

the Shadow Runner

October 2017



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**

HILLSBOROUGH COUNTY AWARDS \$2500 GRANT TO SHADOW RUN

By Janet Magnuson

I applied to Hillsborough County for the 2017 Neighborhood Mini Grant and was awarded \$2500. Paul Silva suggested I purchase a 12'x16' canopy with polycarbonate roof. The Shadow Run Dam Corporation board of directors assembled and installed the canopy on the concrete pad covering the picnic table located on the dam.



I would like to thank the Dam Corporation members for all their hard work in completing the project: *Catherine Scaglione (President), Gene Porter (Treasurer), A Paulo Silva (Secretary), Peter Sabonis, Josh Smith, John Lindsay and Jay Medlock.*



Following is a list of the grants that have been awarded to Shadow Run since I began the grant process:

- 2010 Lighted Message Boards
- 2011 Entrance Signs
- 2012 Carnival Games
- 2013 Security Camera
- 2014 Bike racks and dog waste stations
- 2015 Picnic table and trash cans
- 2016 Barbecue grills
- 2017 Canopy

I would like also to thank the Hillsborough Board of County Commissioners, the County Administrator, The Office of Neighborhood Relations and the Children's Board of Hillsborough County for providing the funds for the neighborhood mini grants.

The grants have to be associated with the needs of children. If anyone has suggestions for the grants, please contact me at jmagnuson2@verizon.net.

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Calling all Volunteers!

Don't miss an upcoming volunteer opportunity at the Shadow Run Trick or Treat Street community event!

Please consider volunteering for this year's trick or treat street. Any volunteer time is appreciated - 1 hour, 2 hours ... we appreciate any help before, after or during the event.

**Setup • Clean-up • Game Stations • Prize, Food & Candy Tables
Pictures • Pumpkin Decorating Contest Judges**

Interested in serving your community?
email board@ourshadowrun.com or call 813-658-8777.





SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

BOARD OF DIRECTORS 2017-2018

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

manager@ourshadowrun.com
(forwarded to Greenacre Properties and President)

PRESIDENT - ET Nortje

VICE PRESIDENT - Seymie Wilkerson

TREASURER - Helga Sanchez

SECRETARY - David DeVelder

DIRECTORS

Dave Parker
Jim Petosky
Frank Weiri
Joseph Don McCann
Lee Alexander

SHADOW RUN DAM CORPORATION BOARD OF DIRECTORS

PRESIDENT - Catherine Scaglione

TREASURER - Gene Porter

SECRETARY - Paulo Silva

MEMBERS AT LARGE

John Lindsay
Jay Medlock
Peter Sabonis
Josh Smith

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

This newsletter is printed courtesy of the

Tampa Bay Times
tampabay.com

To subscribe, please call 877-843-8463

1st ANNUAL SHADOW RUN DAM BENEFIT GOLF TOURNAMENT

The date is getting closer and excitement is rising for this event
that solely benefits our community.

It is time for golfers to sign up - either as a single player or a foursome.
We would also appreciate members of the community signing up
or suggesting sponsors.

On the flier below are listed the various sponsor categories.

In addition, we need volunteers to help us on the day of the event.
If you would like to participate in some way, please call Gene Porter at
813.548.0806 and he will be happy to sign you up.

Thank you in advance for your encouragement and participation.

Shadow Run Dam Benefit

Scramble

Prizes for winners,
longest drive,
putting challenge,
closest to the pin, & 50/50

GOLF TOURNAMENT

For information or to arrange
payment, call: Gene Porter
813.548.0806

SPONSOR THE TOURNAMENT

Beverage Cart Sponsor \$250

- Exclusive Signage on Beverage Cart
- Day of Event Recognition
- Two Lunch Tickets

Putting Challenge Sponsor \$200

- Exclusive Putting Green Signage
- Vendor Spot
- Logo Prominently Displayed
- Day of Event Recognition
- Two Lunch Tickets

Hole Sponsor \$100

- Exclusive Signage at Designated Hole

Longest Drive Contest Sponsor \$175*

- Exclusive Tee and Green Signage
- Booth Space at Hole 17
- Day of Event Recognition
- Two Lunch Tickets

Closest to the Pin Sponsor \$150*

- Exclusive Tee Signage
- Day of Event Recognition
- Two Lunch Tickets

* Must be present to organize, monitor
and conduct contest day of the event

*All proceeds
benefit the
protection and
maintenance of
Lake Grady Dam*

WWW.
SRDCFL
.org

*Sponsor a hole and let everyone
know how much you appreciate a
great cause!
\$100 fee, includes signage and
gift cards for prizes*

Make money
on stuff you no longer use
SAVE 25% on your garage sale ad!
Your ad will appear on the Times
Garage Sale Map and on tampabay.com.
Call 877-321-7355. Tampa Bay Times
tampabay.com

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visit tampabay.com/freeads and see!

SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

COMMITTEES

COMMON GROUNDS/
LANDSCAPING
Chair: **CALLING ALL VOLUNTEERS**
Members: Ilze Nortje,
Dee Wilkerson (Interim Chair)

LAKE/BOAT COMMITTEE
Riley Wagner, Dave Parker,
Charles Delarosa

ARCHITECTURAL REVIEW
COMMITTEE (ARC)
Chair: ET Nortje
Members: Dee Wilkerson
Members: Mike McClary

FINANCE
Chair: Helga Sanchez
Members: Seymie Wilkerson

SOCIAL COMMITTEE
Carolyn Leneberg – Garage Sales
Doris Stamper - Garage Sales

WELCOME COMMITTEE
Candy Sigel
Lee Alexander

NEWSLETTER
Kat McClary, Joshua Wilkerson
Seymie Wilkerson

GRANTS
Janet Magnuson

LEGAL
Helga Sanchez
ET Nortje
Seymie Wilkerson

PROPERTY MANAGEMENT

KATT SEARS, CAM
GREENACRE PROPERTIES
4131 Gunn Hwy. Tampa, FL 33618
Email: ksears@greenacre.com
(813) 600-1100, ext. 171

Articles submitted by individuals
do not necessarily represent the opinion
of the Board of Directors of the
Shadow Run HOA.

*The articles and opinions in this newsletter are the
property of the Shadow Runner
and are not endorsed by the
Times Publishing Company or its affiliates.*

**Advertisements contained herein do not
necessarily reflect an endorsement
by the Board of Directors of the SRHOA
and/or its membership.**

*The article listed below is provided as a courtesy only and such article does not imply
endorsement of listed agent or service.*

MARKET REPORT:

SHADOW RUN PROPERTIES AS COMPARED WITH SIMILAR PROPERTIES IN RIVERVIEW

by Patricia Riesenkampff, CIPS at CENTURY 21 Beggins Enterprises

This is a Realtor Valuated Assessment during a six month study using the search
criteria of Single Family Homes with the following features: 3+ Bedrooms, 2+ Baths,
between 2500-3500 Square Feet Living Space under air, NO POOL or having a Private
Pool, Built between 1975-2010, with Land between a Half Acre and one Acre, and No
New Construction

SHADOW RUN PROPERTIES	RIVERVIEW PROPERTIES
Active listings: 4 plus one Pending Solds: 10	Active Listings: 2, one in Shadow Run Solds: 11, 2 in Shadow Run, 2 in Eagle Watch, and 4 in Creekside subdivision

*Listing Price average per square foot
of active listings in Shadow Run:*
\$134.96

*Sold Price per Square Foot of
Sold Properties in Shadow Run:*
\$128.35

*all transactions were either all cash
or conventional in SR*

Riverview has 1,884 active listings for
single family homes with 3+ bedrooms, 2
+ baths, between 2500-3500 living square
feet under air.

609 have no pool, 251 have a private
pool, 203 have at least a two car garage
and only 213 were offering the financing
of only cash or conventional.

With custom built homes and land
parcels of one acre, on average and the
lovely proximity to gorgeous Lake Grady
and many other idyllic ponds with ma-
ture tree grown landscapes, a close prox-
imity to the cultural offerings of Tampa,
Tampa International Airport and Mac-
Dill and not to mention the short drive
to the alluring Gulf beaches, as well as
the neighboring dining, shopping, doc-
tors, and highly rated schools, Shadow
Run, by far, has the kind of fabulous fea-
tures and benefits which the demanding
buyer is seeking. This particular kind of
buyer, often well outside the geography
of our MLS system, indeed is looking for
this kind of spacious, traditional family
neighborhood where the selfless Hom-
eowners Association board members try
very hard to maintain and to increase the
overall value and therefore equity of each
individual community member's property.

Shadow Run is not to be compared with
the norm as my numbers reflect. The val-
ue of this community needs to be upheld
in the market and buyers should be tar-
geted according to their own goals to find
the kind of unique features and benefits
which exemplify Shadow Run.

My passion for this neighborhood
is well founded. It reminds me of where I
grew up in New England and therefore re-
minds me of feeling secure, happy and free.
I regularly attend the HOA meetings and
volunteer at the community events and I
keep a vigilant eye on the activities at the
dam. It is always fun for me to offer my
market reports to you as I walk through the
community. It has been my pleasure meet-
ing each of you during our brief real estate
oriented conversations. I have watched
your community blossoming forth during
the 16 months I have been working in this
area. Shadow Run continues to develop
into the special kind of community many
families dream of living in.

*Patricia is available for any of your
real estate needs, inquiries or challenges
and looks forward to the privilege of
being of service to this unique, beauti-
ful community in the very heart of Riv-
erview. She works together with many
professional service providers regarding
home repairs, contractors, landscaping
and design, pools, mortgages, financial
advisers, roof repair, pet sitting, win-
dow replacing and upgrading, carpeting,
flooring and much more. Many of these
service providers are to be found right
here in Shadow Run.*

ADVERTISING IS EASY & AFFORDABLE!

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



SHADOW RUN HOMEOWNER'S ASSOCIATION

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



SHADOW RUN ON FACEBOOK:

If you would like to join us on facebook, go to www.facebook/groups/shadowrunneighborhood/

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



HURRICANE IRMA AND A HUGE THANK YOU TO THE DAM CORPORATION BOARD OF DIRECTORS

When it became obvious late in August that we faced a weather-related challenge to the security of the Lake Grady spillway and dam, several neighbors experienced in such matters began to meet at the dam planning a course of action. First order of business was for Gene Porter to conduct readiness drills to determine how well the sluice gate performed and by doing so, determine the rate of speed we would allow water to escape thru the sluice gate. Then as Irma came closer, Shadow Run Dam president, Catherine Scaglione, instructed us to follow the published procedure for just such an event leading up to her command to, "Open the sluice gate 100%."

Many of you noticed that Lake Grady was lowered before Hurricane Irma arrived and in some cases exposed the lake bottom – quite an ire site! This was part of the Dam Corporations Emergency Procedures to protect the integrity of the dam. You might also have noticed that the lake lowering and the open sluice gate acted as reservoir and moderator for Hurricane Irma that created water surging downstream, lessening the impact on residents downstream.

A big thank you to all of the Dam Board members, past and present, who came to all of the impromptu meetings that were held before and after Hurricane Irma. Your past knowledge, wisdom and expertise helped us make the right decisions.

The Dam Corporation is always looking for new members to join our board and attend our meetings. Please let us know if you are interested in attending or serving on the board.

You may contact Catherine Scaglione at crtscaglione@gmail.com. for further information.

We welcome new faces and idea

The Present Dam Corporation Members are:

<i>President:</i>	<i>Catherine Scaglione</i>
<i>Treasurer:</i>	<i>Gene Porter</i>
<i>Secretary:</i>	<i>A. Paulo Silva</i>
<i>Board Members:</i>	<i>Josh Smith</i>
	<i>Jay Medlock</i>
	<i>John Lindsay</i>
	<i>Peter Sabonis</i>
<i>Former Presidents:</i>	<i>Tom Behrens</i>
	<i>David DeVelder</i>

BE SCAM SMART AFTER IRMA

*Jimmy Patronis, Chief Financial Officer,
State of Florida*

Dear Fellow Floridians:

As I have traveled across Florida, visiting with law enforcement, local leaders and families that were impacted by Hurricane Irma, I've witnessed a true sense of community and service in our state. Sadly, storms tend to bring out the best -- and the worst -- in people. As you continue your recovery, be on the lookout for opportunistic scammers who may try to cheat you.

The sad fact is that there are people who will attempt to take advantage of our fellow Floridians during this time, so even if your home or business was spared, keep your eyes and ears peeled for your friends and neighbors.

First and foremost, if a repair company makes an offer that sounds too good to be true, it probably is and could be fraud. Fly-by-night repair companies that lack proper training, licensing and insurance coverage, may make you an offer that sounds far cheaper than any other company in town. Don't fall for it! The work provided by these fly-by-night companies is likely to be sub-par, and it might have to be re-done down the road, costing you even more money.

Make sure you are hiring only licensed professionals by verifying your contractor's license, using the Department of Business and Professional Regulation's online tool @ <http://www.myfloridalicense.com/dbpr/>.

Next, be clear on the details of all contracts you are asked to sign. Ask questions until you know how much the work is going to cost, what work is going to be performed, and whether you or your insurance company will be responsible for payment. Do not inadvertently sign your insurance claim rights over to a repair company by signing a document that you didn't understand.

Part of your rebuilding efforts may also include the Federal Emergency Management Agency, or FEMA. Several FEMA scams were reported in North Florida after Hurricane Hermine, as well as in Texas following Hurricane Harvey.

continued on page 5



BE SCAM SMART AFTER IRMA

continued from page 4

Keep an eye out for the following things:

- FEMA imposters going door-to-door, asking for money to assist with the filing of federal flood claims. FEMA does not charge for this service and does not go door-to-door in this capacity.
- Robocalls from FEMA imposters, asking consumers to hang up and dial a 1-800 number to make an insurance payment ASAP to prevent policy cancellations.

To better protect yourself, verify the identity of all individuals claiming to represent government and relief agencies or insurance companies. Official personnel should display their ID badges, should provide identification without hesitation upon request, and say why they are in the area. If you suspect that someone is impersonating official personnel, contact the local police department or sheriff's office immediately.

Our Insurance Consumer Helpline is a great resource, so make sure you have our number saved (1-877-MY-FL-CFO). Insurance experts are available to assist home and business owners with all insurance-related questions and concerns from 8 a.m. to 5 p.m. ET Monday through Friday. Suspected fraud can be reported via the Helpline.

Hard work is being done by leaders at the local, state and federal level, and that hard work will continue until every Floridian has recovered from this storm. Be a scam smart customer, and remember, if you see something, say something, and report any suspected fraud.

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mark@markrossmiller2.com

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1st Annual Shadow Run Dam Benefit

Scramble

Prizes for winners,
longest drive,
putting challenge,
closest to the pin, & 50/50

GOLF TOURNAMENT

For information or to pay by
credit card, call: Gene Porter
813.746.2636

***Saturday, November 11, 2017 at Summerfield Crossings
7:30AM Registration, 8AM Shot Gun Start***

\$275 /Foursome, \$75/Player

Includes 18 holes of golf, cart, lunch and a chance at prizes

Send payment to: PO Box 894, Riverview, FL 33568

Detach bottom and include check made payable to: Shadow Run Dam Corp

Player 1: _____

Email: _____

Phone #: _____

Player 3: _____

Email: _____

Phone #: _____

Player 2: _____

Email: _____

Phone #: _____

Player 4: _____

Email: _____

Phone #: _____

***All proceeds
benefit the
protection and
maintenance of
Lake Grady Dam***

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***Sponsor a hole and let everyone
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great cause!
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gift cards for prizes***

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riverview@mathnasium.com • mathnasium.com/riverview



Authentic Italian Pizza



\$8.99 Large 1-Topping Pizza

Code: HDLGO

Expires 11/30/17. Participating locations only: cannot be combined with other offers including Big Square Deal. Price does not include delivery charge or taxes (varies by location). Delivery orders must meet minimum amount.

30% Off Online Orders of \$20 or more* Code: save3802

Expires 11/30/17. *Valid online only. Discount off regular menu price. Cannot be combined with any other offer including Big Square Deal pizzas. Offer good at participating locations.

\$14.99 Two Medium 1-Topping Pizzas

Code: HD2415

Expires 11/30/17. Participating locations only: cannot be combined with other offers including Big Square Deal. Price does not include delivery charge or taxes (varies by location). Delivery orders must meet minimum amount.

\$15.99 Large 1-Topping Pizza & 10 pc Chicken Dippers or Wings

Code: HD1624

Expires 11/30/17. Participating locations only: cannot be combined with other offers including Big Square Deal. Price does not include delivery charge or taxes (varies by location). Delivery orders must meet minimum amount.

11438 US Highway 301 S., Riverview • 813-559-9696

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Wolfe's Family Halloween Hayrides & Pumpkin Patch are BACK!!!!

Wolfe's Produce, 6005 US Hwy 301 S., Riverview
(Corner of 301 & Bloomingdale Avenue)

FREE CANDY FOR EVERY RIDER

PUMPKIN PATCH OPEN DAILY OCT. 1-31 8:30AM-CLOSE

Come Visit One of the Area's Largest Pumpkin Patches!

– All Shapes & Sizes –

KID FRIENDLY Exciting NEW HAYRIDE adventures & trails!

BONUS NIGHT! Monday, 10/30 6:30-8:30PM

OCTOBER HAYRIDE DATES

6:30 – 9:30PM • \$7 PER RIDER

Friday, 10/13 • Saturday, 10/14 • Sunday, 10/15

Friday, 10/20 • Saturday, 10/21 • Sunday, 10/22

Friday, 10/27 • Saturday, 10/28 • Sunday, 10/29

Specializing in Halloween Decor:

Hay Bales, Corn Stalks, Scarecrows, Indian Corn, Decorative Gourds, Carving Kits & More! Candy Apples & Apple Cider available.

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Jeff: 813-927-2203 • John: 813-927-2204

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*Above offers cannot be used with other discounts or offers. Offers are for retail only & prior orders exempt.
Offers expire 10/31/17; with approved credit on purchase of \$1,000 or more. See store for details.

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