

the Shadow Runner

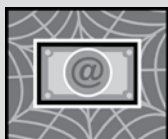
April 2015



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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SHADOW RUN'S 7TH ANNUAL NEIGHBORHOOD CLEAN UP

By Janet Magnuson

SATURDAY, APRIL 25th • 8:00 am to 1:00 pm (or earlier if full)

This project is a VOLUNTEER run community clean up. The volunteers are your neighbors, NOT county employees. IF we have enough volunteers, we will help you unload your vehicle. Also, we will pick up at your residence IF we have trucks available.

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

NO CHEMICALS OR PAINT - NO CHEMICALS OR PAINT

ITEMS THAT WILL BE ACCEPTED AT THE DUMPSTERS INCLUDE:

ELECTRONICS:

Televisions, VHS and DVD players, stereos, speakers, computers, laptops, monitors, printers, fax machines, copiers, radios, scanners, telephones, cell phones, pagers, computer games, cables, video and audio equipment, and microwave ovens.
(Truck leaves at noon for electronics)

BATTERIES

METAL ITEMS:

Old refrigerators, ovens, water heat-

ers, metal shelving, steel and other metals
FURNITURE:

Couches, tables, chairs, mattresses, etc.

CONSTRUCTION DEBRIS:

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

YARD WASTE

The dumpsters will be available on the West side of the Shadow Run Dam from 8:00 am to 1:00 pm on Saturday, May 16th. We will have trucks with men available to haul heavy items from your residence to the dumpsters. Call me on Saturday on my cell phone for large item pickups at 813-767-9372.

- We desperately need volunteers to oversee the operation of the cleanup. If you would like to volunteer or have a truck or trailer available, please call me at 813-767-9372 or email me at jmagnuson2@verizon.net.

- If we do not have enough volunteers or trucks for pickups, we will not have that service available.

If your child needs volunteer hours for their Florida Bright Futures College Program, they are welcome to volunteer. I have the forms available.



SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

BOARD OF DIRECTORS 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.*

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SHADOW RUNNER ♦ April 2015



BOARD OF DIRECTORS MEETING SHADOW RUN HOMEOWNERS ASSOCIATION, INC. MINUTES • January 26, 2015

I. CALL TO ORDER

Regular Board Meeting: Monday, January 26, 2015 called to order at 7:00 pm by Seymie Wilkerson, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, FL.

II. ROLL CALL - Quorum Present at Call to Order

Directors Present: Dave DeVelder, Rob Hagin, David Leneberg, Don McCann, ET Nortje, Jim Petosky, Helga Sanchez, and Seymie Wilkerson. Directors Not Present: Charles DelaRosa
Management: Ron Trowbridge, Manager

III. APPROVAL OF MINUTES

01. On MOTION by Seymie Wilkerson to waive reading of the minutes of the December 15, 2014, regular Board meeting and approve the minutes as presented, the Board upon a vote of seven (7) (DeVelder, Hagin, Leneberg, Nortje, McCann, Petosky, Wilkerson) FOR and one (1) (Sanchez) AGAINST, approved the waiving of the reading of the December minutes and approved the minutes as presented.

IV. COMMITTEE REPORTS

01. Finance: Helga Sanchez, Treasurer, informed the Board that there remain issues with the finalization of the December financial report and that a Treasurer's report is not available at this time. Mrs. Sanchez is working with management to finalize the report. Mrs. Sanchez requested the Manager distribute to the Board the Manager's proposed 2015/2016 budget.

02. Legal Firm Search: David Leneberg provided a written report updating the Board on recent committee activity. The committee has met and narrowed the search down to two (2) finalists as reported in the December, 2014 report. The two law firm finalists are (in alphabetical order) Fernandez Florida Law and Silberman Law. On December 29, 2014 the Board was sent two emails with all the information the committee had received from these two firms. In addition, Directors were also offered an opportunity to meet with each of them on January 7, 2015. On MOTION by Helga Sanchez to retain the Law Firm Silberman Law, P. A. to serve as counsel for the Shadow Run Homeowners Association, Inc., duly seconded, the Board upon a vote of six (6) (DeVelder, Hagin, Leneberg, Nortje, Sanchez, Wilkerson) FOR and two (2) (McCann, Petosky by abstention) AGAINST, the Board approved the retention of the Law Firm Silberman Law, P.A. to serve as counsel for the Shadow Run Homeowners Association, Inc. Mr. Petosky's abstention was counted as a No or Against vote due to no apparent conflict of interest.

03. Common Areas: Jim Petosky provided a report on common grounds. The County has replaced one storm sewer line under Tralee Drive at Donneymoor. Other under-roadway storm sewer lines throughout the subdivision require replacement; however, the County has no additional funds at this time. Most are filled with sand and do not drain as designed. The eastern entrance wall has again been extensively damaged by a traffic accident. The driver is insured and contact has been made with the insurance carrier. The carrier will get back to the HOA regarding the adjustment process.

04. Newsletter: Seymie Wilkerson distributed a written report on behalf of new volunteer editor and neighbor Meyer Sandy who was unable to attend the meeting. Newsletter con-

tent was updated by the due date of January 20 and a proof is pending. The newsletter is scheduled to be mailed in February. Highlights include (a) Legacy of Lights winner announcements/pictures. 1st Place (\$150) went to the Collins, 11209 Donneymoor; 2nd Place (\$100) to the Garrisons at 11812 Shadow Run Blvd.; 3d Place (\$50) to the Alwoods at 11302 Sandpine. (b) Upcoming Easter Community Event and asking for volunteers (c) New Board of Director Spotlight (d) New Shadow Run Shares Section (e) Article to peak interest in residents considering becoming involved on the board or a committee.

05. Grants: Seymie Wilkerson distributed a written report on behalf of Janet Magnuson who was unable to attend the meeting. Janet reports that she has contacted Neighborhood Relations and is awaiting the County's Letter of Understanding before the picnic tables and trash receptacles for the dam can be ordered.

V. MANAGEMENT REPORTS

01. Collections: It was noted that the Board was previously provided a written past due report. The Manager updated the Board on collection matters. On MOTION by David Leneberg to immediately turn over the collection and enforcement action against entry # 11 on the December 31, 2014, Aged Receivable report to the newly retained law firm, duly seconded, the Board upon a vote of seven (7) (DeVelder, Hagin, Leneberg, Nortje, Petosky, Sanchez, Wilkerson) FOR and one (1) (McCann) AGAINST, approved the turn-over of the collection and enforcement action files regarding entry # 11 to the newly retained Silberman Law Firm.

02. Open Deed Restriction Violations: It was noted that the Board was previously provided an updated violations list. The Manager updated the Board on enforcement actions.

VI. UNFINISHED BUSINESS

There was no unfinished business.

VII. NEW BUSINESS

01. On MOTION made, duly seconded, to deny the request of the lot owners at 12612 Lake Hills to be exempted from mowing, trimming, edging lands on the lot within 15 feet of the curb due to reported wetlands designation to a portion of the lot, the Board unanimously agreed to deny such waiver and require that the lot owners at 12612 Lake Hills maintain the unimproved lot in compliance with the Declaration.

VIII. ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS

01. On MOTION to approve by E. T Nortje, duly seconded, the Board unanimously approved the installation of an in-ground pool and bronzed screen enclosure at 12202 Macombs.

02. On MOTION to approve by E.T Nortje, subject to the use of a satin or flat paint sheen rather than semi-gloss onto the stucco exterior, duly seconded, the Board upon a vote of six (6) (DeVelder, Hagin, Leneberg, Nortje, Sanchez, Wilkerson) FOR and two (2) (McCann, Petosky) AGAINST, approved the repainting of the home at 11916 Shadow Run subject to the use of a satin or flat paint sheen rather than semi-gloss onto the stucco exterior.

continued on page 5

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.



ANNOUNCING OUR SHADOW RUN COMMUNITY TWITTER PROFILE

You have probably noticed on the signs leaving our community a Twitter logo and Facebook logo listed. Our Twitter page is new and you can find and follow your community under @OurShadowRun. You can follow tweets for information that will be helpful to our community, what's happening, current and upcoming events.

Twitter is an information network made up of 140-character messages called Tweets. It's an easy way to discover the latest news related to subjects you care about. Our Shadow Run Twitter site will hopefully contain information you will find valuable. When you choose to follow @OurShadowRun on Twitter, messages will show up on your home page for you to read. It's like being delivered a newspaper whose headlines you'll always find interesting - you can discover news as its happening, learn more about topics that are important to you, and get the inside scoop in real time. Join us at @OurShadowRun!

The Facebook page is <https://www.facebook.com/groups/Shadowrunneighborhood/>.

SHADOW RUN ANNUAL MEMBERSHIP MEETING AND ELECTION OF DIRECTORS 2015/2016

Fiscal Year May 1, 2015 – April 30, 2016

Dear Fellow Homeowners,

Our Shadow Run Homeowners Association annual Member's meeting with election of Directors is coming up shortly.

The Annual Meeting is scheduled for May 20th.

A first notice of meeting has been mailed and we are waiting for volunteers to submit their Notice of Intent to be a candidate for the Board of Directors. Deadline is April 10.

Approximately three weeks prior to this meeting we will be mailing each of you an Official Notice of Meeting. This notice will include the meeting info, proxy with proxy ballot, and a stamped, self-addressed envelope marked "SHR Proxy" in the bottom left corner. When you receive yours in the mail, **PLEASE TAKE A MOMENT TO VOTE AND SIGN THE PROXY.**

We have over 375 Proxy Ballots that will be mailed and we would appreciate your help and cooperation in taking a couple of moments of your time in voting, signing the proxy ballots where indicated, and then returning them to us in the self addressed envelopes provided for your convenience. We can't make it simpler than this.

Do not assume that the other neighbor will do it and that your vote is not important. All votes count.

Please send your nomination form. If you did not receive, please contact Ron Trowbridge at 813-264-1119

Please visit our website at OurShadowRun.com for important information on wild boars in the neighborhood and for reviewing the most current Board of Director monthly meeting minutes.



SHADOW RUN HOMEOWNER'S ASSOCIATION

UPCOMING EVENTS

APRIL
Shadow Run's 7th Annual
Neighborhood Clean-Up
Saturday, April 25
8:00am - 1:00pm

MAY
Annual Membership
Meeting and Election of
Directors
Wednesday, May 20

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.**



EAST SIDE MONUMENT WALL REPAIRS

The eastern entrance monument wall at Boyette Road continues to get pelted from out of control vehicles speeding west bound at the approach to Shadow Run Boulevard. No one yet has been able to straighten the 90 degree curve.

Major repairs have begun on the wall following the January 25, 2015 accident. While settling the insurance claim for that incident, another vehicle in same speeding, out of control fashion clipped the same wall, this time chipping a portion of the left column. Investigation of that property damage continues. This latest incident is the third such accident in less than 18 months and the fourth in three years.

Led by Board Director Jim Petosky, the Association has been in contact with the County to discuss additional options to possibly deter these incidents. An additional stop sign for west bound Boyette may be considered.

The west entrance wall on McMullen Road was damaged last year. Amazingly, there have been no serious injuries in any of these accidents despite the near airborne launches of vehicles into the east wall.

**WELCOME TO
THE NEIGHBORHOOD!**
*Daniel & Erica Holliday
James & Amanda Griffith*

www.ourshadowrun.com
WEBMASTER NEEDED
**Contact: Seymie Wilkerson 658-8777 or
Dave DeVelder 758-1772 If Interested**

SHADOW RUN BOAT RAMP REMINDER

Homeowners are reminded of the requirement to pre-register boat towing vehicles and obtain a ramp permit from the HOA to access Lake Grady from the Shadow Run Boulevard HOA owned boat ramp lot.

For additional information and a permit application, go to the home page of www.ourshadowrun.com, click on "Welcome to Shadow Run", then scroll to Boat Ramp Permit Registration and Boat Ramp Lot Rules and click onto the respective documents.

BE AWARE, BE ALERT

There have been recent home break-ins in Shadow Run in the Sugarberry Drive area. The Sheriff's Office is continuing to investigate. Any strange activity, individuals acting in a strange manner, loud unusual noises or alarm systems going off, should immediately be reported to: 911 OR The Hillsborough County Sheriff's office at 813-247-8200.

ADVERTISING IS EASY & AFFORDABLE!

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

SHADOW RUN SHARES

By Whitney Bolan

My name is Whitney Boland and my husband is Joseph Boland. Joe works as a law enforcement officer in the Tampa area. He is a veteran from the United States Marine Corps where he spent 5 years. I am a Realtor with Signature Realty Associates. I have lived in the Hillsborough and Pinellas County area my entire life. Much like you, we can understand and appreciate the changes that life presents over time. The needs and desires of life change as do our real estate needs. Being a Realtor we were looking for the perfect neighborhood for our family and because of my job we had a very long list of "Must Haves." We were so pleased when we found Shadow Run. We are looking forward to the space offered by the lots in the community with space to grow fresh herbs and vegetables that will be used in various culinary and enjoyed during the many years that we intend on being in this community. We are so please with the Welcoming nature of this community and looking forward to getting to know our neighbors and being involved in our new HOA.

If you have something you'd like to share in a future newsletter, please email Sandy Meyer at Smeyer608@gmail.com.

BOARD MEMBER SPOTLIGHT

Etienne (ET) Nortje - Architectural Control Board Chair

What is the Chairman of the ARC committee responsible to do?

He or She is responsible for reviewing all completed ARC submission received from the Managing Company. The review is required to ensure the application does not violate any of the by-laws and is consistent with the neighborhood's appearance. More often than not they will engage in conversation with the resident to obtain some additional clarification regarding the application. Finally, they present all applications to the Architectural Review Committee which is comprised of mostly non-Board members. This group will draft recommendations for the BoD regarding each application.

How long have you lived in Shadow Run?

My wife and I have lived here for three amazing years. We actually loved our yard so much we decided to get married under a massive grand oak with 80 of our friends! (Yes, they all parked on the grass)

Why did you choose to serve on the board?

I attended several meetings during 2013 and 2014 and felt that I could add value to the group by bringing a different, fresh and potentially more simplistic view to many of the discussions held by the BoD. Being on the BoD is a volunteer job which is often a thankless one. People see us as traffic cops patrolling the neighborhood looking for weeds on their lawn or unapproved bird feeders. I want to help break that legacy perception and



show the community that having a common sense approach, \$200/yr. HOA helps retain property value to our already beautiful and amazing neighborhood. It's not easy having a full-time job and being on the board, but being retired and having too much time to patrol the neighborhood may also not be a good thing. We need a healthy balance.

Please share a fun fact about yourself.

Born in South Africa, moved to the US about 15 years ago, and married someone from my hometown who I met here in the US. Love to ride my motorcycle...so much that I recently took a 1 month, 12,000 mile trip to Alaska... tent camping every night except two. Fun!

What is your favorite thing about living in Shadow Run?

The people and the space. With very, very few exceptions, every person we have met in the neighborhood has been wonderful! We drive around as much as we can to meet new people. During the last block party about 30 residents showed – it was a blast! Your neighbor is awesome... don't only "friend" or "like" them on Facebook... go over there and BBQ!

Why should a resident consider serving on the board or assist a committee?

Listen, we do not get paid for this. You need to WANT to do it. I believe most BoD members do it because we want to keep our community in shape. This is seldom free and never without effort. This is not a \$350/month HOA, but this is our HOA and hopefully the 9 people on the BoD can accurately represent the

neighborhood on Monday night. Take a drive down some neighborhoods not far from here and you will quickly notice the difference. Ask yourself this, does your property go up in value by at least \$200/yr. because of the HOA? If yes, that is a good ROI and you should consider to join, especially if you want to influence some of the decisions. The HOA will not make or break the neighborhood... the residents will. The HOA should be there to support the neighborhood, not police it... and when they overstep their authority or try to change too much too quickly, the entire neighborhood shows up at a meeting and you get to meet some new people, who you find out live down the street from you!

Please share best practices that will assist residents in their ARC application being approved and in a timely manner.

ARC Application Tips:

- When in doubt whether to submit an application for improvement, simply send an email to ask for clarification.
- Submit completed application at least 1 week prior to the scheduled BoD meeting.
- Provide survey, pictures, photos or drawings of what you intend to do.
- Provide samples of material you intend to use (roof, fence, paint, etc.), whether actual material, in print format or even a link to a website!
- Refer to www.ourshadowrun.com and click on 'Architectural Control Forms' for more information.

BOARD OF DIRECTORS MEETING MINUTES • January 26, 2015

continued from page 2

03. On MOTION to approve by E.T Nortje, duly seconded, the Board unanimously approved the re-shingle of the home at 12103 Shadow Run.

04. On MOTION to approve by E.T Nortje, the Board upon a vote of seven (7) (DeVelder, Hagin, Leneberg, Nortje, Petosky, Sanchez, Wilkerson) FOR and one (1) (McCann) AGAINST, approved the repainting of the home at 11310 Donneymoor.

IX. HOMEOWNER COMMENTS

Homeowners were permitted to address the Board regarding Agenda items.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:22 PM.

Approved by the Board on February 16, 2015.



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www.facebook/groups/shadowrunneighborhood/

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Join group to submit a
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REGISTER NOW FOR SUMMER CAMPS!!!



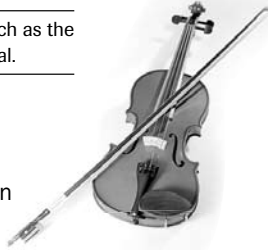
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 - **May 29th & 30th**
Fishhawk Studio
- Call for times!**



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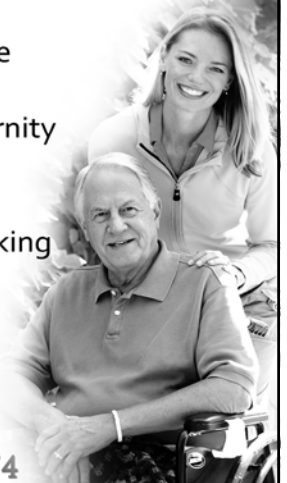
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FOUR PAWS VETERINARY HOSPITAL, Dr. Kimberly Tyson 9430 Balm-Riverview Road, Riverview, 813-672-3687 www.4pawsvethospital.com

INNOVATIVE MORTGAGE SERVICES, Roland Burger, NMLS 377781, for all your mortgage services call 813-417-1543

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LINE-X Protective Coatings & Truck Accessories. Coatings for truck beds, jeeps, trailers and commercial and industrial applications. Owners, Kevin and Molly Koehnke, 105 US Hwy 301 S, Ste. 113, Tampa 813-627-9603, www.line-x.com

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, www.OnLifeRenewed.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

PRO KLEEN, pressure washing service, roofs, sidewalks, driveways, decking, pool enclosures, etc. 813-240-7274

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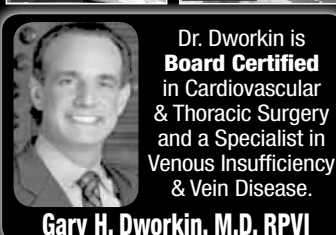
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