

The Shadow Runner

December 2012



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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FAMILY FUN at Shadow Run's Halloween Trick or Treat Street

By Janet Magnuson

Charles Delarosa did a great job his first year at organizing the event. His wife, Antonia, was there every step of the way in helping with making a successful turnout. We made many trips to the Shadow Run storage facility for supplies and ,of course ,back again to put them away for next year.

Stan Klos drove the tractor and pulled the hayride trailer around the neighborhood for children, adults and pets. Everyone seemed to really enjoy the ride.

Dina Collins , again provided the popcorn. Charles decided to order pizza this year. Everyone seemed to benefit from his choice. Thanks to Heather Stiller for helping with the pizza and drinks.

With the mini grant funds from 2011, I was able to purchase some carnival type games for families to play. The children could pick out some prizes from the prize table after they played the games. We had glow in the dark bracelets and necklaces to hand out, I even put glow in the dark collars on all the pets . They were so cute.

Our "unofficial" photographer, Jim Lyons, took photos of the Halloween costumes. Thanks again, Jim. Ed Ohman also took photos and some are in the newsletter as well. First

continued on page 4



**The Shadow Run
CHILDREN'S
CHRISTMAS PARTY**
SATURDAY, DECEMBER 15TH
from 2-5 pm

*At the home of al rousseau and marlies cummings
12611 lake hills drive*

*Visit with Santa, enjoy ice cream, cookies and beverages
RSVP to Janet Magnuson 767-9372*



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

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(gets forwarded to David Leneberg and RonTrowbridge)

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Walt Seely
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Yousuf Akhter

Left out of October newsletter due to publisher error

I. CALL TO ORDER

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

II. ROLL CALL - Quorum Present

Members Present: Ron Dean, Charles DelaRosa, David DeVelder, Stan Klos, David Leneberg, Don McCann, James Petosky, and Walter Seely
Members Not Present: Steve McDermott

III. APPROVAL OF MINUTES

01. On MOTION by Stan Klos, duly seconded by Ron Dean, and upon a vote of six (6) FOR, One (1) NO (Leneberg), with one (1) ABSTENTION (Petosky), the Board agreed to waive the reading of the minutes of the June 18, 2012 regular Board Meeting and approve the minutes as presented.

02. Mr. Petosky will consult with the attorney regarding the proper use of and recording of abstention votes.

IV. COMMITTEE REPORTS

01. Common Areas: Mr. Petosky informed the Board that a palm tree at the west subdivision entrance has died and requires replacement. Management was requested to investigate if a warranty exists for the palm. Mr. Petosky continues seeking a volunteer to oversee common grounds. The Manager continues efforts to secure a no-trespass registration with the Sheriff for the dam grounds.

02 Newsletter There was no report.

03. Finance: Management previously provided Directors the financial report for the period ending June 30, 2012. Mr. McCann, Treasurer, reported on his review of the financial report and informed the Board that legal expenses continue to grow due to revitalization efforts. Mr. McCann questioned a Management charge for additional support staff reimbursement at the annual meeting. Management will review the contract.

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. Management reported that it was not necessary for the HOA to mow the vacant home lot at 11916 Shadow Run as approved at the last meeting since it appeared someone had cut the lot. The Board reviewed an on-going, long standing vio-

lation situation at a home on Shadow Run Blvd. The Manager was requested to have the attorney forward a demand letter to the owner to correct the multiple deficiencies or mediation will be requested of the Courts. Also, code enforcement will be notified regarding the running of a business from the home and the storage of commercial items in the rear yard.

VI. ARCHITECTURAL APPLICATIONS

01. On MOTION by David DeVelder, duly seconded by Ron Dean, and upon a vote of six (6) FOR with two (2) ABSTENTIONS (Leneberg, McCann), the Board approved the new home construction, pool and enclosure construction, exterior paint color scheme, and landscaping and mailbox plans for 12903 Shadow Run Blvd.

VII. UNFINISHED BUSINESS

01. Damage at the Dam: The Board discussed vandalism at the dam. The park benches are pending repair. It was suggested that additional lighting be installed at the dam as it was considered too dark and a draw for illegal activity and trespassing. Management was asked to look into options of improving lighting at the dam. Cameras may be considered in the future.

02. Revitalization of Documents: The Manager updated the Board on recent actions to revitalize HOA documents pursuant to State Statutes. The meeting notice package has been distributed to the membership. The Manager provided the Board a final cost projection for the revitalization project. The Board requested the President contact the attorney to obtain clarification on a few items in question regarding the revitalization project.

VIII. NEW BUSINESS

01. Mr. Petosky reported that the appointment of an Architectural Review Board remains an open item and some volunteers may be coming forward.

IX. MEMBER COMMENTS ON AGENDA ITEMS

Homeowners were permitted to comment on agenda items. Mr. and Mrs. Sanchez expressed to the Board a number of revitalization concerns and urged the Board to obtain all legal opinions regarding revitalization in writing.

X. ADJURNMENT

On MOTION by David DeVelder, duly seconded, and upon unanimous agreement of the Board, the meeting was adjourned at 8:22 PM.

Approved by the Board August 20, 2012

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SHADOW RUN HOMEOWNERS ASSOCIATION, INC BOARD OF DIRECTORS MEETING MINUTES September 17, 2012

I. CALL TO ORDER

Regular Board Meeting: Monday, September 17, 2012 called to order at 7:03 pm by James Petosky, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. ROLL CALL - Quorum Present

Members Present: Ron Dean, Charles DelaRosa, David DeVelder, Stan Klos, David Leneberg, Don McCann, James Petosky, and Walter Seely

Members Not Present: Steve McDermott

Committees Present: Janet Magnuson (Newsletter, Grants & Events)

III. APPROVAL OF MINUTES

01. On MOTION by Don McCann, duly seconded by Charles DelaRosa, and upon unanimous agreement, the Board agreed to waive the reading of the minutes of the August 20, 2012 regular Board Meeting and approve the minutes as presented.

IV. COMMITTEE REPORTS

01. Common Areas: The Manager presented the Board quotes for the replacement of the dead palm tree at the west entrance. On MOTION by Don McCann, duly seconded by Stan Klos, the Board unanimously agreed to accept the lower \$ 290 quote from Delarosa Landscaping with an 18 month guarantee on the life of the palm. The Manager continues to coordinate with the insurance carrier of the driver who crashed into and damaged the east side monument wall. Additional repair quotes are being obtained. As an initial option to possibly reduce vandalism, the Board accepted the TECO Engineering plan to increase to 150 w the wattage of lights along the top of the dam. Janet Magnuson informed the Board she is still working on a grant application to purchase cameras to record activity within the common grounds of the dam. It was noted the west US flag requires replacement.

02. Newsletter Janet Magnuson provided an oral report.

03. Finance: Management previously provided Directors the financial report for the period ending August 30, 2012. Mr. McCann, Treasurer, reported on his review of the financial report and informed the Board that he found no matters of concern at this time. Don McCann requested the Manager coordinate a telephone call between himself and the Accountant to discuss the receivable entries on the accountant's cash report versus the manager's accrual report. The Board discussed the distribution to the Board Members of original bank statements.

V. MANAGEMENT REPORT

01. Collections and Accounting: Management updated the Board on collection matters. Don McCann requested the Manager report back on details of a particular account.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations for Board review and follow up.

VI. ARCHITECTURAL APPLICATIONS

01. On MOTION by David Leneberg, duly seconded, the

Board unanimously disapproved the construction plans for a guest quarters outbuilding on the lot at 12701 Silver Pine. The application will be reconsidered upon submission of all previously requested plans and owner attendance and presentation at a Board meeting.

02. On MOTION by David Leneberg, duly seconded, the Board unanimously disapproved the construction plans for a recently built home at 11250 McMullen Road, noting that the owner has failed to submit complete construction plans as previously demanded by the HOA.

03. On MOTION by David Leneberg, duly seconded, the Board unanimously approved the installation of a six foot, white vinyl fence at 12207 Shadow Run according to submitted plans.

04. On MOTION by Don McCann, duly seconded, the Board unanimously approved the roof re-shingle at 11910 Sugarberry according to submitted plans.

05. On MOTION by Don McCann, duly seconded, and upon a vote of Seven FOR and One (Leneberg) AGAINST, the Board approved the installation of a six foot, vinyl fence at 11405 Donneymoor according to submitted plans.

VII. UNFINISHED BUSINESS

01. Jim Petosky updated the Board on the status of the Revitalization of Documents submission to the State of Florida and his visit with the HOA attorney regarding the submission.

02. Jim Petosky reported that Stan Klos has agreed to chair the new Architectural Committee and has been joined by volunteers Ron Dean, Charles DelaRosa, Bill Paes, and William (Dempsey) Wilson.

VIII. NEW BUSINESS

01. The Board was updated regarding the fall, community-wide garage sale. A new sign will need to be purchased for the east side entrance.

02. Janet Magnuson updated the Board on a possible Halloween event, however, a volunteer is needed to organize and lead the event. Charles DelaRosa volunteered his wife to assist in the planning.

03. Jim Petosky updated the Board regarding electrical outlets buried in the mulch at the west entrance. Stan Klos volunteered to look at the situation and identify a possible solution.

IX. MEMBER COMMENTS ON AGENDA ITEMS

Homeowners in attendance were allowed to address the Board on agenda items.

X. ADJURNMENT

On MOTION by Don McCann, duly seconded, the Board unanimously agreed to adjourn the meeting at 8:28 PM.

Approved by the Board October 15, 2012

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place winner was Norah Alwood as a vampire girl. She was awarded a \$75. WalMart gift card. Second place went to Tucker Adams as a Firefighter. He won a \$50. WalMart gift card. And finally the third place winner was Annalese Morales as a witch. She won a \$25. WalMart gift card. Congratulations everyone.

Thanks to our Treasurer, Don McCann and his wife , Sharon for arriving early and setting up. We had two Riverview High School boys earn Bright Futures volunteer hours for handing out candy and playing games. We really appreciated our volunteers. Joan Ohman and others also volunteered and socialized with neighbors. It was a beautiful evening spent with our neighbors.

The homeowner's association did not have to buy any candy this year because we had a huge turnout in donated candy from our neighbors. We still had several full bowls of candy after the event ended, which went to a few lucky kids that remained.

Some residents set up their decorated table with candy bowls along Tralee. Which is what we hoped would occur, that way the children could go down Tralee and trick or treat as they walked.

I hope everyone enjoyed the night.



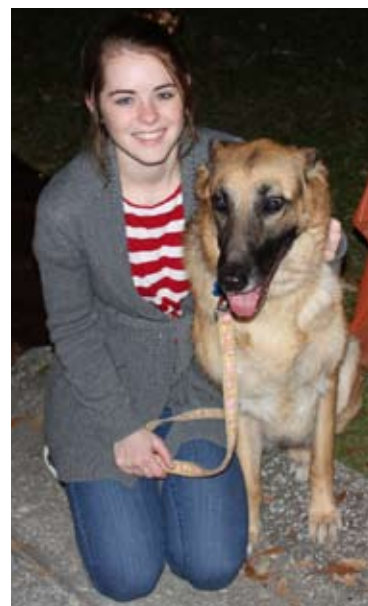
First Place Winner
Norah Alwood

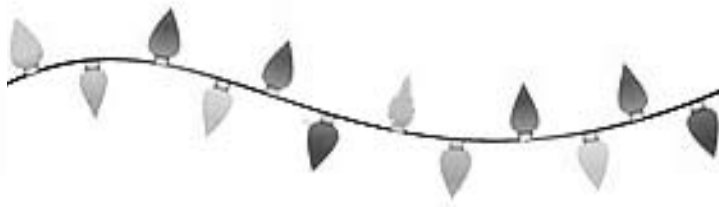


Second
Place
Winner
Tucker
Adams



Third Place
Winner
Annalese
Morales





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 15th.

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.*



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