

# 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

## COMMUNITY CLEAN UP

From the editor, Janet Magnuson

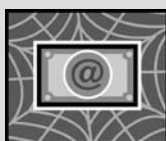


On Saturday, May 10, we had our 6th Annual Community Clean Up. What a hot day that was! I was able to obtain a grant from The Hillsborough County Board of Commissioners and the Office of Neighborhood Relations for five large roll off containers for the 6th Annual Shadow Run clean up.

Our HOA president, Stan Klos volunteered all day. He called Brandon rental and they donated the use of a "bob cat" loader. Stan picked up the loader with his truck and trailer and returned the loader at the end of the day. Stan also helped a neighbor and board director, Steve McDermott, with picking up a tree that was cut down on his property. Steve had injured his back and was unable to help. Thanks Stan for helping Steve.



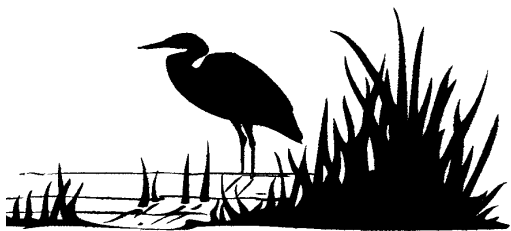
Don McCann, also a board member, helped unload the trucks and trailers that  
*continued on page 4*



**FOR INFORMATION  
ABOUT SHADOW RUN  
AND ARCHITECTURAL  
PROCEDURES & FORMS,  
CHECK OUT OUR WEBSITE  
[www.ourshadowrun.com](http://www.ourshadowrun.com)**

## INSIDE THIS ISSUE:

Officer's Contact Info .....	2
SRHOA Board Meeting Minutes 2/17/13 .....	2
Welcome! .....	3
SRHOA Board Meeting Minutes 3/17/14 .....	5
Shadow Run Easter Event.....	6
Shadow Run Dam Erosion Project...	10
Free Classified Ads.....	11



## SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

### BOARD OF DIRECTORS 2013-2014

board@ourshadowrun.com  
(gets forwarded to Stan Klos  
and RonTrowbridge)

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

#### PRESIDENT

Stan Klos..... 813-598-7492  
Sklos@ourshadowrun.com

#### VICE PRESIDENT

Charles Delarosa..... 813-323-8814  
cdelarosa@ourshadowrun.com

#### TREASURER

Don McCann..... 813-671-0097  
dmccan@ourshadowrun.com

#### SECRETARY

Ron Dean  
rdean@ourshadowrun.com

#### DIRECTORS

Steve McDermott  
smcdermott@ourshadowrun.com

Dave Parker

James Petosky..... 813-340-4193  
jpetosky@ourshadowrun.com

Walter Seely

Wseely@ourshadowrun.com

### 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

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

## SHADOW RUN HOMEOWNERS ASSOCIATION, INC BOARD OF DIRECTORS MEETING MINUTES February 17, 2014

#### I. CALL TO ORDER

Regular Board Meeting: Monday, February 17, 2014 called  
to order at 7:04 pm by Stan Klos, President, at the Riverview  
Civic Center, 11020 Park Drive, Riverview, Florida

#### II. ROLL CALL - Quorum Present

Members Present: Charles DelaRosa, Stan Klos, Don McCann, Steve  
McDermott, Dave Parker, James Petosky, and Walt Seely

Members Not Present: Ron Dean

Committees: Janet Magnuson (Newsletter & Events)

#### III. APPROVAL OF MINUTES

On MOTION by Steve McDermott, to waive reading of the min-  
utes and approve as presented, duly seconded, the Board on  
a vote of six (6) FOR and one (1) ( Petosky) AGAINST, agreed  
to waive the reading of the minutes of the January 27, 2014,  
regular Board Meeting and approve the minutes as presented.

#### IV. ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITEC- TURAL MATTERS

01. On MOTION by Walt Seely to approve the Architec-  
tural Review Committee's recommendations to the Board, duly  
seconded, the Board unanimously agreed:

a. As recommended by the Committee, to APPROVE the  
following applications:

- |                     |  |
|---------------------|--|
| 1. 11204 Tralee     | Repaint Home   |
| 2. 12208 Timberlake | Install New Front Walkway,<br>Relocate Porch Railing |
| 3. 11913 Shadow Run | Replace Mailbox to<br>Match Home                     |

b. As recommended by the Committee, to DISAPPROVE  
the following applications:

- |                     |   |
|---------------------|---|
| 1. 11204 Egret Nest | New Home Constr. —<br>Site Plan (Mr. Klos to<br>Meet w/Owner) |
| 2. 11204 Tralee     | Non-compliant<br>Metal Shed                                   |
| 3. 11304 Donneymoor | Metal Roof — Application<br>Remains Incomplete                |

02. It was noted that 13007 Shadow Run has provided  
a roof shingle sample which was a condition of approval at the  
last Board meeting.

03. It was also noted that 12114 Shadow Run provided  
additional copies of plans for the new garage which was con-  
sidered at the last Board meeting. On MOTION by Don McCann  
to approve, duly seconded, the Board unanimously APPROVED  
the erection of a garage outbuilding within the utility yard of  
the lot.

04. On MOTION by Walt Seely to approve, duly sec-  
onded, the Board unanimously APPROVED the installation of  
a compliant wood shed, NTE 144 Sq. Ft. in the utility yard of  
11204 Tralee.

05. On MOTION by Don McCann, duly seconded, the  
Board unanimously APPROVED the following applications:

- |                     |  |
|---------------------|--|
| 1. 11904 Shadow Run | Erect Well Enclosure<br>Within Utility Yard                            |
| 2. 11911 Sugarberry | Re-Shingle Roof in Gray<br>Shingle, Conditioned<br>on Providing Sample |

#### 3. 12506 Shadow Run Install Landscape Edging

06. The Board discussed the situation at 12710 Silver  
Pine wherein the submitted plans for legally required fencing  
do not include a survey and therefore remain disapproved as  
an incomplete application. Jim Petosky volunteered to meet  
with the owner in a last attempt to induce the owner to submit  
complete plans.

07. The Owner of 12102 Timberlake appeared to ob-  
tain re-clarification regarding non-compliant structures and  
the already levied demand by the HOA to have the structures  
removed. Mr. Klos agreed to meet separately with the hom-  
eowner to explain options.

08. The Manager reported that the request for set-back  
variance for the lot at 11204 Egret Nest (Formerly addressed  
as 12302 Shadow Run) has been distributed to nine (9) ad-  
jacent lot owners. Two have waived their rights to object in  
writing, one has commented against the set back variance and  
the time period within to voice objections by the others has  
expired. Proposed set backs will require Board waiver.

09. The Manager reported that the foreclosing Bank has  
not assumed maintenance of the abandoned 12405 Wexford  
and that the lot does not yet appear to require mowing. Also,  
the Manager reported that an owner with a Board approved  
payment plan to reimburse legal costs to the HOA for enforce-  
ment actions is current on the plan.

#### V. GUEST SPEAKER

Tessie Offner of the Florida Wildlife Commission introduced the  
Board and homeowners in attendance to the ongoing trapping  
and collection program for the capture of the invasive Tegu  
lizards throughout the area.

#### VI. MANAGEMENT REPORTS

01. Collections: The Manager updated the Board on col-  
lection matters. On MOTION by Don McCann, duly seconded,  
the Board on a vote of six (6) FOR and one (1) (Petosky)  
AGAINST, approved the payment plan presented by a delin-  
quent homeowner.

02. Open Deed Restriction Violations: The Manager  
updated the Board on deed restriction violations and on go-  
ing legal enforcement actions. Enforcement action against a  
homeowner which was previously suspended due to a pend-  
ing mortgage foreclosure has been reactivated since the hom-  
eowner was successful in obtaining a loan modification and the  
mortgage foreclosure withdrawn. The Homeowner will be sent  
a 30 day demand letter to correct multiple lawn and mainte-  
nance violations or the matter will be sent for mediation.

#### VII. COMMITTEE REPORTS

01. Architectural Review Committee: Stan Klos updated  
the Board regarding the drafting of amendments to the Decla-  
ration as well as finalization of Fine Committee policies. The  
draft of amendments remains at the attorney for review. Once  
the draft is finalized and adopted by the Board for a formal  
board approval, the draft will be distributed to the homeowners  
with notification of the meeting date for formal approval by the  
Board.

*continued on page 3*

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# 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  
Antonia Delarosa - Easter

### ARCHITECTURAL COMMITTEE

See *Shadow Run's* website  
[www.ourshadowrun.com](http://www.ourshadowrun.com)  
for architectural procedures  
and forms

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](mailto: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

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.

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

February 17, 2014 *continued from page 2*

02. Community Crime Prevention Update: Stan Klos up-  
dated the Board regarding dam trespassing problems. No tres-  
passing signs and signs for dam closing times are ordered. Jim  
Petosky volunteered to advise the Dam Corporation. Pressure  
washing of graffiti remains scheduled following the posting of  
signs.

03. Landscape Committee: Stan Klos reported on behalf  
of Ron Dean regarding attempts to create a landscaping com-  
mittee in order to improve entrance plantings in the spring. A  
homeowner in attendance volunteered to join the committee

04. Newsletter, Grants & Events: Chairperson Janet Mag-  
nuson provided a written update to the Board regarding the April  
newsletter. The deadline for submission of articles is March 5,  
2014. Delivery is planned for the first week of March. Informa-  
tion and an article are needed regarding the upcoming Easter  
event (Spring Festival). Community Clean Up is scheduled for  
Saturday, May 10, 2014.

05. Hospitality: There was no report.

06. Finance: On MOTION by Don McCann, duly seconded,  
the Board unanimously adopted a draft budget to present to the

homeowners for their approval at the March 17, 2014, Special  
Homeowner Meeting. Notices of the meeting will be distributed  
by Management. The Board proposed budget includes no in-  
crease in annual assessments.

07. Common Areas: There was no additional item to report.

### VIII. UNFINISHED BUSINESS

There was no unfinished business.

### IX. NEW BUSINESS

Stan Klos reported that there appear to be at least 8 or more  
serious depressions in the subdivision roadways which require  
repair by the County. Mr. Klos is obtaining County contact in-  
formation.

### X. ADJOURNMENT

On MOTION to adjourn by Don McCann, duly seconded, the  
Board unanimously agreed to adjourn the meeting at 9:00 PM.

Approved by the Board on April 28, 2014

## Welcome to the Neighborhood!



John and Diane Lindsay  
11514 Heron Hills

Alan and Tyvonn Davidson  
11204 Tralee Drive

James and Sandra Meyer  
11412 Donneymoor Drive

Mark and Paula DeStiegler  
12408 Wexford Hills

Tom Manno  
11506 Falkirk

Richard and Ginain Grayes  
lot at 12701 Lake Hills Drive

Ed and Brandy McFail  
11307 Loch Lomond Drive

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

### ADVERTISING IS EASY & AFFORDABLE!

Any company or individual interested in advertising in the SHADOW RUNNER  
should contact Nancy Law, [Nlaw@tampabay.com](mailto:Nlaw@tampabay.com)  
at 813-909-4601.



## COMMUNITY CLEAN UP

*continued from cover*



arrived at the dam . Rose Gibson helped unload trucks and trailers. Sam and Rose Lynn Greene brought a truck and a U-Haul trailer. His truck and trailer were used for the electronics which had to be taken to the dump. My husband, John Magnuson, helped me set up at 7:00 am, but was unable to stay.

I would like to thank Mason Fisher, Jack Smith, Matt Transue and Paul Mullen for all the help they provided. Jack brought his truck and trailer and they made around twelve pick ups at resident's homes. They never seemed to tire. Ah, speaking of tires....Paul and Jack held a friendly competition as to who could throw all the motorcycle tires the furthest. They even enlisted our three teen volunteers, Adam Cole and Derrian and Zach Morris into the competition. Paul showed the boys the best way to throw the tires standing backwards and throwing the tires over their heads into the roll off containers. The teens did surprisingly well.

And lastly, I want to thank Bob Encinosa (aka Dr Bob at Boyette Animal Hospital) for his unbelievable strength and endurance. There







is a photo of him jumping out of the roll off container. I actually missed the shot the first time, so he jumped in and out again. Amazing! Bob also kept us laughing with his great sense of humor.

The volunteers had water and snacks available all day and at end of the event we had pizza , soda, beer and frozen drinks. The frozen drinks were especially enjoyable.

## SHADOW RUN HOMEOWNERS ASSOCIATION, INC BOARD OF DIRECTORS MEETING MINUTES March 17, 2014

### I. CALL TO ORDER

Regular Board Meeting: Monday, March 17, 2014 called to order at 7:50 pm by Stan Klos, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida. The meeting was called to order immediately following the special membership meeting for approval of the FY 2014-2015 budget.

### II. ROLL CALL - Quorum Present

Members Present: Charles DelaRosa, Stan Klos, Don McCann, Steve McDermott, Dave Parker, James Petosky, and Walt Seely  
Members Not Present: Ron Dean  
Committees: Janet Magnuson (Newsletter & Events)

### III. APPROVAL OF MINUTES

A MOTION by Stan Klos, to waive reading of the minutes of the February 17, 2014, regular Board meeting and approve as presented, duly seconded, was not acted upon by the Board.

### IV. ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS

01. On MOTION by Chuck DelaRosa to approve the Architectural Review Committee's recommendations to the Board, duly seconded, the Board on a vote of six FOR and one (Petosky) AGAINST, agreed:

a. As recommended by the Committee, to APPROVE the following applications:

- |                      |  |
|----------------------|--|
| 1. 11309 Loch Lomond | Repaint Home                                   |
| 2. 11308 Sandpine    | Erect Matching Detached Garage in Utility Yard |
| 3. 11307 Hoot Owl    | Add Exterior Stack Stone Façade                |
| 4. 11204 Egret Nest  | Location of Home on Lot, Rear Set Back Waiver  |

b. As recommended by the Committee, to DISAPPROVE the following applications:

- |                      |   |
|----------------------|---|
| 1. 11307 Hoot Owl    | Repaint Home (Red base color disapproved)                                     |
| 2. 12701 Silver Pine | Fence (Insufficient Set Back)   |
| 3. 12102 Timberlake  | Already Erected Aluminum Structure, Fire Pit, Carport (Remove In Thirty Days) |

02. It was noted that the abandoned 12405 Wexford Hills was mowed by the HOA and charges billed back to the owner.

### V. MANAGEMENT REPORTS

01. Collections: The Manager updated the Board on collection matters. Homeowners on payment plans are current on those plans. On MOTION by Stan Klos, duly seconded, the Board on a vote of six (6) FOR and one (1) (Petosky) AGAINST, approved the write off of legal charges as settlement against a long

standing collection matter and in lieu of further legal action and costs, in exchange for the owner to pay back assessments and claim no further exemption to assessments in the future.

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations and on going legal enforcement actions.

### VI. COMMITTEE REPORTS

01. Architectural Review Committee: Stan Klos updated the Board regarding the drafting of amendments to the Declaration as well as finalization of Fine Committee policies. The draft of amendments has been reviewed by the Attorney. On MOTION by Don McCann, duly seconded, and upon a vote of six FOR and one (Petosky) AGAINST, the Board approved the presentation of the proposed amendments to the membership and established the regular Board meeting in April as the meeting at which to consider Board approval of the proposed amendments. No action was taken on the fine policy approval.

02. Community Crime Prevention Update: Stan Klos updated the Board.

03. Landscape Committee: Stan Klos reported on behalf of Ron Dean regarding attempts to create a landscaping committee in order to improve entrance plantings in the spring. Volunteers are still being solicited to join the committee.

04. Newsletter, Grants & Events: Chairperson Janet Magnuson provided a written update to the Board. April newsletter delivery is scheduled for early April. The Easter (Spring Festival) event is scheduled for Saturday, April 19 at 10:00 AM. Chuck DelaRosa is event chairman. Community Clean Up remains scheduled for Saturday, May 10, 2014. Volunteers with pickups are needed. High school students can earn volunteer credit hours towards their Bright Futures Scholarship Program. Stan Klos will arrange for a front loader. Electronics will be accepted this year.

05. Hospitality: There was no report.

06. Finance: Treasurer Don McCann updated the Board on financial matters.

07. Common Areas: There was no additional item to report.

### VII. UNFINISHED BUSINESS

There was no unfinished business.

### VIII. NEW BUSINESS

There was no new business.

### IX. ADJURNMENT

On MOTION to adjourn by Don McCann, duly seconded, the Board unanimously agreed to adjourn the meeting at 9:00 PM.

Approved by the Board on April 28, 2014



# SHADOW RUN'S EASTER EVENT

*From the editor, Janet Magnuson*

On Saturday, April 19th, Shadow Run residents met at the Preserve for a fun morning of hunting for Easter eggs, decorating hard boiled eggs and having breakfast with the Easter bunny. Charles and Antonia Delarosa were chairpersons for this event. Again this year, Al Rousseau and Marlies Cummings, cooked all the eggs and provided the dyes. Al brought small kid sized tables so the small children could participate in the egg decorating. We had a lot of grandchildren this year.

Altogether around 60 children participated in this event. Stan Klos, our HOA President, brought all the donuts, coffee and other refreshments for the breakfast. Pingia Klos and Richard Gibson assisted with the breakfast. Yvonne Latimore assisted with the egg decorating.

Charles Delarosa marked out the age group territories and hid the plastic eggs. We do not fill the eggs. The eggs are redeemed at the "Bunny Store". By returning the eggs, we have them to use again next year. I shop for months for the Easter bunny store. We had a great selection for the children from which to choose their prizes. Thanks to Rose Gibson and my sister, Karen Crumley for helping with the store.

Chris Stiller and his daughter, Savannah brought their megaphone and assisted with the announcements. We had a light rain shower before the beginning of the Easter egg hunt and decided to have all the age categories hunt at the same time. Jim Petosky took photos of the kids with the Easter bunny and other activities. Many thanks to all the other volunteers that helped with this event.

















## SHADOW RUN DAM EROSION REPAIR PROJECT

*The Shadow Run Dam Corporation*

Just after a major cutting of the vegetation on the dam almost a couple of years ago, we experienced a weather event with heavy rains and strong southeasterly winds. The lake level came up, and the wave action against the face of the dam caused erosion near the water line due to a recent grass cutting.

In 2004 and 2005, much research was done to determine the right frequency for cutting vegetation on the slopes of earthen dams. There seemed to be no specific guidelines, but the consensus among professionals and engineers consulted seemed to be cutting once in the spring and again in the fall. This was tried for a couple of years, but our warm climate accelerated growth and presented difficulties to the landscape crews when trying to cut through weeds and grass higher than 18 inches.

Since the erosion event, the SRDC has coordinated with the landscape crews to cut the slopes with brush cutters or weed eaters when the height of the vegetation exceeds 18 inches. So far, this seems to be working well.

After an engineer surveyed the erosion areas, it was recommended that they be repaired before the damage became too severe. The SRDC researched and considered several alternatives, seeking the one that would be the least expensive, considering our limited budget and resources. We settled



upon using sandbags, filling them with two different materials. At the bottom level we started with two levels of sandbags filled with large gravel to provide a solid foundation. On top of the rock filled sandbags, we placed sandbags filled with sand and used the silt that had migrated into the water to fill in the space between each sandbag.

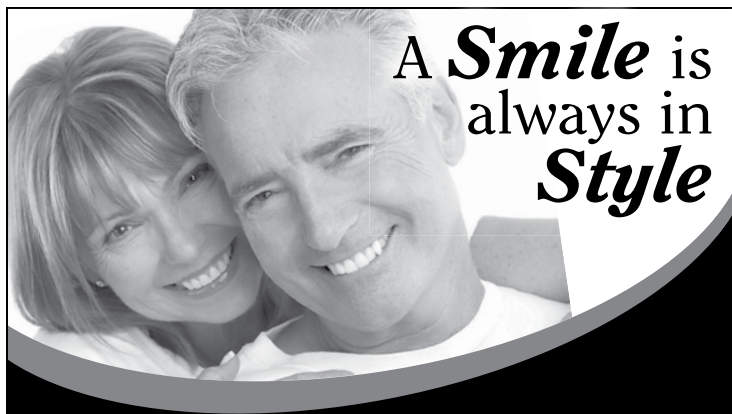
Just above the last row of sandbags, we will be planting a hearty variety of Switchgrass, which has a dense but shallow root system to hold the soil from erosion.

Our first project section is complete, as can be seen in the photos. Eventually we will finish the entire length of the dam, wherever the erosion has affected the face of the dam. Our next work day will be May 24, so please feel free to come by and lend a hand, as many hands make light work!

The dam is a wonderful place to sit and enjoy nature and our environment. We appreciate your help in keeping the dam in good shape.







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MASSAGE THERAPIST, Sarah Ball, 813-508-1149

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](mailto:mcccc@tampabay.rr.com), [www.OneLifeRenewed.com](http://www.OneLifeRenewed.com)

NANNY/BABYSITTING position. I am able to work Mon-Fri. Days. Experienced in pre-school age and older. References. Contact Ruth Henchey at 813-298-6472. E-mail is [RuthHenchey@gmail.com](mailto:RuthHenchey@gmail.com)

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

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[www.drrobertnorman.com](http://www.drrobertnorman.com)

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