

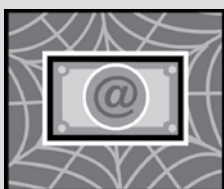
the Shadow Runner



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



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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www.ourshadowrun.com

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Letter from the Editor

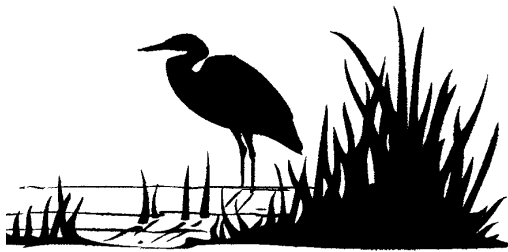
Janet Magnuson

What a beautiful morning we had for the Easter egg hunt. We had lots of children of all ages attend. We had crafts, egg dying, breakfast, Easter egg hunting and the Bunny Store. The children waited patiently, tightly gripping their Easter basket, for their age group to be called before taking off and scrambling for Easter eggs. After all the eggs were found, they ran to the Bunny Store to redeem their eggs for prizes of their choice. I think the children were pretty happy with the prizes available that I have been buying throughout the year.

Rose Gibson helped me man the Bunny store and at times it was a bit hectic. We had a little bit of a hiccup when the Easter egg dye packets that were bought after Easter last year were dried up, so it was off to the store for David Leneberg to buy new boxes of dye. Carolyn Leneberg made all the hard boiled eggs and the children, with the help from Yvonne Lattimore, were able to color several eggs each. Carolyn Leneberg handed out seed packets containing vegetables, flowers, herbs and wildflowers. Hopefully we will see some lovely flowers around the neighborhood. Thanks to all the volunteers: Al Rousseau, Rose and Richard Gibson, Rose Lynn and Sam Greene, Carolyn and David Leneberg, Chris and Heather Stiller and all the others (including our guest, the Easter bunny). Many thanks, to Jim Lyons, our resident photographer. I hope to see even more families participating next year.

see more highlights on page 6





SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

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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

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rgibson@ourshadowrun.com

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wseely@ourshadowrun.com

DIRECTORS

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ddevelder@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
jmaguson@ourshadowrun.com

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Tom Behrens.....671-9089

TREASURER

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SECRETARY

Mel McKinley685-2212

MEMBER AT LARGE

Yousuf Akhter

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MINUTES - BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC March 19, 2012

I CALL TO ORDER

Regular Board Meeting: Monday, March 19, 2012 called to order at 7:00 pm by David Leneberg, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II ROLL CALL - Quorum Present

Members Present: Charles DelaRosa, David DeVelder, Richard Gibson, Rose Lynn Greene, David Leneberg, Janet Magnuson, James Petosky, and Walter Seely.

Members Not Present: Don McCann (Surgery)

III. APPROVAL OF MINUTES

On MOTION made, duly seconded, the Board unanimously agreed to waive the reading of the minutes of the February 20, 2012 regular Board Meeting and approve the minutes as presented.

IV. COMMITTEE REPORTS

01. Common Areas: Richard Gibson updated the Board regarding common area maintenance. TECO recently installed a new pole and damaged some irrigation heads. Repairs are ordered.

02. Newsletter/Mini-Grants: Janet Magnuson provided a written report. The submission deadline for the June Shadow Runner newsletter is May 15 with publication planned for the first week of June, 2012. The County required mid-term report for the recent mini-grant award has been submitted. Twelve carnival games purchased through the grant have been delivered and are in storage. The Easter event, Breakfast with Bunny, will be held Saturday, April 7, at 10:00 AM. Event volunteers are needed.

03. Finance: Management previously provided Directors the financial report for the period ending February 29, 2012. Mr. McCann, Treasurer, who is recovering from surgery, will email the Board any comments.

V. MANAGEMENT REPORT

01. Collections and Accounting: Management updated

the Board on collection matters.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations.

VI. ARCHITECTURAL APPLICATIONS

On MOTION by Richard Gibson, duly seconded, the Board approved the replacement of a deteriorated pool screen enclosure at 12206 Timberlake.

VII. UNFINISHED BUSINESS

01. Revitalization of Documents: The Manager updated the Board on recent actions by the Organizing Committee to revitalize HOA documents pursuant to State Statutes.

VIII. NEW BUSINESS

01. Nomination Procedure: The Manager updated the Board on plans for the annual members' meeting in May. On MOTION by Richard Gibson, duly seconded, the Board unanimously agreed to adopt the self nomination procedure similar to Chapter 718 State Statutes and consistent with the procedure used by the HOA in recent years.

02. Self Help 12612 Lake Hills: On MOTION by David DeVelder, duly seconded and by a vote of Seven (7) FOR and One (1) (Gibson) AGAINST, the Board approved the mowing and edging of the front 15 feet of the vacant lot at 12612 Lake Hills and the passing of the charges onto the owner pursuant to HOA self-help provisions of the Declaration. It was noted that the owner has failed to respond to multiple demand notices to bring the lot into compliance to sub-division standards.

IX. MEMBER COMMENTS ON AGENDA ITEMS

A Member addressed the Board regarding agenda items.

X. ADJOURNMENT

On MOTION by Walt Seely, duly seconded, and upon unanimous agreement of the Board, the meeting was adjourned at 7:48 PM.

Approved by the Board on April 16, 2012

UPDATE:

Residential Show Business Plan Amendment Postponed

Thank you to the over 150 concerned citizens who came to the April 23rd Community Meeting on the proposed amendment to the Comprehensive Plan to change the policies about the Residential Show Business uses in unincorporated Hillsborough County. We are listening and the scheduled public hearings for May 14th and June 7th are being postponed. We will be holding additional community meetings and using other means to get input on the proposal over the coming months. Revisions to the proposal will be made. Public hearings will resume in the winter of 2012. Please continue to participate and provide comments. All of the handouts and comment sheets from the April 23rd meeting will be posted in the following location.

CPA 12-18 is a proposed amendment to the Comprehensive Plan to change the policies about the Residential Show Business uses in unincorporated Hillsborough County. All information regarding meetings, staff reports and upcoming hearings are available to the public.

Read all documents related to this.

For more information, please contact Melissa Zornitta at zornittam@plancom.org or call us at (813) 272-5940.

MINUTES - BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC April 16, 2012

I. CALL TO ORDER

Regular Board Meeting: Monday, April 16, 2012 called to order at 7:00 pm by David Leneberg, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. ROLL CALL - Quorum Present

Members Present: Charles DelaRosa, David DeVelder, Richard Gibson, Rose Lynn Greene, David Leneberg, Don McCann, James Petosky, and Walter Seely.

Members Not Present: Janet Magnuson

III. APPROVAL OF MINUTES

On MOTION made by David DeVelder, duly seconded by Walt Seely, and upon a vote of seven FOR and one (McCann) AGAINST, the Board agreed to waive the reading of the minutes of the March 19, 2012 regular Board Meeting and approve the minutes as presented.

IV. COMMITTEE REPORTS

01. Common Areas: Richard Gibson updated the Board regarding common area maintenance. Burnt out lights have been replaced at entrances. On MOTION made by Richard Gibson, duly seconded by David DeVelder, and upon a vote of six FOR and two (McCann & DelaRosa) AGAINST, the Board agreed to renew the Shades of Green Landscaping contract for an additional year effective June 2012.

02. Newsletter/Mini-Grants: There was no report.

03. Finance: Management previously provided Directors the financial report for the period ending March 31, 2012. Mr. McCann, Treasurer, previously emailed management questions regarding the report. It was noted by Mr. McCann that a number of columns on the past due spreadsheet did not appear to add up. Management will review and correct the report.

V. MANAGEMENT REPORT

01. Collections and Accounting: Management updated the Board on collection matters.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations for Board review and follow up. The Manager was reminded to follow up with apparent unapproved temporary structures with a particular rear yard.

VI. ARCHITECTURAL APPLICATIONS

01. On MOTION by Richard Gibson, duly seconded by Rose Lynn Greene, and upon a vote of six FOR and two (DeVelder & McCann) AGAINST, the Board approved the replacement of a deteriorated wood fence at the identical location of the existing fence.

02. On MOTION by Richard Gibson, duly seconded by Rose Lynn Greene, the Board unanimously approved the erection of a short concrete block retaining wall adjacent to the driveway at 11304 Leprechaun.

03. On MOTION by Richard Gibson, duly seconded by Rose Lynn Greene, the Board unanimously approved the erection of a fenced utility yard at 11224 McMullen.

04. On MOTION by Richard Gibson, duly seconded by Rose Lynn Greene, the Board unanimously approved the erection of a fenced utility yard at 11911 Sugarberry.

05. On MOTION by Richard Gibson, duly seconded by Rose Lynn Greene, the Board unanimously approved the erection of a 12' x 12' shed within the utility yard, no closer than 10' to the newly approved utility yard fence at 11911 Sugarberry provided the shed trim matched the color scheme of the home.

VII. UNFINISHED BUSINESS

01. Revitalization of Documents: The Manager updated the Board on recent actions by the Organizing Committee to revitalize HOA documents pursuant to State Statutes.

02. Rezoning Issues: Jim Petosky updated the Board on pending rezoning of parcels near the Shadow Run subdivision.

VIII. NEW BUSINESS

01. Revitalization of Declaration: Board Members unanimously agreed that the declaration should be revitalized.

IX. MEMBER COMMENTS ON AGENDA ITEMS

Members addressed the Board regarding agenda items.

X. ADJURNMENT

There being no further business, the meeting was adjourned at 8:04 PM.

Approved by the Board on May 21, 2012

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

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Tampa, Florida 33688

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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.

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**RENOTICE
ZONING HEARING MASTER
LETTER OF NOTICE**

TO: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: RZ 12-0430 (STD)
APPLICATION FILING DATE: 03/22/2012

You are hereby notified that the undersigned is requesting a **REZONING** before the Land Use Hearing Officer of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: June 11, 2012 **TIME:** 6:00 p.m.

LOCATION OF PUBLIC HEARING Board of County Commissioners Boardroom
2nd Floor, County Center 601 E. Kennedy Blvd., Tampa, FL

NATURE OF REQUEST: (State request, i.e. rezoning to..., special use for..., major modification to..., followed by a general description of the request)_____

REZONING TO COMMERCIAL GENERAL - RESTRICTED (CG-R)

LOCATION OF THE PROPERTY: (Address and/or General Location)- NE corner of Balm Riverview and McMullen Roads

CURRENT ZONING: CN & PD **PROPOSED ZONING:** CG-R

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at:
<http://www.hillsboroughcountv.org/pgm/resources/online services/pgmstore>

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at (813) 276-2006.

Persons with disabilities needing special accommodations to participate in this meeting should contact the Hillsborough County Development Services Department at:(813) 276-2006.

Para informacion en Espanol, favor de llamar al 276-2006

Applicant / Representative:

Timothy H. Powell

P.O. Box 1016

Tampa, FL 33601-1016

(813)220-8682

tspco@tampabay.rr.com

Send Written Comments or Testimony to:

PGM - ZONING HEARING SECTION

P.O. BOX 1110

TAMPA, FL 33601

Or E-mail to:Hearing@Hillsboroughcounty.org

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Page 1 of 2

RZ-STD

Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

- 1) In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Land Use Hearing Officer;
- or
- 2) In writing to the office of the Zoning Administrator at least 2 business days prior to the hearing in order to be included as part of the record of the hearing;
- or
- 3) Spoken or in writing during the public hearing before the Land Use Hearing Officer.

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Land Use Hearing Officer and delivered as follows:

- 1) Hand delivered to the 20th floor of the County Center, 601 E. Kennedy Blvd. in downtown Tampa.
- 2) Mailed to P. O. Box 1110, Tampa, FL 33601
- 3) Via e-mail using the Development Services webpage located at: <http://www.hillsboroughcounty.org/pgm/about/contactus2.cfm>
Select the Department Service: "Zoning", then
Under the "Send To:" Select: "Zoning Hearings / Meetings"

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing:

The staff report of the Development Services Department must be filed six (6) days prior to the hearing.

The participants before the Land Use Hearing Officer shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be:

1. The applicant and the applicant's witnesses shall present their case.
2. The Staff of the Development Services Department will give a summary of the request, and present the County Staff's findings and recommendations.
3. The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
4. You and other witnesses shall present their case.
5. County Staff will have the opportunity to make additional comments.
6. The applicant will have the opportunity for rebuttal and summations.

The Land Use Hearing Officer may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received.

Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

Each side will be given 15 minutes to present its case, however, the Land Use Hearing Officer may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokes person. The staffs of each separate County agency are considered individual participants.

The recommendation of the Land Use Hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Land Use Hearing Officer, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record, and you must file a Request for Oral Argument within ten (10) days following the filing of the hearing officer's recommendation.

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Puppies for Sale..... AKC English Mastiffs. Mom & Dad, aka Sadie & Hooch had 3 males and 3 females born on May 18th. They are a light tan color with black masks. They are the perfect markings for this breed. They are gentle giants and big wonderful babies at heart. If they could be lap dogs they certainly would!!! They are smart and loyal and are a great deterrent for anyone to just walk up into your yard. If you are interested please call Chris 813-220-8110. They will go quickly so if you're serious call soon. We would love to see some or all of them stay in Shadow Run so we - Sadie & Hooch - could come and visit.

Breakfast with Bunny Easter Egg Hunt HIGHLIGHTS



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