

the Shadow Runner

October 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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PRESIDENT'S UPDATE

By Symie Wilkerson

Greetings neighbors of Shadow Run,

Where did the summer go? Seems like summer had just arrived and we are already into September with the new school year already beginning. Just a friendly reminder to be extra cautious when driving through our community. Many children wait for the bus and ride their bikes to school. Let's keep an eye out for them.

Although the summer has been a nice respite for many, your board of directors and committee members have still remained hard at work ensuring that our neighborhood continues to be a great place to live. Here are a few accomplishment updates:

- Article 35: Changes were approved and filed. You received notification in the mail of this very important action that takes the vote back from a special few and gives all residents a say in serious matters that affects our community.

- Finances are strong, with over \$192,000 in total assets and \$88,000 in operating funds. However, the association spent more than we took in this last year as a result of legal expenses. Due to previous legal actions, owners receivable were \$43,487 as of April 30, 2014. Additional expenses for the collection of this debt and write offs for accounts will negatively impact SRHA finances going forward. The finance and legal committee have been in the process of working with the HOA attorneys and Management Company in clearing up debt and ensuring better processes going forward. Especially communication on minor matters that could save on legal expenses.

- Bike Racks, Dog Waste Stations & Picnic Tables: As a result of Janet Magnuson's efforts as the QUEEN of obtaining grants, bike racks & dog waste stations were installed at both the west and east side of the dam. If you have a pet, please utilize this resource. In addition, a grant was approved that will fund a metal picnic table and two domed receptacle cans to place on the dam common grounds.

- Common Grounds: A tree was replaced at the west side entrance and new mulch has been laid at both entrances.

Challenging items on the priority list include:

- Our Dam Security and maintenance: The graffiti and loitering at the dam by non-

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SHADOW RUN HOMEOWNER'S ASSOCIATION ANNUAL TRICK OR TREAT STREET PARTY

**FRIDAY, OCTOBER 31
FROM 6:00 PM TO 8:00 PM**

At the Southwest corner of Tralee
and Shadow Run Boulevard

Bring treats to share
There will be kid's games, food,
beverages and of course candy





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 • April 28, 2014

I. CALL TO ORDER

Regular Board Meeting: Monday, April 28, 2014 called to order at 7:08 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. Ron Dean via speaker phone.

Members Not Present: None

Committees: Janet Magnuson (Newsletter & Events)

III. APPROVAL OF MINUTES

01. On MOTION by Don McCann to waive reading of the minutes of the February 17, 2014, regular Board meeting and approve as presented, duly seconded, the Board on a vote of seven (7) FOR and one (1) (Petosky) AGAINST, approved the waiving of the reading of the minutes and approved the minutes of the meeting.

02. On MOTION by Charles DelaRosa to waive reading of the minutes of the March 17, 2014, regular Board meeting and approve as presented, duly seconded, the Board unanimously approved the waiving of the reading of the minutes and approved the minutes of the meeting.

IV. ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS

01. On MOTION by Walt Seely to approve the Architectural 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. 12505 Wexford Hills | Erect 6' White Vinyl Fence |
| 2. 11511 Heron Hills | Endose Rear Lanai Into Sunroom |
| 3. 12208 Timberlake | Plant Viburnum Along Walkway |
| 4. 11208 Donnymoor | Repaint Home Exterior |
| 5. 11202 Egret Nest | Re-Shingle Roof |

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

- | | |
|------------------------|-----------------------------|
| 1. 12313 Wexford Hills | Install 12x30 Aluminum Shed |
| 2. 12115 Timberlake | Erect 4' Picket Fence |

02. On MOTION by Charles DelaRosa to approve the following Architectural Modification Approval requests, duly seconded, the Board unanimously agreed to APPROVE the following applications:

- | | |
|---------------------|--------------------------|
| 1. 11301 Tralee | Repaint Home exterior |
| 2. 12101 Shadow Run | Repaint Front Door White |

V. MANAGEMENT REPORTS

01. Collections: The Manager updated the Board on collection matters. Homeowners on payment plans are current on those plans. The Board and Management continue to pursue resolution of former accounts previously claimed incorrectly as exempt lots.

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations and ongoing legal enforcement actions. On MOTION by Don McCann to mow the overgrown abandoned lot at 12405 Wexford, duly seconded, the Board unanimously approved the mowing of the lot at a cost of approximately \$ 80 and charge such self help service to the owner.

VI. COMMITTEE REPORTS

01. Architectural Review Committee: There was no report.

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

03. Landscape Committee: There was no report.

04. Newsletter, Grants & Events: Chairperson Janet Magnuson provided a written update to the Board. Deadline for submissions to the June newsletter is May 9, 2014. June newsletter delivery is scheduled for early June. The sixth annual community clean up will be held on Saturday, May 10 from 8am-2pm. Volunteers with trucks or trailers are requested. High school students can earn volunteer credit hours towards their Bright Futures Scholarship Program. The Board was also updated on the on-going County grant to purchase and install bike racks along the dam.

05. Hospitality: Judy Paes reported on a new resident welcome.

06. Finance: There was no report.

07. Common Areas: There was no report.

VII. UNFINISHED BUSINESS

There was no unfinished business.

VIII. NEW BUSINESS

01. The Board expressed thanks to all who helped with the Easter event including Janet Magnuson, Charlie DelaRosa (Event Coordinator), Anlise DelaRosa (The Bunny), Al Rousseau & Marlies Cummings (15 dozen eggs), Don McCann, Richard and Rose Gibson, Yvonne Latimor (Janet's sister), Karen, Chris and Savannah (on the megaphone), Jim and Helen Petosky.

02. On MOTION by Don McCann to confirm a previous emergency vote of the Board, duly seconded, the Board on a vote of seven (7) FOR and one (1) (Petosky) AGAINST, approved postponement of the April 21, 2014 Board meeting to April 28, 2014, noting that proper notice to the community was made.

03. On MOTION by Don McCann to confirm a previous emergency vote of the Board, duly seconded, the Board unanimously approved the selection of Friscia & Ross, P. A. as the Association attorney.

04. On MOTION by Charles DelaRosa to confirm a previous emergency vote of the Board, duly seconded, the Board unanimously agreed to proceed with west wall damage repairs, noting that GEICO has previously paid the cost of repairs on behalf of their client who drove into the wall.

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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

FINANCE

Chair: Helga Sanchez
Members: David Leneberg,
Jim Petosky, Seymie Wilkerson

SOCIAL COMMITTEE

Carolyn Leneberg – Garage Sales
Antonia and Charles Delarosa-Easter

NEWSLETTER/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.**

PRESIDENT'S UPDATE

continued from cover

Shadow Run residents continues to be a concern. Jim Petosky has been in the process of working with the county with a program to remove the graffiti at the dam at no cost to SRHOA. A BIG thank you to Jim Petosky for finding this program. We are brainstorming ideas that include more cameras (which is an investment) and ID cards. We are open to any ideas that you may have so please contact the board with your suggestions.

Other notable items to review include:

- **Communications:** One of this Board's goals this year is to continue proactive communications within our community between not just the Board members and the HOA, but between every SRHOA resident. I encourage you to log on and browse around the Shadow Run website, Ourshadowrun.com. You can find contact information for the Board and committees, information on upcoming events, board meetings, policies, and helpful resources. In additions, we would like to start distributing information by e-mail, so please contact the association manager or go to the Ourshadowrun.com website to request adding your information. For those of you not on the internet or using email, you will continue to receive notification through the mail or newsletter. We don't want anyone left out!

- **Architectural Committee:** This committee keeps our neighborhood in good shape by encouraging and helping homeowners comply with the architectural standards set in the association covenants. Deed restrictions and forms are located on the Ourshadowrun.com website. Also, as the subdivision continues to mature and grow, we are seeing a number of bare lawns grow and weeds accumulating in the gutters. Please take advantage of Hillsborough county watering days and continue to take pride in our community of being well kept in appearance.

- **Board and Committees:** The Board of Directors and Committee members are community volunteers serving the residents of Shadow Run. We are always in need of your help on the committees to lead or assist in planning activities or events. We challenge and encourage you to volunteer and get involved. Contact any Board member or committee chairperson for information on how you can contribute to our Shadow Run community. It takes a village and your involvement to keep our community the place we want to live. Recently, I have been approached by some residents that want to get involved and start a Diversity committee. All ideas and suggestions are welcome! I encourage all of you to get re-acquainted with our Shadow Run community and your neighbors. Some may be new, just moving into Shadow Run, or maybe some just old neighbors that you haven't seen in the past few months. Many of us seem to "hibernate" in Florida when it gets hot outside and we lose contact with those around us. Catch up with what's been happening with each other, around Shadow Run and the surrounding area. Plan to participate in Trick or Treat Street, and the upcoming community garage sale.

Fall will be upon us and then the holidays ...

Best regards to all our friends and neighbors,

Seymie Wilkerson, President, SRHOA

"Without a sense of caring, there can be no sense of community"

MEETING MINUTES • APRIL 28,2014 *continued from page 2*

05. On MOTION by Walt Seely to confirm a previous emergency vote of the Board, duly seconded, the Board on a vote of seven (7) FOR and one (1) (Petosky) AGAINST, approved the establishment by the President of a committee of Directors (Klos, McCann, McDermott, & Seely) to respond to the Board and Community regarding false information being distributed to the community by unofficial sources regarding pending Covenant amendments under Board consideration.

06. The Board of Directors permitted members in attendance to address the Board regarding proposed amendments and the proposed fine committee policy.

IX. 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 August 4, 2014



SHADOW RUN HOMEOWNER'S ASSOCIATION BOARD MEETING

Attendees for the
August 18 meeting:
Richard Gibson
Kip Carevic

Attendees for the
September 15 meeting:
Richard Gibson
Janet Magnuson
Stan Klos
Ben Sanchez

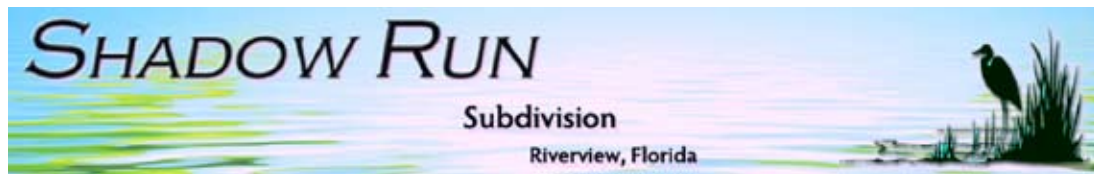
UPCOMING EVENTS

OCTOBER
Board of Directors Meeting
October 20, 2014
(7:00 pm)
The Riverview Civic Center
11020 Park Drive,
Riverview, FL

NOVEMBER
Board of Directors Meeting
November 17, 2014
(7:00 pm)
The Riverview Civic Center
11020 Park Drive,
Riverview, FL

.....
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 Andrea Daly,
Adaly@tampabay.com
at 813-226-3340.



BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC. MINUTES • August 4, 2014

I. CALL TO ORDER

Regular Board Meeting: Monday, August 4, 2014 called to order at 6:04 pm by Seymie Wilkerson, President, at the Riverview Branch Library, 10509 Riverview Drive, Riverview, Florida.

II. ROLL CALL - Quorum Present

Directors Present: Dave DeVelder, Rob Hagin, David Leneberg, Jim Petosky, ET Nortje, Helga Sanchez, and Seymie Wilkerson
Directors Not Present: Charles DeLaRosa and Don McCann
Committees: Janet Magnuson (Newsletter & Events)
Management: Ron Trowbridge, Manager

III. APPROVAL OF MINUTES

01. On MOTION by Dave DeVelder to waive reading of the minutes of the April 28, 2014, regular Board meeting and approve as presented, duly seconded, the Board upon a vote of four (4), (DeVelder, Hagin, Petosky, Nortje) FOR and three (3), (Leneberg, Sanchez, Wilkerson) AGAINST, approved the waiving of the reading of the minutes and approved the minutes as presented.

02. A MOTION by Seymie Wilkerson to delete item 01. under New Business in the Minutes of June 17, 2014, Board meeting due to a concern there was not proper discussion, no proper call of the vote and that the approval of the Article 35 amendment to the Declaration was done under time duress did not receive a second.

03. On MOTION by Dave DeVelder to waive reading of the minutes of the June 17, 2014, regular Board meeting and approve as presented with the understanding that the Article 35 amendment will be voted on again at this meeting, duly seconded, the Board upon a vote of six (6), (DeVelder, Hagin, Petosky, Nortje, Sanchez, Wilkerson) FOR and one (1), (Leneberg) AGAINST, 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. A temporary renewal of the Invasive Plant Removal Permit for Lake Grady has been obtained pending final agency approval. Mr. Petosky is seeking assistance from the County for a one time removal of dam area graffiti and repainting of the marked up benches. It has been reported that the County may have received federal or state grants for removal of graffiti from public right of ways as well as certain private property. He is coordinating the project with the Dam Corporation. Neighbor volunteers Jane Wilson and Susan Hague have joined the Beautification/Landscaping Committee and along with Mr. Petosky will be looking at both entrances for landscaping enhancements. The health and appearance of the recently installed palm tree at the west entrance is improving. Mr. Petosky reminded the Board that the palm remains under warranty. Mr. Petosky is arranging to have the small signs reinstalled on the recently restored brick column at the west entrance. Also, the electric outlet is scheduled for repair at the west entrance. Mr. Petosky noted that the east side entrance has no lighting and he will check into the situation. With no objection by the Board, Jim ordered the application of pine bark mulch at both entrances. The cost of material and labor is included in the current lawn service contract.

02. Newsletter, Grants & Events: Chairperson Janet Magnuson provided a written update to the Board included at Addendum 1 of these minutes. Regarding the 2014 Hillsborough Mini Grant,

all paperwork has been submitted and the management company has received a reimbursement check for \$ 2088.69 from Hillsborough County to the HOA for the bike racks and dog waste stations. Regarding the 2015 Hillsborough Mini Grant, the application and verification form have been submitted to the County. Mrs. Magnuson has requested funds for a metal picnic table and two domed receptacle cans to be placed on the dam common grounds. The August newsletter should be delivered on Tuesday, August 5. The next deadline for submissions for the October newsletter will be September 15, 2014. The editor will need information for the Halloween Trick or Treat Street for the next newsletter.

03. Finance: Helga Sanchez, Treasurer, expressed concern over current high office and legal expenses, suggesting that the process for attorney contact from the Board revert back to a prior policy that all such attorney contact must go through the President. On MOTION by Jim Petosky to require future Board to Attorney contact be directed through the President, duly seconded, the Board of Directors unanimously agreed that all Board to Attorney contact should be coordinated through the President. The Accountant's report for the fiscal year 2013-2014 has been completed and the notice to homeowners of the availability of the report will be distributed. The Tax return was signed. No tax was due. Mrs. Sanchez informed the Manager that there are differences between the accountant's report and the manager's year-end report which need to be reconciled.

V. MANAGEMENT REPORTS

01. Collections: The Manager updated the Board on collection matters. The Finance Committee is planning to make collection recommendation to the Board following review of the records.

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations. The Manager requested that the current citation entries regarding lawn restoration for bare spots be removed and that the policy going forward for now, as suggested by Seymie Wilkerson, include a series of reminders and general requests in the newsletters. The Board directed that the Manager cease citing lot owners for overgrown weeds and grasses within the street storm water gutters.

VI. UNFINISHED BUSINESS

01. On MOTION by Seymie Wilkerson to establish 60% in the pending Article 35 amendment as the required percentage of parcel owners required to approve any amendment, duly seconded, the Board upon a vote of six (6), (Hagin, Leneberg, Petosky, Nortje, Sanchez, Wilkerson) FOR and one (1), (DeVelder) AGAINST, approved the establishment in the pending Article 35 amendment, of 60% as the required vote of parcel owners to approve an amendment to the Declaration

02. A MOTION by Seymie Wilkerson to amend Article 35 of the Revitalized Declaration of Protective Covenants and Restrictions of Shadow Run Unit 1 and Shadow Run Unit 2 to eliminate the ability of the Board of Directors to amend the Declaration; and to require that in order for there to be an amendment made to the Declaration, the approval of 60% of all eligible parcel owners must be obtained, either by proxy or ballot setting forth the amendment that is proposed to be adopted, duly seconded, was unanimously approved by the Board.

VII. NEW BUSINESS

01. The report on dam camera operations was tabled

02. On MOTION by Helga Sanchez that the Board consider obtain-
continued on page 5

MEETING MINUTES

AUGUST 4, 2014

continued from page 4

ing an outside legal opinion pertaining to collection matters, duly seconded, the Board unanimously agreed to obtain an outside legal opinion.

03. On MOTION by David Leneberg that the Board consider changing from the current Law firm, duly seconded, the Board unanimously agreed to consider changing the current Law firm.

04. On MOTION by David Leneberg that the Board consider changing from the current management company, duly seconded, the Board unanimously agreed to consider changing the current management company.

VIII. ARCHITECTURAL APPLICATIONS AND GENERAL

ARCHITECTURAL MATTERS

01. A MOTION by ET Nortje to approve the already installed replacement mailbox at 11510 Heron Hills, duly seconded, upon a Board vote of two (2), (Nortje, Wilkerson) FOR and five (5), (DeVelder, Hagin, Leneberg, Petosky, Sanchez) AGAINST, did not pass and the replacement mailbox remains non-compliant.

02. On MOTION by ET Nortje to approve the resubmitted request by 12906 Shadow Run Blvd. for installation of a metal roof, such resubmittal including now a green colored steel material, duly seconded, the Board unanimously approved the metal roof installation with the colored steel material at 12906 Shadow Run Blvd.

03. On MOTION by ET Nortje to approve the request of 12313 Wexford Hills to waive additional screening requirements previously stipulated as a condition of an earlier approval for a shed installation, duly seconded, the Board of Directors on a vote of four (4), (Hagin, Nortje, Sanchez, Wilkerson) FOR and three (3), (DeVelder, Leneberg, Petosky) AGAINST, approved the waiver of additional screening of the shed.

04. ET Nortje informed the Board that the earlier application by 12202 Shadow Run to relocate the replacement wood fence closer to the street has been withdrawn and the homeowner will now only replace the fence at its current location. Mr. Nortje indicated that no application is required for replacing a fence at its current location.

IX. ADJOURNMENT

On MOTION to adjourn by Seymie Wilkerson, duly seconded, the Board unanimously agreed to adjourn the meeting at 7:47 PM.

Addendum 1. Newsletter/Grants Report

Approved by the Board on August 18, 2014



BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC. MINUTES • August 18, 2014

I. CALL TO ORDER

Regular Board Meeting: Monday, August 18, 2014 called to order at 7:00 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, Jim Petosky, Don McCann, ET Nortje, Helga Sanchez, and Seymie Wilkerson

Directors Not Present: None

Committees: None Present

Management: Ron Trowbridge, Manager

III. APPROVAL OF MINUTES

01. On MOTION by Helga Sanchez to waive reading of the minutes of the August 4, 2014, regular Board meeting and approve as presented, duly seconded, the Board, upon a vote of eight (8), (DelaRosa, DeVelder, Hagin, Leneberg, Petosky, Nortje, Sanchez, Wilkerson) FOR with one (1) (McCann) ABSTENTION, 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. Due to inclement weather, the cleaning of graffiti at the dam area by the County has been delayed. Landscape Committee members Susan Hague, Jim Petosky and Jane Wilson toured both entrances and the committee is putting together approximate costs, drawings and descriptions for improvements. Overhanging trees have been trimmed on the northern section of the west entrance fence. Signs have been erected on the north entrance. Electric at the West side is not repaired yet and the East side repair is in process. Mulch will be laid by the Landscaping company on August 18 or 19. Mr. Petosky inquired as to any funding available for professional prepared marquee signs. Mr. Nortje volunteered to obtain pricing and sample sign.

02. Newsletter, Grants & Events: There was no report. It was noted that the August newsletter has been distributed.

03. Finance: Helga Sanchez, Treasurer and member of the Financial Committee, updated the Board on Association finances and provided a written report. At the end of July 2014, \$88,005.05 in cash has been posted to the operating account and \$36,404.43 to the Amenities MMK account. Also, there were \$37.10 in pre-pays and \$47,933.62 in receivables. Total assets were \$192,034.69 with \$39,021.54 in liabilities and \$153,013.15 in Capital. According to the CPA the year end fund balance, as of April 30, 2014, was \$89,461. The balance sheet provided by the Trowbridge Company recorded a \$97,104.86 fund balance as of April 30, 2014. The Accountant has been asked to reconcile and provide his adjustments to the Trowbridge Company.

04. Potential Attorney/Management Replacement Committee: David Leneberg, committee chair, updated the Board on Committee actions and provided a written report. The purpose of the committee is to gather data, ask questions, and based on the answers received make a recommendation to the full Board for their consideration on who we think would do the best job for our community.

V. MANAGEMENT REPORTS

01. Collections: The Manager updated the Board on collection matters. The Finance Committee continues to review records and make collection recommendations to the Board.

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations. Newsletter reminders regarding lawn maintenance will be inserted into future newsletters.

VI. UNFINISHED BUSINESS

There was no unfinished business.

VII. NEW BUSINESS

01. Seymie Wilkerson presented the Board a proposal from the Dam Corporation regarding the issuance of ID cards for those visiting the dam park area. Tom Behrens, President of the Dam Corporation, was present at the meeting to explain the proposed ID card process. Mr. Behrens explained that the proposal was provided in response to an Association request that the Dam Corporation suggest a plan to curtail vandalism and illicit activities at the dam. The Board took no action at the meeting on the proposal.

02. The Board discussed recording camera operations and reviewed the history of their placement at the dam as a deterrent to vandalism of property.

VIII. ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS

There were no completed applications presented for determination by the Board. Homeowner Mr. Carevic appeared and discussed with the Board the tree house situation on his lot. The Board took no action at the meeting regarding the tree house. Prior to the next Board meeting, Mr. Nortje will meet with Mr. Carevic at the lot to review the structure.

IX. HOMEOWNER COMMENTS

A concerned homeowner appeared to discuss with the Board the definition of utility yard fences.

X. ADJOURNMENT

On MOTION to adjourn by Seymie Wilkerson, duly seconded, the Board unanimously agreed to adjourn the meeting at 8:50 PM.

Approved by the Board on September 15, 2014.



SHADOW RUN ON FACEBOOK:

If you would like to join us on facebook,
go to

[www.facebook.com/groups/
shadowrunneighborhood/](http://www.facebook.com/groups/shadowrunneighborhood/)

Go to closed group

Join group to submit a request to join
Wait for administrator to add you

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

SHADOW RUN DEED RESTRICTIONS:

(Random selection, not in order)

ARTICLE 6. Utility Yards

A utility yard shall be a walled, fenced, or hedged enclosure which substantially obscures the content of the utility yard. The materials used, the height and the design of a utility yard must be approved by the Board prior to construction. Hedges must be maintained in a neatly trimmed and healthy condition.

The following must be wholly within a utility yard:

Pens, yards and houses for domestic pets, above-ground storage of construction materials, wood, coal, oil and other fuels, clothes, racks and clotheslines, clothes washing and drying equipment, laundry rooms, tool shops and workshops, garbage and trash cans and receptacles, detached garages, above-ground exterior air-conditioning and heating equipment and other mechanical equipment and any other structures or objects determined by the Board to be of any unsightly nature or appearance.

Children's play structures such as towers, forts, tree houses, climbing and swing sets, etc., do not need to be wholly contained within a utility yard, but must be substantially obscured from the street by a building, trees, shrubs, fences, or a combination thereof, and maintained in good condition.

ARTICLE 7. Outbuilding

Definition of Detached Outbuilding

Except as provided in Article 8 or elsewhere in the protective covenants, no detached outbuilding, as said term is defined herein, shall be erected or allowed to remain on any part of any homesite on said land. The term "Detached Outbuilding", as used in these covenants and restrictions, means any garage, carport, quarters for domestic servants, laundry room, tool or workshop, hothouse, greenhouse, guest home, children's playhouse, summerhouse, outdoor fireplace, barbecue pit, animal barn or other animal shelter, swimming pool installation or any other structure of any kind which extends more than three (3) feet above the normal surface of the ground, and which is detached from the single family residence located or to be located on such homesite. Except that Arbors, Bowers, Gazebos, Pergollas, Strombrellas and Trelessed gates and other such decorative structures can be constructed outside of

a utility yard provided that Architectural board approval is obtained before construction. Small garden sheds may be erected for garden storage with no more than 144 square feet of floor space and no higher than 10 feet at peak of roof, without matching materials on the main residence, but must be trimmed in the same color as the main residence. Outbuildings of larger size must be of the same construction materials and color to match the main residence on the property.

In recognition that backboards and hoops are a normal American institution, on per residence will be allowed, and must be maintained in good appearance and condition, on a permanent pole and not attached to the main residence (unless obscured within a utility yard). Portable equipment must be moved to a utility yard after each use.

ARTICLE 13. Garage and Carports

Garage and Carport Standards Including Direction of Entrance and Screening Specifications

All residences must have a garage with a capacity for at least two automobiles. All residences must have a garage which is an integral part of the main residence building or dwelling. Garage entrances will be located on the side or back of the residence and not facing open to a street if possible. Garages on corner lots on Shadow Run Boulevard, are not to open toward Shadow Run Boulevard.

Carports are permitted only on homesites which also have a garage. Carports will be screened on all sides, using materials and design approved by the Board, which screening will have the effect that objects located within the carport will present a broken and obscured view from the outside thereof.

ARTICLE 14. Boats and Vehicles Restrictions on Location and Parking of Vehicles and Boats

No wheeled vehicles of any kind and no boats may be kept or parked on a home site unless same are completely inside a garage or building attached to the main residence or within a utility yard meeting the requirements of Article 3 hereof, except that private automobiles of the occupants bearing no commercial signs may be parked in the driveway, and except that other vehicles may be parked

in the driveway during the times necessary for pickup and delivery service and solely for the purpose of such service. No wheeled vehicle or boat which by reason of its size would not be substantially obscured from view from the outside of a utility yard shall be kept or parked in any such utility yard.

ARTICLE 15. Window Air Conditioning Units

Limitation on Window Air Conditioning Units

Unless the prior approval of the Board has been obtained, no window air conditioning units shall be installed in any residence.

ARTICLE 17. Temporary Structures Restrictions on Picnic Areas, Other Buildings, Trailers and Detached Outbuildings Prior to the Start of Construction of a Residence.

No picnic areas, sheds, shacks, trailers and no detached outbuildings as defined in Article 7 hereof shall be erected or permitted to remain on any homesite prior to the start of construction of a permanent residence thereon.

ARTICLE 18. Structures Allowed

Sheds, Shacks, and other Temporary or Movable Buildings are not Permitted Unless Concealed within the Utility Yard

Except for structures which are permitted by other provisions hereof to be located within the utility yard referred to in Article 6 hereof, no shed, shack, barn, trailer, tent or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any homesite. This Article shall not prevent the use of a temporary construction shed during the period of actual construction of the main residence and other buildings permitted hereunder nor the use of adequate temporary sanitary toilet facilities for workmen during the course of such construction.

ARTICLE 24. Mail Boxes Mail and Paper Box Holders

No mail box or paper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected or lo-

continued on page 7

SHADOW RUN DEED RESTRICTIONS

continued from page 6

cated on any homesite unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the Board. All new mail boxes, including those belonging to homes of new construction and replacements of those belonging to existing homes, will be of a similar style, construction and color of the main residence. If and when the United States mail service or the newspaper or newspapers involved shall indicate a willingness to make delivery to wall receptacles attached to the residence. Mail boxes must be well maintained and meet the approval of the U.S. Postal Service.

ARTICLE 25. Livestock and Poultry Provides Restrictions on the Keeping, Raising and Maintenance of Dogs, Cats, Birds and Other Animals and Fowl.

No horses, mules, ponies, donkeys, burros, cattle, sheep, goats, swine, rodents, reptiles, pigeons, pheasants, game birds, game fowl or poultry or guineas shall be kept, permitted, raised or maintained on any homesite on said land. No other animals, birds, or fowl shall be kept permitted, raised or maintained on any such homesite, except as hereinafter permitted in this Article. No more than two (2) dogs, not more than two (2) cats, not

more than four (4) birds (excluding parrots) and not more than four (4) rabbits may be kept on a single homesite for the pleasure and use of occupants but same may not be kept for any commercial or breeding use or purpose. If any of such permitted animals or birds shall, in the sole opinion of the Board, become dangerous or an annoyance or nuisance in the neighborhood or nearby property or destructive to wild life, they may not thereafter be kept on the homesite. Birds and rabbits shall be kept in caged or in an enclosure at all times, Owners shall use due care to keep pets under control and not to allow such to be a nuisance or danger.

ARTICLE 26. Boats with Motors Exceeding 5 Horsepower will not be Allowed on Lake Grady

Lake Grady being the major lake within the boundaries of the Shadow Run property, only those power boats equipped with motors not to exceed 5 horsepower shall be allowed thereon.

This prohibits internal combustion engines, jet skis or boats, airboats, air cushion vehicles, and ATVs or motorbikes. Notwithstanding the foregoing, steam engines are allowed if less than five horsepower.

**8/11/14
SPECIAL NOTICE
SHADOW RUN
HOMEOWNERS' ASSOCIATION,
INC.**

ACCOUNTANT'S FINANCIAL REPORT-FISCAL YEAR ENDING APRIL 30, 2014

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, 2014 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. For all requests, owners should kindly indicate their Shadow Run address.

Shadow Run's yard sale

is Friday, November 7 and Saturday, November 8



Contact Carolyn at
813-677-3996

for further information

WHAT IS THE BEST TURF GRASS FOR CENTRAL FLORIDA?

Submitted by Janet Magnuson

General Ideas

There is no "best" turf grass for central Florida. They each have pluses and minuses.

Before deciding on the type of grass you want you should ask yourself some questions:

What do you expect of the lawn? Is it a showplace or do you just want something to cover the ground?

How much maintenance do you want to spend on the lawn? This includes mowing, watering, fertilizing, trimming, and watching for bugs, fungus and disease.

Do you want to hire an expensive lawn service?

Are there physical or environmental limitations to the area you will be using? Examples of limitations are:

- There is no irrigation system and you do not want to install one.
- The area would be hard to mow.
- The area or part of the area is in deep shade.
- The soil pH is very low or very high.
- The area is very wet.

There are three popular grasses for lawns: St Augustine grass, Bahia grass and Zoysia grass and two specialized grasses: Bermuda grass and Carpet grass. There are many varieties of the most common of these grasses. Some of the advantages and disadvantages of these grasses are listed below. Note: different varieties of the grasses will be better or worse for a particular area.

St. Augustine grass

St. Augustine grass is the most common urban grass in central Florida. It is a lawn grass that is adapted to warm, humid weather and so grows well here despite all the insects and fungus that also grow here. It grows well in a wide variety of soils but grows best in well-drained, fertile soil. Many people like the looks of this grass in their yard. The most common varieties are Bitter blue, Floratam, Delmar, Palmetto and Seville. The first two are considered tall varieties, while

the last three are semi-dwarf.

Advantages

- It has a dark green to blue-green color and a very dense growing pattern that many people like.
- Some cultivars will tolerate shade better than any other grass in Florida.
- Both sod and plugs are easily available at local garden stores and centers.

Disadvantages

- The coarse texture is objectionable to some people.
- It requires a lot of irrigation especially in the hot weather.
- It requires fertilizing four times per year.
- During the summer you will find it necessary to mow every five to seven days.
- Excessive thatch can build up when fertilized too much or irrigated too often.
- It wears poorly when there is heavy foot traffic.
- It has many insect and fungal problems. The primary insect problem is the chinch bug.
- It has a stem that is above the ground. If the leaves turn brown and die, the plant will not re-grow, like some grasses.
- Must be propagated from sod, sprigs or plugs.

Bahia grass

Bahia grass is the next most common grass. It was originally used as a pasture grass in poor sandy soils. It turns brown in the colder season. It can be established from sod or seed. The most common varieties are Common, Pensacola, Argentine and Paraguay.

Zoysia grass

Zoysia grass is not very common in central Florida. Many people consider it the most beautiful lawn grass in the south. It is very dense and uniform with fine blades and grows in a wide variety of soil conditions. For the best appearance it

requires a lot of maintenance. It is established from sod, plugs or sprigs.

Advantages

- It is tolerant to shade, but not as much as some varieties of St. Augustine grass.
- It has excellent wear resistance.
- Once established it grows slowly requiring less mowing than other grasses.

Disadvantages

- Must be propagated from sod, prigs or plugs.
- It established very slowly often taking two seasons and is slow to recover from damage.
- Another consequence of its slow growth is that it heals slowly when injured.
- It requires monthly fertilizing.
- For the best appearance it should be mowed with a reel mower.
- It has heavy thatch and will require periodic renovation.
- It has shallow roots and so can be damaged easily.
- It must be irrigated often.
- It is susceptible to nematodes, hunting billbugs and several diseases.
- It is not easy to obtain as most garden center and stores do not carry it.

Carpet grass

Carpet grass is used mainly in wet areas. It grows in the shade but not well, wants acid soil, and does not wear well to foot traffic. It requires fertilizing four times per year, weekly mowing, and irrigation as needed. It is established from seeds or sprigs.

Bermuda grass

Bermuda grass is used primarily for athletic fields and golf courses. It handles a lot of foot traffic, grows in a wide variety of soil conditions, and wants a lot of sun. It requires monthly fertilizing, mowing twice per week, and frequent irrigation. It is established from sod, sprigs, plugs, or seed.





Halloween 2014 Events

HILLSBOROUGH COUNTY

HOWL-O-SCREAM AT BUSCH GARDENS Sept. 26 - Nov. 1 (select nights)

Includes haunted houses, scare zones, roller coasters in the dark and spooky live shows. Thursday events stay open until 1 a.m. while Friday and Saturday events are open until 2 a.m. Not recommended for small children.

ZOOBOO AT LOWRY PARK ZOO Sept. 26 - Nov. 1 (select nights)

Creep around ZooBoo for a ghoulish good time for all. The event is family-friendly with attractions that range in "scare factor," including haunted houses, trails, displays, lights, music, night rides and more.



FOX SQUIRREL CORN MAZE Saturdays and Sundays, Oct. 4-26 at 10 a.m.

3002 Charlie Taylor Road N., Plant City

Sneakers and hiking boots are required for this maze. There are also hay rides, duck races, corn boxes, horseshoes, dummy steer roping and a cracker county. Cost is \$10, \$9 for ages 3-17 and children 2 and younger get in free.

FARM FALL FESTIVAL Saturdays and Sundays, Oct. 4 to Nov. 2 at 11 a.m.

Horse Power for Kids
8005 Race Track Road, Tampa

The event celebrates the arrival of fall with childrens' activities, including hayrides, pony rides, face painting, a pumpkin patch, train rides and more. Cost is \$10.

PUMPKIN TOSS Friday, Oct. 17 at 11 a.m.

Lowry Park Zoo, 1101 W. Sligh Ave., Tampa

The animals at the park have their own Halloween fun with a pumpkin party. The party is included with regular zoo admission.

A NIGHT AT THE MUSEUM

Sunday, Oct. 19 at 4 p.m.

Tampa Bay History Center

This Halloween party features pirates, explorers, pioneer women and the Ghostbusters sneaking around the galleries with trick-or-treating throughout the museum. The party also features hands-on exhibits, games, crafts, a costume contest and parade, a Thriller dance and more. Admission is \$14 per person and \$9 per child.

GUAWAWEEN Saturday, Oct. 25 at 6 p.m.

Cuban Club • Ybor City
2010 N. Avenida Republica de

The annual Guawaveen carnival has five themed areas, including a street festival, theater shows, a dance club, a lounge, live concerts and a \$1,000 costume contest. Tickets are \$18-\$30 for general admission and \$80-\$125 for VIP.



BRICKWORLD TAMPA October 25th, 2014 • 12:00pm

Bring your entire family for an afternoon of fun, creations all built from LEGO bricks, enjoy interactive activities, fighting robots and seek & find.

TAMPA BAY BUCCANEERS VS. MINNESOTA VIKINGS October 26, 2014 • 1:00pm

It's a Home game so come out and support your Bucs!!!

PASCO COUNTY

HAUNTED ANGELUS HOUSE Fridays and Saturdays, Sept. 26 - Nov. 1 at 6:30 p.m.

The Angelus, 12413 Hudson Ave., Hudson

The PG-13 rated, handicap-accessible haunted house is located on 25 acres of land. It includes a pirate haunt, hayrides, a one-mile

haunted trail and more. Admission is: \$12 for the main haunt, \$8 for the pirate haunt, \$8 for the haunted hayride or \$23 for all three. One-night unlimited admissions are also available for \$30 for adults and \$12 for children ages 5-10. The child's haunt is \$3.

HALLOWEEN TRAIN RIDE Fridays and Saturdays, Oct. 17 - 25 at 7 p.m.

Crews Lake Wilderness Park
16739 Crews Lake Dr., Shady Hills

A large-scale train takes visitors through more than two miles of dark woods where they'll meet goblins, spooks and all sorts of Halloween tricks. Admission is \$5 while children ages 2 or younger get in free, maximum of \$20 per family.



HOEDOWN FALL FESTIVAL Friday, Oct. 24 at 5 p.m. and Saturday, Oct. 25 at 4 p.m.

Kiddy Up Ranch
10740 Brian Lane, New Port Richey

The event includes a chili cookoff (Friday only), pony rides, spooky hay rides, a costume contest and more. Admission is \$1 per car. Pony rides, hayrides and carriage rides are \$3-\$5. Proceeds benefit Kiddy Up Ranch's equine therapy programs.

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HALLOWEEN EVENTS 2014

continued from page 9

PINELLAS COUNTY



HELLVIEW CEMETERY

Oct. 18, 24-26, 31 & Nov. 1 at 7 p.m.

510 49th Ave. N., St. Petersburg

This local haunted attraction is free to the public. Donations will be collected for the Florida Bat Conservancy, Child's Play and local non-profit The Kind Mouse. For more information, visit hellview.net.



RADLEY HAUNTED HOUSE

Thursdays - Sundays, Oct. 9 - Nov. 2 at 7:30 p.m.

3900 19th St. N, St. Petersburg

An elaborate haunted house with a theme. Recommended for ages 13 and older. Admission is \$5 per person. The proceeds from the haunted house will benefit the Cancer Research Institute.

HAUNTED HIKE THROUGH HISTORIC ST. PETERSBURG

Saturday, Oct. 18 at 6:30 p.m.

Departure point is 13th Avenue and 13th Street N, St. Petersburg

The one-mile, one-hour tour goes through Euclid St. Paul's Neighborhood, which is known as St. Petersburg's most paranormal neighborhood. Tours leave every 15 minutes. Advance tickets \$6 per person, children ages 2-12 are \$2 and 1 & younger free. Night of tour, tickets are \$7 per person, children ages 2-12 are \$3 and children 1 & younger free.



HALLOWEEN SPOOKTACULAR

Saturday, Oct. 25 at 2 p.m.

Largo Central Park

101 Central Park Drive, Largo

The annual Spooktacular features an enormous trick-or-treat path, bounce houses, entertainment, music, concessions and games. Dress up in your favorite costume. Admission for children ages 14 and younger for activities other than trick or treating is \$5 in advance, \$6 without card, \$7 day of the event. Parents are free.



HALLOWEEN SAFETY TIPS

Even if your kids are Halloween veterans, it can't hurt to go over the ground rules. The Sheriff's Office offers the following tips to having a fun and safe Halloween.

Tips for Treaters

- If you want trick or treaters to come to your home, keep your outside and front room lights on. It is also good to have Halloween decorations on display.
- Give store-wrapped or non-edible (crayons, stickers, small party favors) treats. If you must give homemade goodies, put your name and address on each treat (address labels work well) and give them only to children who know you.

Tips for Kids

(For parents to review with children.)

- Stay in your own neighborhood. Go with a friend, a group, or an adult.
 - Go only to houses with lights on or with Halloween decorations up.
 - Do not eat any treats until an adult has checked them.
 - Watch for cars when crossing the street.
 - Tell you parents about anything that makes you uncomfortable or scared.
 - Have fun; be courteous and polite while you're trick or treating. No silly string, eggs, graffiti materials, toilet paper, or squirt guns
 - Parents if an incident occurs note a description of vehicle, person(s), license plate numbers, etc.
- Remember to enjoy yourself but not at the cost of someone else.

Call It A Night

No one should trick-or-treat after 9pm.



WHAT IS THE FLOWER FOR OCTOBER?

Calendula. The calendula is also known as the marigold. Some sources also consider cosmos as October's flower.

THERE ARE TWO GEMSTONES FOR OCTOBER. WHAT ARE THEY?

Opal and tourmaline. Opals are known for their beautiful mixed colors. Tourmaline comes in various colors, blue and green are most often used as gemstones.

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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.OneLifeRenewed.com

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