

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



**FOR INFORMATION
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Elections for Shadow Run 2012-2013 Board of Directors

As a reminder, our Shadow Run Homeowners Association Annual Member's Meeting with election of Directors is scheduled for Monday, May 21, 2012.

Approximately three weeks prior to this meeting, you will receive an Official Notice of Meeting from our property management company, The Trowbridge Company.

The paperwork will include the meeting information, proxy with proxy ballot and a stamped, self-addressed envelope marked "SR Proxy" in the bottom left corner. Upon receipt, please take a moment to VOTE, SIGN AND RETURN THE PROXY. Shadow Run has over 375 proxy ballots and we need to have your response in order to obtain a quorum necessary for the election of directors for 2012-2013. In the past the board of directors has had to go door-to-door in order to secure additional proxies. Hopefully, our neighbors will exercise their voting rights and we will have enough proxies.

Janet Magnuson



.....
Breakfast with Bunny
Easter Egg Hunt
& photo with Easter Bunny

Saturday, April 7th • 10:00am

On the Bell Creek Preserve Park
property at the North end of
Donneymoor

Age groups for the egg hunt:

1-4 years of age
5-8 years of age
9-13 years of age

Eggs may be redeemed at the "Bunny Store"
for prizes. Be sure to bring a basket for egg collecting.





SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

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(gets forwarded to David Leneberg and RonTrowbridge)

manager@ourshadowrun.com
(gets forwarded to Ron Trowbridge)

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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
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

SHADOW RUN DAM CORPORATION BOARD OF DIRECTORS

PRESIDENT

Tom Behrens.....671-9089

TREASURER

Eugene Porter

SECRETARY

Mel McKinley685-2212

MEMBER AT LARGE

Yousuf Akhter

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

I. CALL TO ORDER

Regular Board Meeting: Monday, January 9, 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, David Leneberg, Janet Magnuson, Don McCann, James Petosky and Walter Seely. Rose Lynn Greene (7:08 PM)

Members Not Present: None

III. APPROVAL OF MINUTES

A MOTION by Richard Gibson, duly seconded, to waive the reading of the minutes of the November 21, 2011 regular Board Meeting and approve the minutes as presented was unanimously approved by the Board. It was noted that there was no December Board meeting.

IV. COMMITTEE REPORTS

01. Common Areas: Richard Gibson provided a written report. Entrance lights were recently repaired. The east US Flag has been replaced and the west flag is faded and will be replaced. Frost damaged plants will be addressed at the end of February. Thanks were expressed to Don McCann, Rose Lynn and Sam Greene, Carolyn and David Leneberg, Charles DelaRosa and Bill Woloski for their help in putting up the Christmas lights. Also, thanks were expressed to Don McCann, David Leneberg and Santa's elves for assisting in the removal and storage of the Christmas lighting.

02. Newsletter/Mini-Grants: Janet Magnuson provided a written report. A Letter of Understanding from the County regarding the mini-grant will be executed and returned after which the Association can order the approved games for the HOA. The Legacy of Light contest winners for the holidays were first place, John and Katrina Garrison, 11812 Shadow Run Boulevard; second place, Vincent Acerra & Brandi Gray, 11508 Heron Hills Lane; and third place, Charles and Antonia DelaRosa, 11210 Donneymoor. Also, Al Rousseau and Marlies Cummings were thanked for opening their home for the Shadow Run Children's Christmas party. The submission deadline for the next Shadow Runner is January 15 with a publish date of Feb 1, 2012.

03. Finance: Management provided the financial report for the period ending December 31, 2011.

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

01. On MOTION by Richard Gibson, duly seconded, the Board approved the request from 11315 Leprechaun to install a screened lanai in the rear yard contingent on the Association receiving waivers from adjacent neighbors for the decrease in standard set-back from the rear property line. Management will contact the adjacent neighbors.

02. The Board requested Management again contact the owners of 11250 McMullen Road and 11303 Hoot Owl to demand submission of architectural approval requests for recently painted homes.

VII. UNFINISHED BUSINESS

01. Jim Petosky updated the Board regarding the rezoning request before the County for Balm - Riverview Road.

VIII. NEW BUSINESS

The Board discussed the proposed budget for 2012-2013 distributed by Management at the meeting. The Treasurer will review the proposal and contact Management for additional details and refinement in preparation for the next Board meeting at which time the Board is scheduled to adopt a budget for submission to the Association Membership.

IX. MEMBER COMMENTS ON AGENDA ITEMS

A member addressed the Board on an agenda item.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:26 PM.

Approved by the Board on February 19, 2012

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CALLING ALL TEENS ... VOLUNTEERS FOR SHADOW RUN'S FOURTH ANNUAL NEIGHBORHOOD CLEAN UP ON MAY 12TH ARE NEEDED.

CALL JANET MAGNUSON AT 813-767-9372 IF YOUR CHILD WOULD LIKE TO VOLUNTEER AT ANY SHADOW RUN EVENT.

MINUTES - BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC February 20, 2012

I. CALL TO ORDER

Regular Board Meeting: Monday, February 20, 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, Don McCann, and Walter Seely.

Members Not Present: James Petosky

III. APPROVAL OF MINUTES

A MOTION by Walt Seely, duly seconded, to waive the reading of the minutes of the January 9, 2012 regular Board Meeting and approve the minutes as presented was unanimously approved by the Board.

IV. COMMITTEE REPORTS

01. Common Areas: Richard Gibson updated the Board regarding common area maintenance. Entrance palms have been trimmed and cold weather damaged plants pruned as necessary. Also, rose bushes were trimmed and pruned.

02. Newsletter/Mini-Grants: Janet Magnuson provided a written report. The submission deadline for the April Shadow Runner newsletter is March 15 with publication planned for the first week of April, 2012. The Letter of Understanding from the County regarding the mini-grant has been executed and carnival games can now be ordered. An additional, mid-term report is required by the County. An Easter event committee is meeting to upcoming community activities.

03. Finance: Management previously provided Directors the financial report for the period ending January 31, 2012. Mr. McCann requested additional information from management regarding homeowner accounts with credits. Late fee income for the period will be reallocated from the incorrect interest account.

V. MANAGEMENT REPORT

01. Collections and Accounting: Management updated the Board on collection matters and recommended HOA foreclosure be filed on liens being held for multiple years against four lots. On MOTION by Richard Gibson, duly seconded by Walt Seely, and upon unanimous agreement, the Board voted that instead of filing foreclosure at this time, to notice the lot owners that a payment plan would be offered whereby the debtor would

be able to pay the full balance owed over a 12 month period provided the lot owner responded affirmatively within 30 days of such written offer by the Association. On MOTION by Don McCann, duly seconded, the Board unanimously agreed to file foreclosure against a particular lot which in addition to assessments and current legal collection fees, still owes legal fees and costs from collection actions of a prior attorney.

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 following Architectural Review Board Requests:

- a. Repainted Home: 11302 Hoot Owl
- b. Repaint Home: 12006 Shadow Run
- c. Complete Utility Yard with Wall & Fence: 11302 Hoot Owl

VII. UNFINISHED BUSINESS

01. Neighboring Zoning Changes: There was no report.

02. Budget. The Board reviewed the proposed YR 2012/13 Budget proposed by Don McCann, Treasurer. On MOTION by Richard Gibson, duly seconded, and upon unanimous agreement, the Board adopted the proposed budget as amended to reflect a balanced budget by reducing the amount previously allocated to lake maintenance and applying such to the previously projected deficit. The Budget will be presented to the membership for formal approval at the Special Budget Meeting scheduled for March 19, 2012. The annual assessment of \$ 200 will be due May 1, 2012.

VIII. NEW BUSINESS

The Board was informed of the requirement by State Statute to revitalize the governing documents. The Attorney is drafting the required documentation and the matter will be discussed at the next Board meeting.

IX. MEMBER COMMENTS ON AGENDA ITEMS

No Member addressed the Board.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 PM.

Approved by the Board on March 19, 2012

The Board adopted a 2012-2013 budget with assessments remaining at \$200.00 per lot. The budget was presented to the membership for approval at the March 19, 2012 Special Budget Adoption Meeting. Results of the membership vote were not available by the publication deadline.

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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SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

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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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THE TROWBRIDGE COMPANY

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

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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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SHADOW RUN'S FOURTH ANNUAL NEIGHBORHOOD CLEAN UP

By Janet Magnuson

SATURDAY, MAY 12th from 8:00 am to 1:00 pm

I have been working with the Hillsborough County Office of Neighborhood Relations in procuring funding for a neighborhood clean up. The Hillsborough County Board of County Commissioners (BOCC) has grant funding for the Community Clean Up Program. The specific purpose of this program is to encourage neighbors to conduct clean up projects in the community, which can include litter pick up, yard waste, appliances, metal, furniture and wood for deposit in dumpsters.

Sorry, NO ELECTRONICS this year. Hillsborough County's Collection Center closes at 2:00 pm. Last year the hours were until 5:00 pm.

Items that will be accepted at the dumpsters include the following:

- **METAL ITEMS:**

Old refrigerators, ovens, water heaters, metal shelving, steel and other metals

- **FURNITURE:**

Couches, tables, chairs, mattresses, etc.

- **CONSTRUCTION DEBRIS:**

Concrete, bricks, glass, mirrors, roofing materials, fencing, wood, etc.

- **YARD WASTE**

The dumpsters will be available on the West side of the Shadow Run Dam from 8:00 am to 1:00 pm on Saturday, May 12th. We will have trucks with men available to haul heavy items from your residence to the dumpsters. Call me on Saturday on my cell phone for large item pickups at 813-767-9372.

We desperately need volunteers to oversee the operation of the cleanup. If you have any questions, please email me at jmag-nuson2@verizon.net.



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Safe & Easy Kitchen Tasks for Little Fingers

Cooking with your kids will be fun, easy and safe with these tips

Some of the world's greatest chefs got their start hanging onto Mom's apron. Giving your kids a few simple tasks in the kitchen is a fun way to teach them about cooking and nutrition. They may not decide to be star chefs, but you can rest assured they'll know their way around a kitchen — and hey, you never know!

• Planning the Meal

Dinnertime doesn't have to be a battle over broccoli. Planning a meal with your kids is a great way to introduce some healthy ingredients into their favorite foods.

• Washing Fruits & Vegetables

Start your kids' culinary education with this simple but important step.

• Shredding Lettuce

Kids love working with their hands, so they might have so much fun tearing the lettuce that they actually eat the salad!

• Assembling

Let your kids stack their burgers and sandwiches just how they like 'em.

• Measuring

Teach your kids how to measure and they'll have mastered one of the fundamentals of baking.

• Stirring Dry Ingredients

Just make sure their aprons are firmly tied on — you want your kids to stir the dry ingredients, not wear them.

• Separating Eggs

What child doesn't relish the opportunity to get their hands gooey?

• Whisking

This job can be tough on little arms, but it's a great way to teach older kids one of the trickier techniques of the kitchen.

• Frosting a Cake

Encourage your kids to come up with their own frosting designs.

• Tasting ... the BEST part!

See what your kids think of their culinary creations and get some insight into their personal tastes.



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