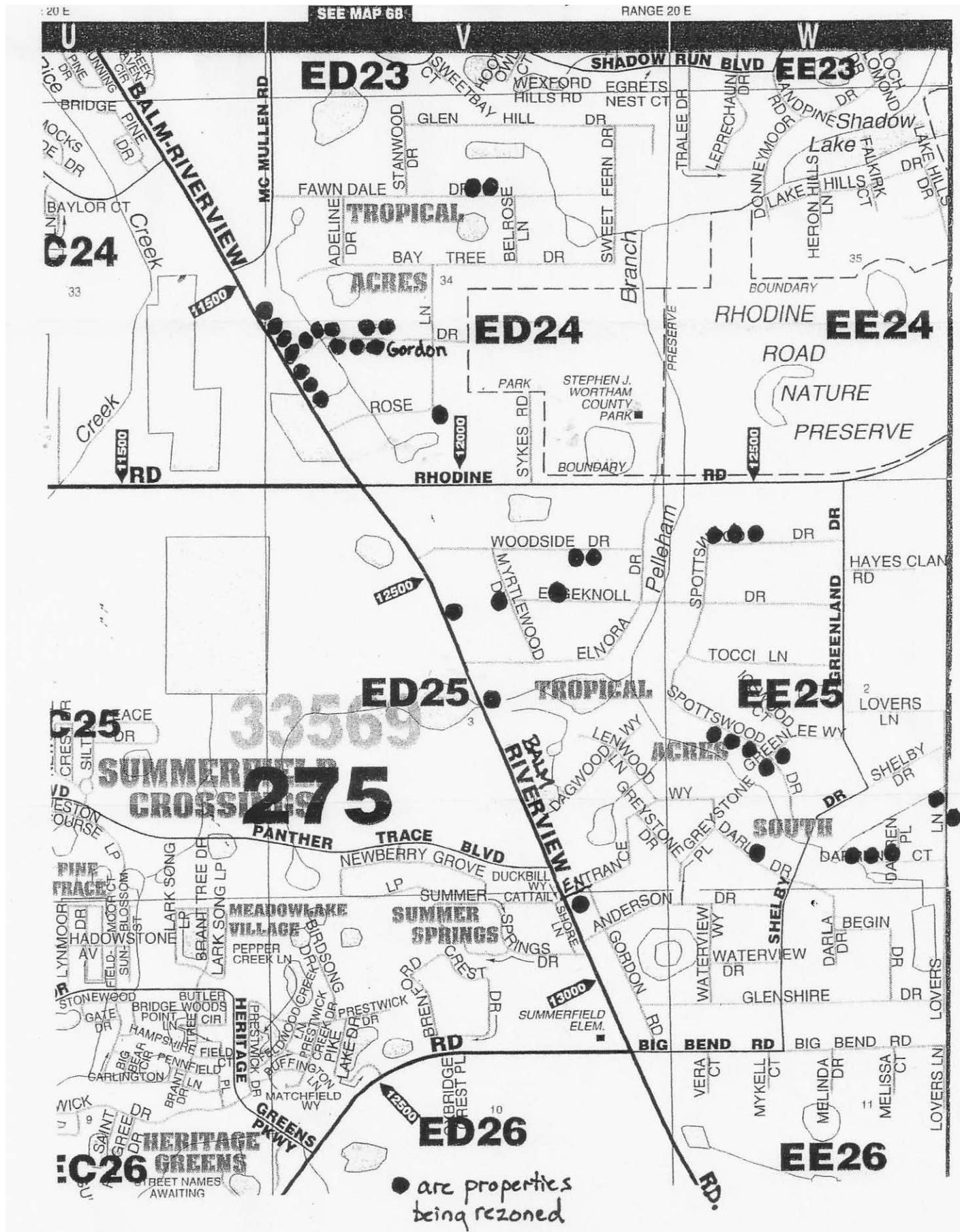
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SHOW BUSINESS (SB) OVERLAY REZONING RZ II-0628 • TROPICAL ACRES





HILLSBOROUGH COUNTY ANIMAL SERVICES NOW ON FACEBOOK

By Janet Magnuson

Hillsborough County Animal Services recently decided to use the popular social networking website to help pet owners reconnect with their lost animals. Shelter volunteers launched the "Lost and Found Pets of Hillsborough County" page on Facebook. Users can log on to the page and post a photo and description of their missing pet.

The volunteers got the idea to post on a social website because more pet owners were using Craig's List to post their lost pets. The volunteers are now able to match a pet from the facebook post to an animal at the shelter. They have already had some success stories.

For more information go to www.facebook.com/lostandfoundpetsofhillsboroughcounty.

The shelter is responsible for about 1,100 square miles worth of lost pets. Did you know Hillsborough County Animal Services, located at 440 N. Falkenburg Road, is open from noon to 3:00 pm on Sundays?

CATS ARE NOT SMALL DOGS

By: Sarah Stalnaker, DVM • Boyette Animal Hospital

This was a common expression used by my professors in veterinary school. I find cats fascinating and have always been a "cat" person. Therefore, I am alarmed that pet lovers are taking their cats to the veterinarian less often than their dogs for preventative care, even though the number of pet cats in this country outweighs pet dogs. This puts our cats at a significant risk for undetected disease. Cats are masters at disguising symptoms of illness until in many cases; it is too late for treatment.

One of the reasons that pet owners are reluctant to take their cats for an exam may be the difficulty they have in getting them to the office. In general, cats hate leaving their kingdom. Even the slightest creak of a cat carrier door will send flashes of fur to the darkest corners of closets and beds. A few simple measures can greatly reduce your cat's fear of the cat carrier and impending car ride to the veterinarian's office.

First, leave your carrier out with the door open so that your kitty doesn't associate it with vet visits only. Make it a place of comfort with soft bedding and their favorite cat treats. Try sprinkling cat nip in the carrier or encouraging play with cat toys in and around it. Once your cat becomes more relaxed in their carrier they will be easier to transport on the day of a vet visit.

Second, anytime your kitty has to leave home try spraying synthetic feline pheromones (brand name Feliway) onto the blankets in the carrier. These can be purchased at many vet clinics and pet stores. This may help your cat feel more relaxed and calm. Also, don't forget that if you are stressed over the situation your cat will sense this and become stressed as well. Try to stay calm and relaxed even if your cat is meowing pitifully during the car trip like mine are prone to do.

Finally, once you are at the veterinary clinic, place a light towel over the carrier so that your kitty is shielded from its surroundings. Try to stay away from other animals as much as possible. Purchase a cat carrier that has an easily removable top. Most of the physical exam can be performed without removing your kitty from his or her safe haven.

Even though most cats will never be excited about taking a trip to the vet, hopefully following some of these simple tips may make your cat less anxious over the situation. Keeping up with basic preventative care can go a long way in extending the length and improving the quality of your cat's life!



Did You Notice the New Shadow Run Signs?

Janet Magnuson

Chances are you did not, unless you saw the signs as they were being installed. The metal shop was able to copy the old letters, which were used as a template. The new signs are made of solid anodized aluminum with gold powder coating. The new signs should last 20 years without pitting or deteriorating.

I submitted paperwork on behalf of Shadow Run Homeowner's Association in June 2010 requesting a grant of \$2500.00 for replacement of entrance signs from Hillsborough County, Office of Neighborhood Relations review board. Shadow Run Homeowners Association was approved for \$2500.00 for the new signs. The invoice for the signs was \$2500., therefore not expending funds from the homeowner's association.

We now have new signs on the right and left sides of both entrances. Also, thanks to Charles DelaRosa, shadow Run resident and owner of DelaRosa Landscape and Design, (see ad in classifieds) for donating and planting additional new landscaping to the entrance.

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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Contact:

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