

# the Shadow Runner

October 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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WEB SITE**

**[www.ourshadowrun.com](http://www.ourshadowrun.com)**

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**SHADOW RUN HOMEOWNERS' ASSOCIATION  
INVITES YOU TO THE**

## 2012 TRICK OR TREAT STREET

**Wednesday, 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, kids games, refreshments 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 @ 813-767-9372.

## HILLSBOROUGH COUNTY EPC VISITS SHADOW RUN

*Contributed by Elizabeth Behrens*

Recently, my grandson Taylor and I were riding bikes when we saw some men looking at a small tributary that feeds Lake Grady and ultimately, the Alafia River. We stopped to ask what they were doing. They were from the Hillsborough County Environmental Protection Commission. They

were very nice and they took the time to explain the testing they were doing and showed Taylor all the special tools and equipment they were using. I didn't realize that they visit this same spot quarterly to collect samples of the water quality and make observations. If you are



*continued on page 2*



## SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

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board@ourshadowrun.com  
(gets forwarded to David Leneberg and Ron Trowbridge)

manager@ourshadowrun.com  
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Jim Petosky ..... 340-4193  
jpetosky@ourshadowrun.com

#### VICE PRESIDENT

Stan Klos  
Sklos@ourshadowrun.com

#### TREASURER

Don McCann ..... 671-0097  
dmccann@ourshadowrun.com

#### SECRETARY

Ron Dean  
rdean@ourshadowrun.com

#### DIRECTORS

David DeVelder ..... 671-3422  
ddevelder@ourshadowrun.com

Charles Delarosa ..... 323-8814  
cdelarosa@ourshadowrun.com

Walt Seely  
Wseely@ourshadowrun.com

David Leneberg ..... 677-3996  
dleneberg@ourshadowrun.com

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Eugene Porter

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Mel McKinley ..... 685-2212

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Yousuf Akhter

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## SHADOW RUN HOMEOWNERS ASSOCIATION, INC BOARD OF DIRECTORS MEETING MINUTES August 20, 2012

### I. CALL TO ORDER

Regular Board Meeting: Monday, August 20, 2012 called to order at 8:00 pm by James Petosky, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida. The meeting was called to order immediately following the special membership meeting for confirmation of Revitalization of the Declaration.

### II. ROLL CALL - Quorum Present

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

Members Not Present: David Leneberg

### III. APPROVAL OF MINUTES

01. On MOTION by Walter Seely, duly seconded by Charles DelaRosa, and upon unanimous agreement, the Board agreed to waive the reading of the minutes of the July 16, 2012 regular Board Meeting and approve the minutes as presented.

### IV. COMMITTEE REPORTS

01. Common Areas: Mr. Petosky shared with the Board community concerns he has received regarding the invasive Tegu Lizard population throughout the subdivision. The Board determined at this time that newsletter notices would be the first means of advising the community about the lizard problem and possible danger to pets. The Manager continues to coordinate with the insurance carrier of the driver who crashed into and damaged the east side monument wall. The Manager updated the Board on the work order with TECO Engineering to look into increasing the wattage of lights along the top of the dam. Jim Petosky informed the Board that Janet Magnuson is working on a grant application to purchase cameras to record activity within the common grounds of the dam. The Manager presented the Board a quote for the replacement of the dead palm tree at the west entrance and in response, on MOTION by Stan Klos, duly seconded by Charles DelaRosa, the Board unanimously agreed to have the Manager obtain an additional quote for replacement of the dead palm tree.

02. Newsletter There was no report.

03. Finance: Management previously provided Directors the financial report for the period ending July 31, 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. On MOTION by Don McCann, duly seconded by David DeVelder, the Board unanimously agreed to mail the membership the statutory

notice that the Accountant's Report for the year 2011 is available to the membership upon request.

### 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.

### VI. ARCHITECTURAL APPLICATIONS

01. On MOTION by Stan Klos, duly seconded, and upon a vote of seven (7) FOR and one (1) (Dave DeVelder) AGAINST, the Board, after meeting with the lot owners, tabled a decision on the approval of the new construction of a mother in law building at 12701 Silver Pine, citing the need to receive copies from Management of recently submitted additional plans and specifications.

02. The Board unanimously approved the roof re-shingle of 12508 Wexford Hills.

03. The Board unanimously approved the roof re-shingle of 12104 Timberlake.

### VII. UNFINISHED BUSINESS

There was no unfinished business.

### VIII. NEW BUSINESS

01. Mr. Petosky updated the Board regarding Association efforts to revitalize the Declaration and thanked Stan Klos, Ron Dean, Richard Gibson, Don McCann and Helen Petosky for their support and efforts in obtaining proxies for the measure. The Board thanked Jim Petosky for his efforts as well.

02. Mr. Petosky again reported that the appointment of an Architectural Review Board remains an open item and volunteers are needed. It was suggested in discussion that a flyer be sent to the membership or a notice be included in the newsletter.

### IX. MEMBER COMMENTS ON AGENDA ITEMS

There were no comments by Homeowners regarding agenda items.

### X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:57 PM.

Approved by the Board September 17, 2012

## HILLSBOROUGH COUNTY EPC VISITS SHADOW RUN

*Continued from cover*

interested in learning more of what our county does to oversee and protect our water supply, take a few minutes and go to the website. There is extensive mapping, conservation projects and even a photo section. Bell Creek Preserve is a conservation area that joins Shadow Run on the north side. You can even make an online report if you witness and have a concern of a possible environmental hazard.

The Hillsborough County Environmental Protection Commission website is [www.epchc.org](http://www.epchc.org)

Did you know Hillsborough County has a facebook page? <https://www.facebook.com/HillsboroughFL> It is a great way to use social media to keep up with what is happening in many areas of citizen interest.

## SPECIAL NOTICES

### SHADOW RUN HOMEOWNERS' ASSOCIATION, INC.

#### *Accountant's Financial Report - Fiscal Year Ending April 30, 2012*

In accordance with subsection (7) of Chapter 720.303, Florida State Statutes, a copy of the Accountant's Statement of Cash Receipts and Disbursements for the fiscal year ended April 30, 2012 is available to Association members free of charge upon request. Individual homeowners may request a copy by one of the following methods: calling in the request to the management company at (813) 264-1119; by faxing a written request to (813) 265-2598; by sending a written request by mail to the Trowbridge company, inc., P.O. Box 273708, Tampa, Florida 33688, or emailing your request to [manager@ourshadowrun.com](mailto:manager@ourshadowrun.com).

## TURN LANE INTO SHADOW RUN FROM MCMULLEN

*Submitted by Jim Petosky*

It's a little tricky and dangerous to turn into Shadow Run off south-bound McMullen lately. A double yellow line and left hand turn arrow was recently installed for cars turning into a new subdivision across the street, Forest Glen Subdivision.

This requires homeowners and visitors to Shadow Run going south to cross over a double yellow line. Upon completion and occupancy of the homes in Forest Glen, it will require juggling with oncoming traffic for the right of way to turn. Manager Ron Trowbridge and President Jim Petosky have been in touch with the County Traffic Planner.

Jim then contacted Michael Williams, Director of Engineering and Environmental Services for Hillsborough County. He confirmed that this "improvement" was approved by the County and that in their opinion, "the design meets all applicable standards and is a safe and efficient design including left run ingress and egress to and from Shadow Run."

Many residents of Shadow Run have expressed their concerns both to the HOA Directors and the County that the striping is unsafe and could lead to a serious accident. A homeowner's petition is being considered. Jim Petosky is pursuing other avenues to correct the unsafe situation and has assured Mr. Williams that the complaint has not been resolved.



## OPEN ARMS EARLY CHILDHOOD CENTER

Lamb of God Open Arms Early Childhood Center (ECC) has recently been approved for accreditation by National Lutheran Schools Accreditation. The ECC is now recognized for meeting the highest standards of Early Childhood Education by one of the most reputable accreditation agencies in the nation. The ECC, located at 10560 Browning Rd in Lithia, is a faith-based, non-profit child care center accepting children aged 6 weeks and older and is a state licensed, approved VPK provider. Dedicated to helping your child grow in body, mind and spirit. Competitively priced, flexible plans, and financial aid for families in need available. Call 813-653-2354 for further information or visit [OpenArmsLithia.org](http://OpenArmsLithia.org)

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#### 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 Leneberg .....677-3996

Walter Seely

Richard Gibson

#### SOCIAL

Carolyn Leneberg

Janet Magnuson

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### 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.**



# UNWANTED INVADERS

*Submitted by Jim Petosky*

Tegu Lizards are back again! Homeowners on both the east and west sides of Shadow Run have recently reported sightings. These were first noted last year in the Shadow Runner but they have bred during the winter months and reappeared in the spring, bringing their relatives with them.

The black and white, or Giant Argentine Tegu, is native to South America and has become established in the southeast portions of Tampa due to releases or escapes of pets. These lizards grow to be 4-5 feet long. They like to eat the eggs of nesting birds and turtles, including Gopher Tortoises. They steal the underground burrows of native Gopher Tortoises and remain underground in the fall and winter months. Females lay up to five eggs twice a year. They are highly intelligent and social and become docile if they are fed. Do not feed the lizards unless baiting a trap.

It is likely that the Tegus are venturing into the neighborhood from the Donneymoor Preserve.

The office of the Hillsborough County Parks, Recreation and Conservation Department on McMullen Road indicates that they do not have the manpower or funding to assist in trapping these lizards. Since Tegus can be aggressive, especially a female with young, they are a danger to small animals and children. A professional trapper should be contacted. Do NOT Risk attempting to trap them on your own.



## HAVE YOU SEEN THIS LIZARD?

## Argentine Black & White Tegu

.....  
Length: over 4 feet  
Thick, short neck.  
Black body with whitish bands and spots.  
Burrows; tolerates cool temperatures  
Prefers open, grassy areas.  
Could survive throughout Florida

Argentine Black & White Tegus have been observed in Polk and eastern Hillsborough County, but more specific locality information is needed. Report sightings to Larry Connor (352) 551-9574 or email: [larry.connor@MyFWC.com](mailto:larry.connor@MyFWC.com). Report sightings in relation to roads; for example, corner of Ruskin-Wimama Road and CR39; 1/4 mile east of Balm Boyette Road and 1/2 mile north of Balm Road. Include the date, time of day and approximate length of the tegu.



## SPINYTAIL IGUANA

Length: to 4 feet  
Gray or brown with broad, dark bands  
Tails with whorls of spiny scales  
Perches on rocks or other objects  
Retreats to burrow when disturbed

SHADOW RUNNER ❖ October 2012



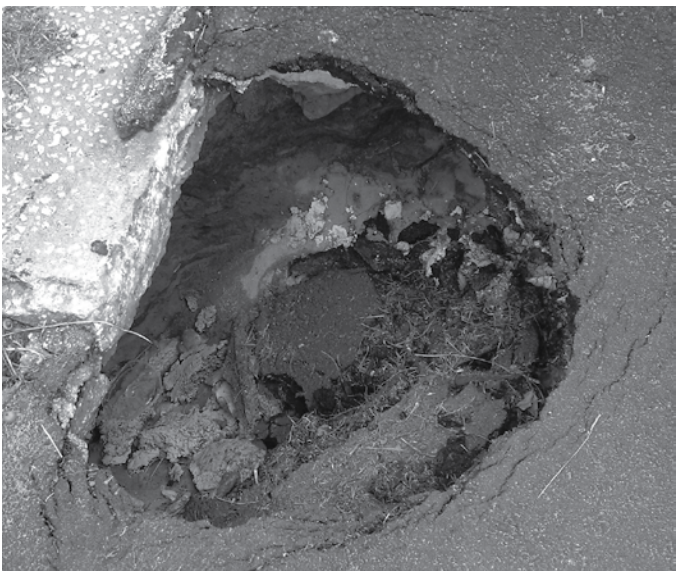
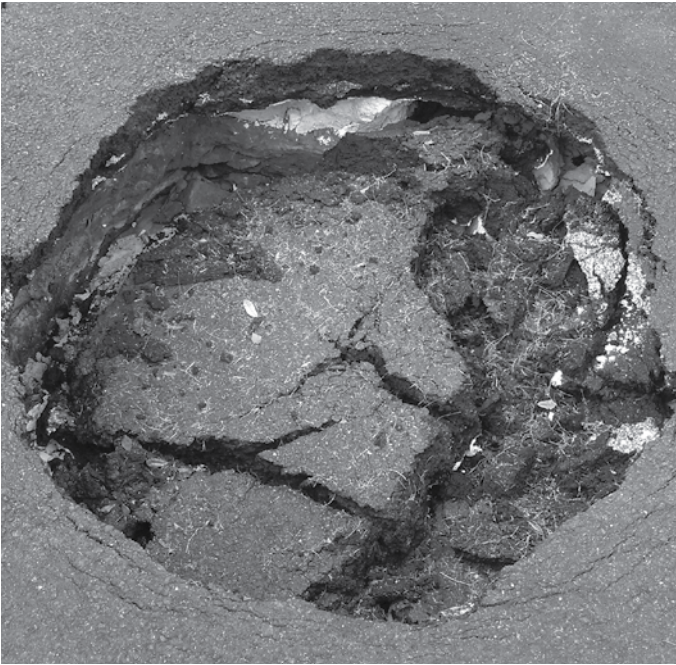
## NILE MONITOR

Length: to 7 feet  
Dark body with 6-9 yellowish bands  
Long, slender neck  
Found near water  
Retreats to burrow or swims when disturbed



## POT HOLE REPAIRS

Another storm sewer has caved in, we were informed by County Roadway - South, that the Tralee intersection at Donneymoor will be closed for a number of weeks to facilitate repairs and replacement of the underground galvanized storm drain beneath the roadway. A portion of one lane of Donneymoor may be likewise affected. Work is to be done by the County repair team, not a sub.



## DAMAGE TO WALL

At approximately 9:43 PM, on August 4, 2012, a local, non-resident driver, traveling west bound at a high speed on Boyette Road failed to negotiate the turn outside the East entrance to Shadow Run and collided into the monument wall to Shadow Run.

A Range Rover left the roadway airborne, toppled the flag pole, went through the brick wall, crushed landscaping, then airborne again, landed on the north side of Shadow Run Blvd, slid across the road and came to rest on the grassy area south of Shadow Run Boulevard.

Emergency vehicles were called and arrived on the scene and transported the driver to South Bay Hospital. The vehicle operator was cited for careless driving. Damage is in excess of \$15,000. Ron Trowbridge, the property manager, is in the process of coordinating with the driver's insurance and obtaining estimates for replacements. Damage to the wall exceeds the amount of coverage carried by the driver, so recovery of damages may involve legal action.





## DAMAGED CONCRETE MAILBOX

During August a concrete mailbox on Loch Lomond Drive was knocked down by a large red Ford SUV. The driver did not stop, but left the scene of the accident. There was damage to the SUV on the front driver's side. Pieces of red reflectors were found on the ground by the mailbox. Eye witnesses stated that the vehicle was traveling at a high rate of speed, careened out of control, drove over the mailbox, almost rolled over on the driver's side before righting the vehicle and was weaving down the road as the vehicle sped away.

## A BIG THANK YOU ...

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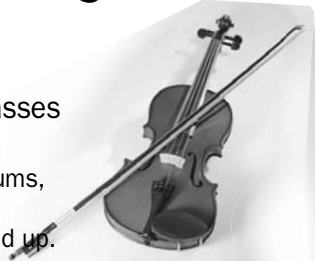


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