

# the Shadow Runner

March 2013



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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WEB SITE**

**www.ourshadowrun.com**

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## BREAKFAST WITH BUNNY EASTER EGG HUNT

**and photo with Easter Bunny  
Saturday, March 30th at 10:00 am**

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

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



## SHADOW RUN'S FIFTH ANNUAL NEIGHBORHOOD CLEAN UP SATURDAY, MAY 11th • 8:00 am to 1:00 pm

By Janet Magnuson

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.

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 [jmagnuson2@verizon.net](mailto:jmagnuson2@verizon.net).





# SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

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(gets forwarded to Jim Petosky  
and RonTrowbridge)

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(gets forwarded to Ron Trowbridge)

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Sklos@ourshadowrun.com

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Wseely@ourshadowrun.com

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Yousuf Akhter

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# SHADOW RUN HOMEOWNERS ASSOCIATION, INC BOARD OF DIRECTORS MEETING MINUTES November 19, 2012

## I. CALL TO ORDER

Regular Board Meeting: Monday, November 19, 2012 called to order at 7:04 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 and James Petosky

Members Not Present: Steve McDermott, and Walter Seely

Committees Present: None

## III. APPROVAL OF MINUTES

01. On MOTION by Stan Klos, duly seconded, and upon unanimous agreement, the Board agreed to waive the reading of the minutes of the October 15, 2012 regular Board Meeting and approve the minutes as presented.

## IV. COMMITTEE REPORTS

01. Common Areas: The Manager has forwarded a claims letter to Geico for damages to the east entrance monument wall. The contract from TECO for upgraded lighting at the Dam has been received. An additional pole and light fixture have been added to the contract along with increased wattage for pole lights. The additional charge of less than \$ 30 per month will be added to the current monthly TECO bill. On motion by Charles DelaRosa, duly seconded, and upon unanimous agreement, the Board approved the contract with TECO. Both the dam corporation and the HOA must sign the contract. Stan Klos replaced lights and a GFI outlet at the west entrance. The Board agreed to allow Stan to complete the project at both entrances.

02. Newsletter/County Grant: James Petosky provided an oral report on behalf of Janet Magnuson, Committee Chair. A newsletter is in final print and forthcoming. The Association has not yet heard from the County regarding the grant request for cameras at the dam.

03. Finance: Management previously provided Directors the financial report for the period ending October 30, 2012. The Manager reported that the County reimbursement for the clean up day has been finally received. The Treasurer requested the Manager follow up on an un-cashed June reimbursement check to a neighbor.

## 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.

03. Website: The Manager reported that the website has been updated and the revitalized documents posted.

## VI. ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS

01. On MOTION by Stan Klos, duly seconded, the Board unanimously approved the repaint of 11911 Sugarberry in colors presented.

02. On MOTION by Stan Klos, duly seconded, and upon a vote of six FOR and one (DeVelder) AGAINST, the Board agreed to demand from 12701 Silver Pine plans and specifications for a utility yard to shield the out building identified as a "granny flat".

03. Stan Klos, new Architectural Review Board Committee Chair, discussed with management the procedure for future architectural applications and processing.

## VII. UNFINISHED BUSINESS

01. James Petosky updated the Board regarding the Document Revitalization project. The revitalized documents have been approved by the State and the documents have been filed at the County. Management has distributed the documents to the homeowners.

02. The Board thanked Charles and Antonia DelaRosa, Janet Magnuson, Don McCann, Stan Klos and other volunteers who assisted in the recent Halloween fall festival.

03. The Board thanked Ron Dean and Stan Klos for their recent, volunteer electrical work at the entrance.

## VIII. NEW BUSINESS

01. Jim Petosky volunteered to obtain attractive, professional, no soliciting signage for the entrances.

02. On motion by David Leneberg, duly seconded, and by a vote of six FOR and one (Petosky) AGAINST, The Board agreed to cancel the December Board meeting and next meet in January as scheduled.

## IX. MEMBER COMMENTS ON AGENDA ITEMS

Homeowners in attendance were allowed to address the Board on agenda items. It was requested that information regarding who to contact at the HOA for web site updates should be added to the home page. An owner reported he has not been receiving the newsletter. The Manager will investigate.

## X. ADJOURNMENT

On MOTION by Don McCann, duly seconded, the Board unanimously agreed to adjourn the meeting at 8:37 PM.

Approved by the Board January 14, 2013

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# SHADOW RUN HOMEOWNERS ASSOCIATION, INC

## BOARD OF DIRECTORS MEETING MINUTES

### January 14, 2013

#### I. CALL TO ORDER

Regular Board Meeting: Monday, January 14, 2013 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: Charles DelaRosa, David DeVelder, Stan Klos, James Petosky and Walter Seely. Ron Dean (7:10 PM)  
Members Not Present: David Leneberg, Don McCann (III), and Steve McDermott  
Committees Present: Janet Magnuson (Newsletter & Grants)

#### III. APPROVAL OF MINUTES

01. On MOTION by Stan Klos, duly seconded, and upon unanimous agreement, the Board agreed to waive the reading of the minutes of the November 19, 2012 regular Board Meeting and approve the minutes as presented.

#### IV. COMMITTEE REPORTS

01. Common Areas: The Attorney has forwarded a claims demand letter to Geico for damages to the east entrance monument wall. Due to a lack of response, the Board requested management forward a complaint against Geico to the State Insurance Commissioner Office. The contract from TECO for upgraded lighting at the Dam has been received and is out for signature by the Dam Corporation. Stan Klos and Ron Dean updated the Board on replaced and modified lights at the West entrance. Four fixtures yet remain to be repaired.

02. Newsletter/County Grant: Janet Magnuson provided a written and oral report. A newsletter is in final print and forthcoming in February. The next newsletter is currently scheduled for April, however, Easter is the end of March, so, the Board may want to publish in March so as to include the egg hunt and Spring Festival information. The Association is waiting to hear how much money the County will grant the HOA for the cameras at the dam. Mrs. Magnuson announced the holiday lighting contest winners as First Place, Garrison, 11812 Shadow Run Blvd. and a tie for second, Klos at 12507 Shadow Run Blvd and Acera/Gray at 11508 Heron Hills.

03. Finance: Management previously provided Directors the financial report for the period ending December 31, 2012. The Board remains concerned regarding the Accountant's write down of receivables in YR 2009 and how that amount ties into the internal Manager's report for YR 2009 and to date. The Manager will again contact the Accountant for an explanation to the Board.

#### V. MANAGEMENT REPORT

01. Collections and Accounting: Management updated the

Board on collection matters. Mr. Petosky requested that the Manager arrange for a conference call with the HOA attorney for an update to collections and a plan of action for those who have been in collections for a long period. Stan Klos distributed a letter format for the attorney update to collections and requested a print out of customer account ledgers. Jim Petosky requested the Manager provide Don McCann, Treasurer, an aged receivables ledger from YR 2009 forward. Board members discussed at length the need to be updated on receivables and the requirement to be more aggressive in collections.

02. Open Deed Restriction Violations: Management provided a listing of open, deed restriction violations for Board review and follow up. A more current updated listing will be provided by the Manager in a few days.

#### VI. ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS

01. On MOTION by Stan Klos, duly seconded, the Board unanimously approved the repaint of trim at 12506 Wexford Hills in the color as presented.

02. On MOTION by Stan Klos, duly seconded, the Board unanimously approved the replacement front door at 11911 Shadow Run Blvd.

03. Stan Klos and Jim Petosky updated the Board on efforts to resolve the utility yard issue for the Granny Flat at 12701 Silver Pine.

04. Stan Klos, Architectural Review Board Committee Chair, updated the Board on Committee efforts to publish architectural policies and guidelines. The Manager will forward Mr. Klos for additional reference, the 2004 suggested amendments to the Declaration which included standards.

#### VII. UNFINISHED BUSINESS

01. James Petosky updated the Board regarding the purchase and installation of no soliciting signs at the entrances.

#### VIII. NEW BUSINESS

There was none.

#### IX. MEMBER COMMENTS ON AGENDA ITEMS

A homeowner addressed the Board regarding observed deed restriction violations.

#### X. ADJOURNMENT

On MOTION by Walt Seely, duly seconded, the Board unanimously agreed to adjourn the meeting at 8:30 PM.

Approved by the Board on February 18, 2013

# SHADOW RUN

## HOMEOWNERS

### ASSOCIATION (SRHOA)

#### COMMITTEES

##### COMMON AREAS

Stan Klos, Charles Delarosa, Ron Dean

##### FINANCIAL

Don McCann.....671-0097

##### SOCIAL ACTIVITIES

Carolyn Leneberg - Garage Sale  
Janet Magnuson - Fall  
Antonia Delarosa - Easter

##### ARCHITECTURAL COMMITTEE

Stan Klos, Chairman .....813-598-7492  
Richard Gibson  
Dempsey Wilson  
William Paes  
Charles Delarosa  
Ron Dean  
Don McCann

##### WELCOME NEIGHBOR

Judy Paes ..... 813-677-7512  
rexsmom@verizon.net

#### COMMUNITY SERVICES

##### NEWSLETTER

Janet Magnuson.....813-672-6257

##### LOST OR FOUND PETS

Colleen Gentile ... 813-767-4224

#### PROPERTY MANAGEMENT

##### THE TROWBRIDGE COMPANY

Ron Trowbridge.....813-264-1119  
Post Office Box 273708  
Tampa, Florida 33688

#### 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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## BEWARE AND BE ALERT FOR YOUR CHILDREN'S SAFETY....

The Florida Offender Alert System recently broadcast an alert that a Sexual Offender, Jonathan Nelson Jenkins, moved into Shadow Run and resides at 11915 Shadow Run Boulevard.

An insert in the Shadow Runner regarding Jonathan Nelson Jenkins, was made available through the FDLE (Florida Department of Law Enforcement) website.

There are also five (5) other offenders living within a mile of Shadow Run in the Tropical Acres subdivision, immediately South of Shadow Run. These individuals are located at:

**12019 Glenhill Drive**  
**11303 Stanwood Drive**  
**11404 Stanwood Drive**  
**12009 Baytree Drive**  
**11807 Gordon Drive**

The FDLE maintains a searchable registry of offenders and predators in the State of Florida. A complete listing and additional information can be accessed on their website, [www.fdle.state.fl.us.com](http://www.fdle.state.fl.us.com). This is public information. You can access this website to sign up to receive free email alerts within 24 to 48 hours of when a registered sex offender or predator moves within a given radius of your neighborhood or when an offender's status changes.



*TWO SOFA BEDS DUMPED...at the end of Donneymoor.  
Thanks to our great neighbors, Charles Delarosa and Scott Shive  
for hauling them to the dump.*



## Condolences

are extended to Dempsey Wilson and his wife Jane on the death of Dempsey's father,  
**William Dempsey Wilson, II**



## .....YOUR PET'S HEALTH: WHAT DO I NEED TO KNOW ABOUT THE CANINE FLU?

Canine influenza is a newly emerging infectious disease caused by a "flu" virus that only affects dogs. Currently, 30 states have reported cases of canine influenza, including Florida. The following are some key points about this flu:

- It is highly contagious. Virtually every dog exposed to the virus will become infected.
- Although only 80% of the infected dogs show signs of infection, they still can spread the virus to other dogs.
- The most common sign of canine influenza is a persistent cough. Other symptoms can include a low-grade fever, nasal discharge, and a lack of energy and appetite.
- The flu is usually mild but can become quite serious in some dogs.
- It is spread the same way that humans spread the flu- through direct contact (kissing, licking, nuzzling); through the air (coughing and sneezing); and via contaminated surfaces.

In addition to keeping your dog in good general health, a new vaccine was recently approved for use in the US (Canine Influenza Vaccine, H3N8). It has been clinically proven to significantly reduce the severity of influenza and the length of time that a dog is sick. Your veterinarian can advise you whether this new vaccine should be added to your dog's vaccination schedule.

To learn more about Canine Influenza you can go to [www.doginfluenza.com](http://www.doginfluenza.com).

## HOW TO CLEAN UGLY BLACK STREAKS ON YOUR ROOF

Ask the Builder, by Tim Carter

Reprinted courtesy of Tampa Bay Times

**Q.** Many roofs in my neighborhood, mine included, are covered with black streaks. What's causing this to happen, and can the roofs be cleaned? I'm able to walk on my asphalt shingle roof with ease, but am afraid of hurting the shingles by cleaning them. Once the roof is clean, is there a way to prevent the streaking from returning? Could all of this been prevented?

**A.** Hundreds of thousands of roofs on homes and other buildings suffer from the stains you're plagued with. It's a harmless algae that's gorging itself on the powdered limestone filler that's often added to the liquid asphalt in shingles to help add weight to them.

This limestone never use to be a component of shingles. When the mats used to build shingles switched from traditional felt paper to fiberglass, the manufacturers had a problem getting the shingle to the minimum weight requirement. Someone decided to use powered limestone dust—but they didn't realize that it was a delectable table food for tiny algae. Fortunately, the algae doesn't harm the shingles.

The first thing to do is to read any paperwork that came with your shingles concerning their warranty. You want to know how the manufacturer recommends that you clean its product. If you don't have the paperwork, you can frequently get it online at the manufacturer's website.

Let me save you some trouble, however: Most manufacturers will void the warranty on their shingles if they discover you used a pressure washer on your roof. They're afraid that if an untrained person gets the cleaning wand too close to the surface, it will blast away the ceramic granules that provide protection to the tender shingle below.

Instead, you should clean your roof with just regular soap and water with a scrub brush. I've gotten stellar results using an oxygen bleach solution. Some people use chlorine bleach and water but chlorine bleach is highly toxic to any vegetation that surrounds your home. Any chlorine solution that drips or that is rinsed off the roof can kill your landscaping. Oxygen bleach does not harm vegetation.

It's best to clean a roof when it's cool and the sky is overcast. Working on a sunny day will cause the cleaning solution to evaporate in seconds or a few minutes. Spray the oxygen bleach solution on the roof working in strips from top to bottom of the roof. Each strip you clean should only be 4 feet wide. Do NOT stand on a wet part of the roof as you clean. Always be on a dry section, as the cleaning solution is slippery. Consider wearing a fall-protection harness in case something goes wrong.

Once the roof is clean, you can prevent the algae from coming back by installing a 3 inch strip of copper at the top of the roof. Every time it rains, a tiny amount of copper will wash down on the roof. Copper is a natural biocide, and the algae will not grow in its presence. Zinc works too, as does lead, but copper is more powerful.



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## SPRING CLEANING IS NEEDED OUTSIDE, TOO

### StatePoint

When spring cleaning your home, it's easy to focus on interior closets and drawers and forget the first thing any visitor will see: your home's exterior. But outdoor surfaces and fixtures need your attention, too. "Outdoor furniture can collect grime and rust during winter," says Alison Gutterman, president of Jelmar, manufacturer of CLR cleaning products. "It's important you clean them annually with an effective yet safe cleaner that won't harm your lawn or garden." Make sure your spring cleaning includes these outdoor dirt-magnets:

### Outdoor furniture

Whether you conscientiously stored your patio furniture for the winter or left it outside exposed to the elements, it's likely your outdoor table and chairs need a once-over before they're ready for use. When choosing cleaning products, make sure they're biodegradable so they won't harm your plants or lawn. Then rinse the furniture and the grass with your hose after cleaning.

You should also choose a cleaning product that's safe for furniture, such as CLR Outdoor Furniture Cleaner, which can be used on plastic, wicker, wood, wrought iron, canvas and other outdoor materials. Also look for UV protectants to keep your furniture from fading in bright sun.

### Gutters

Clean gutters prevent flooding and roof damage. The best way to check if your gutters need cleaning is to look up at the outside rim of the

top of the gutter. If there is discoloration, there likely is buildup in the gutter, making it difficult for water to flow.

When cleaning gutters by hand, you can create a "gutter scoop" by cutting the bottom half off a plastic gallon jug with a box knife. Then, after removing any leaves, twigs or debris, flush the gutters with water to clean them properly.

### Siding and windows

Use a power washer and start at the highest point to avoid washing dirt down onto clean areas. Pressure washers also make window cleaning easier. But be careful using them on wooden areas such as decks and window frames. The force of the spray often damages the surface of porous materials like wood.

### Screens and filters

The best way to clean window screens is to lay them flat on a cloth or soft surface outdoors to keep the frames from getting scratched. Then, hose them down and scrub gently with an all-purpose cleaner. Finally, rinse the screens again and tap off any excess water.

Air-conditioning filters should also be changed as part of your spring cleaning, especially if anyone in your family has allergies. Always refer to the owner's manual to determine the location of the filter and the size needed to ensure the proper fit.

For more spring cleaning tips, visit [www.jelmar.com](http://www.jelmar.com).

Reprinted courtesy of the Tampa Bay Times



# TIPS:

## LANDSCAPE LIGHTING

- Plants look healthiest when illuminated with cool colors from LED and fluorescent sources. Add a daylight-blue color-correcting filter on incandescent outdoor lights to eliminate the amber hue.

- People, however, look best in ambient fill light that softens shadows. To light outdoor rooms, use warm colors from halogen, incandescent and warm-hued LED lights.

- Don't use dimmers on outdoor incandescent lights; their color becomes more amber, making plants look sickly.

- Hide light fixtures behind shrubs, tree branches or other foliage, unless they are decorative.

- Use patterned filters on light fixtures to create moonlight and other interesting effects.

- Soften outdoor decorative lighting by using 25- to 40-watt bulbs.

- UV-producing cool lights can attract insects. Use warm-hued LED lights in outdoor sitting areas.

- Create two levels of light: one for when you are inside looking out and one for when you are actually in the garden.

- Invest in treated brass, bronze or copper fixtures, which hold up better in Florida sun and salt.

Sources:

Randall Whitehead Lighting Inc.;  
the American Lighting Association



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