

the Shadow Runner

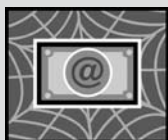
December 2014



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
ABOUT SHADOW RUN
AND ARCHITECTURAL
PROCEDURES & FORMS,
CHECK OUT OUR WEBSITE
www.ourshadowrun.com**

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2014 TRICK OR TREAT STREET

Trick or Treat Street was a success with all the great costumes and socializing with our fellow neighbors. BIG THANK YOU's to our residents on Tralee street, especially Mr. & Mrs. Barthelette for their entire family's help and use of the their electricity. In addition, special appreciation to our resident volunteers: Heather Stiller and family, Scott Shive, Tom Manno, Helen Petosky, Joshua Wilkerson, Carolyn Leneberg and board members Robert Hagin, ET Nortje, David DeVelder, Helga Sanchez, David Leneberg, Don McCann, Seymie Wilkerson and especially, Jim Petosky who worked the magic after we found that the tractor had broken down. It couldn't have been a success without our last minute replacement of the hay ride donated by Dempsey Wilson. It was the highlight for the children!





SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

BOARD OF DIRECTORS 2014-2015

board@ourshadowrun.com
(forwarded to Board of Directors and Manager)

manager@ourshadowrun.com
(forwarded to Ron Trowbridge and Seymie Wilkerson)

PRESIDENT - Seymie Wilkerson

VICE PRESIDENT - James Petosky

TREASURER - Helga Sanchez

SECRETARY - David DeVelder

DIRECTORS

Charles DelaRosa
Robert Hagin
David Leneberg
Joseph Don McCann
Entienne Nortje

SHADOW RUN DAM CORPORATION BOARD OF DIRECTORS

PRESIDENT

Tom Behrens - 671-9089

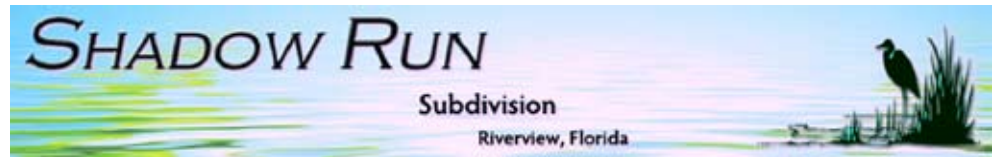
TREASURER - Gene Porter

SECRETARY - Paulo Silva

MEMBERS AT LARGE

Yousuf Akhter
Peter Sabonis
Josh Smith

*Meetings the first Monday of the month at
7:00 p.m. In one of the director's homes.*



BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC. MINUTES • October 20, 2014

I. CALL TO ORDER

Regular Board Meeting: Monday, October 20, 2014 called to order at 7:03 pm by Seymie Wilkerson, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. ROLL CALL - Quorum Present

Directors Present: Charles DelaRosa, Dave DeVelder, Rob Hagin, David Leneberg, Don McCann, ET Nortje, Jim Petosky, Helga Sanchez, and Seymie Wilkerson
Directors Not Present: None
Management: Ron Trowbridge, Manager

III. APPROVAL OF MINUTES

01. On MOTION by Helga Sanchez to waive reading of the minutes of the September 15, 2014, regular Board meeting and approve as presented, duly seconded, the Board upon a vote of seven (7) FOR with two (Leneberg and Wilkerson) ABSTENTIONS, approved the waiving of the reading of the minutes and approved the minutes as presented.

IV. COMMITTEE REPORTS

01. Common Areas: Jim Petosky updated the Board on common area matters and provided a written report. Electricity has been repaired at the west entrance. The last section of fencing along the northern end of the west perimeter fence has been exposed by trimming away an overgrowth of vegetation. Approximately 10-12 viburnum bushes are necessary to replace those that have died over the years. Since around \$ 210 is all that is required for the replanting project, the Board approved such expenditure. Pot holes on either side of the roadway along McMullen Road have been repaired by the County. Electricity at the east entrance will be repaired within the next two weeks. The one-time cleaning by the County Code Enforcement Graffiti Division of graffiti at the dam area and repainting of benches marked by graffiti has been completed free of charge. Mr. Petosky pointed out that the clean-up work by the County saved the HOA approximately \$ 2000. In order to establish a proactive approach to future graffiti problems, Mr. Petosky has arranged for the Clean-It Pressure washing company to clean any future marking at a nominal cost of \$ 50 per event. In regards to storm drains and roadway holes, heavy summer rains and standing water have caused depressions and voids to open in the roadway on Sugarberry, Donney Moor, Tralee, Shadow Run Blvd and Lake Hills. These holes are caused by the collapsing of the storm drains. The original steel storm drains have corroded over time. Most depressions have been marked by the County with barricades. Funding has been allocated to correct the failing storm drains and Hillsborough County has selected and contracted with a company for this project. It will be a lengthy and complex endeavor. Tentatively, this project is scheduled to begin late November to mid-December and will cause some inconvenience to drivers. On behalf of the Board, Seymie Wilkerson thanked Jim Petosky for his work with the County and his comprehensive report.

02. Newsletter, Grants & Events: There was no report.

03. Finance: Helga Sanchez, Treasurer, noted that the financial report had been previously provided the Board for review and asked if there were any questions. Mrs. Sanchez updated the Board on Association finances and provided a written report. At the end of September 2014, \$ 70,568.83 in cash has been posted to the Operating and Money Market accounts and \$ 36,413.56 to the Amenities MMK account. Also, there were \$ 37.40 in pre-paid fees and \$ 51,224.06 in owner receivables. Total assets were \$ 176,696.97 with \$ 36,620.31 in liabilities and \$ 140,076.66 in Capital. The \$ 7,643.86 year end fund imbalance has been reconciled. Mrs. Sanchez reported that over the past year, there has been a decrease in cash and an increase in receivables due to aggressive collections and enforcement matters, with legal expenses being the underlying cause. She continues to recover excessive attorney fees. Mrs. Sanchez suggested a re-look at the need for the commercial storage space and a possible reduction in related storage expenses. Seymie Wilkerson thanked Mrs. Sanchez for her efforts to address legal expenses. ET Nortje suggested the Board take additional time to focus on resolving collection matters.

David DeVelder requested an accounting from the Manager of over budget office expense year to date.

04. Potential Attorney Replacement Committee: David Leneberg updated the Board on recent committee activity and reported that after the Board meeting he will provide for attachment to the meeting minutes, a written summary of committee activity regarding the consideration for a replacement law firm. Jim Petosky questioned the committee member selection process.

V. MANAGEMENT REPORTS

01. Collections: It was noted that the Board was previously provided a past due report and the Manager updated the Board on collection matters. The Board discussed possible actions to address past due accounts. On MOTION by Helga Sanchez, duly seconded, the Board unanimously approved the forwarding by the HOA Attorney to the Foreclosing Bank, a revised estoppel in compliance with Safe Harbor Provision of the State Law. Earlier assessments and some legal expenses will need to be written off per provision of the law. On MOTION by Seymie Wilkerson, duly seconded, the Board upon a vote of eight (8) FOR and one (1) (Sanchez) AGAINST, approved the settlement offer proposed by the lot owner of 11302 Donney Moor with the written understanding that going forward, the owner will remit assessments as required in the Declaration. On MOTION by Don McCann, duly seconded, the Board unanimously approved the forwarding by the Attorney of an Intent to Lien Demand to a delinquent owner who despite repeated requests, has failed to remit payment of current and prior year assessments.

continued on page 3

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SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

COMMITTEES

COMMON GROUNDS/ LANDSCAPING

Chair: Jim Petosky

Members: Susan Hague, Jane Wilson

LAKE/BOAT COMMITTEE

Riley Wagner, Dave Parker,
Charles Delarosa

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Chair: ET Nortje

Members: Robert Hagin
Dee Wilkerson

FINANCE

Chair: Helga Sanchez

Members: David Leneberg,
Jim Petosky, Seymie Wilkerson

SOCIAL COMMITTEE

Carolyn Leneberg – Garage Sales
Antonia and Charles Delarosa-Easter

NEWSLETTER

Sandy Meyer

GRANTS

Janet Magnuson

LEGAL/FINANCE

Helga Sanchez
David Leneberg
Jim Petosky
Seymie Wilkerson

COMMUNITY SERVICES

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

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.*

BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC. MINUTES • October 20, 2014 *continued from page 2*

02. Open Deed Restriction Violations: It was noted that the Board was previously provided an updated violations list and the Manager updated the Board on enforcement actions. Directors informed the Board of observed violations. The Manager will look into questionable activity at a formerly abandoned home on Donneymoor.

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

01. ET Nortje updated the Board regarding his search for appropriate informational signage for the entrances. He has obtained initial quotes of \$ 100 per entrance and will provide a formal proposal at the next Board meeting.

VIII. ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS

- On MOTION to approve by ET Nortje, duly seconded, the Board unanimously approved the installation of an in-ground pool and screen enclosure at 11204 Egret Nest.

- On MOTION to approve by ET Nortje, duly seconded, the Board unanimously approved the installation of solar panels on the roof of 11514 Heron Hills.

03. On MOTION to approve by Robert Hagin, duly seconded, the Board unanimously approved the exterior repainting of the home at 12306 Shadow Run.

04. On MOTION to approve by Don McCann, duly seconded, the Board on a vote of seven (7) FOR and two (2) (DelaRosa and Petosky) AGAINST, approved the installation of wood and chain link fences along the rear lot perimeter of 11310 Don-

neymoor. In the future, the Board will be provided additional information as to the chain link material, specifically if it is to be vinyl coated.

05. On MOTION to approve by Helga Sanchez, duly seconded, the Board upon a vote of eight (8) FOR with one (Submitting homeowner Nortje) ABSTENTION, approved the replacement of wood siding at the front of the home at 12208 Timberlake and replacement with stucco painted to match the home.

06. The open matters of the required utility yard at 12701 Silver Pine and the unapproved tree house structure at 11501 Heron Hills remain unresolved.

IX. HOMEOWNER COMMENTS

Director Robert Hagin orally informed the Board that he intends to no longer honor his previous legal agreement to remit past due assessments in lieu of HOA foreclosure and unless the agreement is voided by the Association and all prior payments returned, he will seek legal action against the Association. Having informed the Board that he has consulted with an attorney, the Board took no action as the matter will need to be formally presented by Mr. Hagin and referred to the HOA attorney.

X. ADJOURNMENT

On MOTION to adjourn by Charles DelaRosa, duly seconded, the Board unanimously agreed to adjourn the meeting at 8:20 PM.

Approved by the Board on November 17, 2014.



***Suggestion for the MOST
cost effective improvements
to your home that will
make a big difference for
you and the community***

1. General Cleanup:

Give your home a thorough cleaning (top to bottom). Best bet is to hire a professional to do it. Cost: low

2. Remove the clutter:

This is very important. Closets and the garage are the main problem areas. Rent a storage unit if you have to. Cost: low

3. Painting:

Some hot buttons are the front door, any peeling paint and "odd colors". The front door is the first thing that is seen before entering the house. The door should be freshly painted and clean. Peeling paint is a sign of "neglect" and should be avoided. Cost: low

4. Yard:

"Curbside appearance" of your home is very important. Keep the lawn and bushes trimmed, weed the flowerbeds and pull any dead or dying bushes. Plant flowers in any bare spots. Cost: low



SHADOW RUN HOMEOWNER'S ASSOCIATION

UPCOMING EVENTS

DECEMBER

Board of Directors Meeting
December 15, 2014
7:00 pm
The Riverview Civic Center
11020 Park Drive,
Riverview, FL

JANUARY

Board of Directors Meeting
New Day
January 26, 2015
7:00 pm
The Riverview Civic Center
11020 Park Drive
Riverview, FL

SRHOA BOARD MEETINGS

Meetings are generally
held on the 3rd Monday of
the month at
The Riverview Civic Center,
11020 Park Drive,
Riverview, FL
at 7:00pm.

ASK THE BOARD

Do you have a question
that you would like
answered by a board
member but you cannot
make the meeting?
Contact the Board at:
Shadow Run
Homeowners Assn
PO Box 916
Riverview, FL 33568

REMINDER:

Do not deposit yard
waste and trash cans
at the curb until
the night before
pickup day.

EXPANDED PAINT DISPOSAL OPTIONS FOR HILLSBOROUGH RESIDENTS STARTING NOVEMBER 1

Residents of unincorporated Hillsborough County are getting expanded opportunities for household paint disposal. Starting Nov. 1, limited quantities of household paint will be accepted at all four of the County's Community Collection Centers, in addition to the existing select Saturday Household Hazardous Waste collections.

The Community Collection Centers are self-unloading facilities open Monday through Saturday from 7:30 a.m. until 5:30 p.m. and are located at:

- *Alderman Ford, 9402 SR 39 in Lithia*
- *Hillsborough Heights, 6209 CR 579 in Seffner*
- *Northwest County, 8001 W. Linebaugh Ave. in Tampa*
- *South County, 13000 US Highway 41 in Gibsonton*

Residents will be able to drop off up to 10 one-gallon and 5 five-gallon paint containers per month by simply showing a photo ID. Aerosol paints and chemicals are not accepted at the centers and should continue to be disposed of at Household Hazardous Waste events.

Paint is one of the most commonly disposed of items at the monthly Household Hazardous Waste collections. Hillsborough County Solid Waste worked with the Florida Department of Environmental Protection to receive approval to expand the paint collec-

tion sites to encourage proper disposal and reduce wait times at the monthly collections. Limited quantities of household electronics are also accepted at the Community Collection Centers using only a photo ID. Disposal of other items accepted at the centers, such as appliances, furniture, lead-acid batteries and tires, require a photo ID and a Property Tax Bill showing the Hillsborough County Solid Waste Assessment.

Household Hazardous Waste events are held select Saturdays from 8 a.m. to 2 p.m. for the collection of household products containing hazardous ingredients and labeled with words such as poison, danger, toxic, flammable, corrosive and reactive. Examples include paint, cleaners, automotive fluids, pesticides, car batteries, mercury lamps and pool chemicals. The rotating event schedule is:

- *1st Saturday of each month at 9805 Sheldon Road in Tampa*
- *2nd Saturday of each month at 13000 US Highway 41 in Gibsonton*
- *3rd Saturday of each month at 6209 CR 579 in Seffner*

For more information on items accepted at Hillsborough County Solid Waste facilities, locations, hours and contact numbers, visit www.HillsboroughCounty.org/SolidWaste or call the Public Works Solid Waste Division at (813) 964-2769.



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 lights and creativity on display.

The judging will take place at dark on Friday, December 19th, 2014

First place prize is \$150, second place is \$100, and third place is \$50.

Merry Christmas and Happy Holidays to all our neighbors.

ADVERTISING IS EASY & AFFORDABLE!

Any company or individual interested in advertising in the SHADOW RUNNER should contact Andrea Daly, Adaly@tampabay.com at 813-226-3340.

**Go to www.oushadowrun.com
for minutes 48 hours after each meeting**



2014 TRICK OR TREAT STREET H I G H L I G H T S



SHADOW RUN IS GETTING 21ST CENTURY COMMUNICATIONS FOR OUR HOME OWNERS

Submitted by David DeVelder

This article is all about informing, exciting, and motivating neighbors to take action by embracing a new way to communicate in Shadow Run.

Our lives are affected by our SRHOA board who take action each month on issues we need to know about. Presently our only means of learning about the impact of the board's action is either attend the board meetings or read the minutes in the Shadow Runner.

Two Problems

1. Few of us are willing to spend two or three hours witnessing the workings and results of our board at their monthly meeting. After all, we elected officials to whom we put our faith that actions will be taken in our best and desired interest. This is not to excuse us from attending as the best way to be in the know is to be front and center at the meetings.

2. By the time the minutes of the meeting are published in the SR 3 months have elapsed. Old news is no news. Worse than that, as noted during the last election, had our residents had board news in a media that we use every day we might have had a smoother, more productive election.

Look to the last sentence above for the answer: "...a media we use every day." Media that 90% of the population uses daily in one form or another.

The Internet

And that media is the internet which offers us three communication possibilities:

1. Our website, <http://www.ourshadowrun.com/>
2. Your email, and
3. Text or Instant Messaging.

The good news: #1 above already exists. Not only that but the first draft of the minutes of the June BOD meeting were up on the site in a matter of days. Go check it out. Not only that, but all minutes for 2013 and 2014 are posted and up to date.

The needy news: We need an email from you with your contact information to get started on rounding out our communications system with emails, etc: Name/Address/Cell phone number.

EXTREME IMPORTANCE

There are now email lists floating around from recent attempts to communicate en masse to Shadow Run homes which are incomplete and inaccurate. We need an accurate, up to date list so please email us your contact info.

Important issues can't wait 30, 60, 90 days until the next ShadowRunner is published.

Please submit your contact info on the contact page of ourshadowrun.com.

E-MAIL

Enter your Name:

Click on #2

Please fill out this form.

E-mail address:

Message Subject:

Enter your Message:

Message Subject

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<< Cell phone

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The ShadowRunner respects your privacy. The ShadowRunner will not sell or make available your contact information for commercial purposes. We subscribe to industry standards for your privacy protection.



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Queen Set

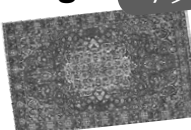
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Full Set.....\$179
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MCCCC, McDermott Competent Christian Clinical Counseling, Steven M. McDermott, Christian Clinical Counselor, 11301 Donneymoor Drive, Riverview, 813-672-2274 (office), 813-918-8188 (cell), mcccc@tampabay.rr.com, www.OnLifeRenewed.com

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REALTOR, Kathy McGartland, your neighborhood realtor, Keller Williams Realty South Shore, 813-601-3783

SCENTSY, Certified Consultant, Kimmy DesLauriers, web site: <https://GodBless.SCENTSY.us>, email address: GodBless.SCENTSationalScents@gmail.com, phone: 813-957-2877

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