

# The Shadow Runner



The Bi-Monthly Newsletter of the Shadow Run Homeowners' Association, Inc.

## Riverview Garden Club

Meets 2nd Wednesday  
of each month

September thru June

10:00 am at the

Riverview Civic Center

11020 Park Drive, Riverview

813-671-0097



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

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## ANNOUNCING 2018/2019 SHADOW RUN HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

*Fiscal Year May 1, 2018 – April 30, 2019*

Thank you to all residents that mailed their proxies or attended the annual meeting! We achieved quorum early and appreciate your support in mailing your proxies timely! The Shadow Run 2018/2019 board of directors are David DeVelder, Dave Parker, ET Nortje, Helga Sanchez, Lee Alexander, Jim Petosky and Seymie Wilkerson.

The election of officers was conducted immediately following the meeting and the following are your HOA officers for the 2018/2019 fiscal year:

- *ET Nortje – President*
- *Lee Alexander – Vice President*
- *Helga Sanchez – Treasurer*
- *David DeVelder – Secretary*

The board of directors look forward to serving our community and ask you to consider volunteering with a committee or event this year. We are always seeking new ideas and this is a great opportunity to meet your neighbors and help our community be the best community to live!

## HURRICANE SEASON IS HERE!

The first storm of the year already formed on May 30, 2018! Most experts are predicting a near to above average season of 12-15 named storms, 6-8 hurricane, and 3-5 major hurricanes. Please be prepared and have a plan for you and your family.

There are helpful resources and information located on the Hillsborough County website at <http://www.hillsboroughcounty.org/en/residents/public-safety/emergency-management/stay-safe>

You may set up alerts, find updated news, evacuation information and more. In addition, visit Tampa Bay Times site for your hurricane guide at [www.tbo.com/hurricane-guide/](http://www.tbo.com/hurricane-guide/)

### **Below are the Top 5 tips to help residents stay safe this season.**

*(Resource: Pinellas County Emergency Management/applies to all Tampa Bay residents)*

1. Know your evacuation level. Check the emergency management website located at [www.hillsboroughcounty.org](http://www.hillsboroughcounty.org).
2. Build your plan. Know where you are going, what to do and who your plan involves.
3. Get papers together. When it comes to recovery from a storm, you really have to have those important papers together. These include insurance policies, birth certificates, titles and other legal documents.
4. Pay attention to warnings. When information is communicated, you've got to do it. You want to be the first one done.
5. Don't believe it can't happen here.





## SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

### BOARD OF DIRECTORS 2018-2019

[board@ourshadowrun.com](mailto:board@ourshadowrun.com)  
(forwarded to Board of Directors and Manager)

[manager@ourshadowrun.com](mailto:manager@ourshadowrun.com)  
(forwarded to Greenacre Properties and President)

PRESIDENT - ET Nortje

VICE PRESIDENT - Lee Alexander

TREASURER - Helga Sanchez

SECRETARY - David DeVelder

#### DIRECTORS

Dave Parker  
Jim Petosky  
Seymie Wilkerson

### SHADOW RUN DAM CORPORATION BOARD OF DIRECTORS

PRESIDENT - Catherine Scaglione

TREASURER - Gene Porter

SECRETARY - Paulo Silva

#### MEMBERS AT LARGE

Gene Belcher  
John Lindsay  
Jay Medlock  
Adam Montella  
Josh Smith

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

## REMINDERS

*Katt Seers, Community Association Manager*

A reminder that all correspondence, questions, or concerns should be directed to Greenacre Properties. Our main number is 813-600-1100 or email [ksears@greenacre.com](mailto:ksears@greenacre.com).

### ANNUAL ASSESSMENT DELINQUENCY POLICY REMINDER

The association is a non-profit corporation and as such, prepares a budget designed to pay the bills of the association as they become due; no excess funds are programmed into the budget. When homeowners do not pay their assessment by the date due, the association may not be able to pay its bills and in some cases services are delayed or curtailed. As a reminder, the enforcement policy is listed below for review. You may view this policy on [www.ourshadowrun.com](http://www.ourshadowrun.com) under the tab 'SRHOA Documents' and scroll to 'policies and resolutions'.

- PAYMENT DUE DATE: MAY 1ST
- PAYMENT DELINQUENT: MAY 10TH
- LATE NOTICE FROM MGMT: MAY 31ST (\$25 LATE FEE PAYABLE)
- CERTIFIED MAIL NOTICE FROM MANAGEMENT: JULY 1ST
- LEGAL ACTION COMMENCES: AUGUST 1ST

*\*A \$25 late fee is assessed against delinquent accounts 30 days past due date. Management cannot accept payment without late fees.*

## ATTENTION: REPORTING SUSPICIOUS ACTIVITY WE NEED YOU HELP!

- 1) Use the non-emergency number to contact HCSO. The number is (813) 247-8200.
- 2) Identify yourself as a member of the Shadow Run HOA.
- 3) Report what is being observed (trespassing or potential illegal activity).
- 4) Describe the people that are doing the activity and if they have parked a vehicle at the dam area.
- 5) Describe the vehicle and which side of the dam the vehicle is parked.  
This will allow the responding officer to arrive at the correct side of the dam.
- 6) The HCSO operator will ask if you want to be present when the persons are confronted. In general it is better to remain anonymous. It is recommended to leave your name and contact number with HCSO should the responding officer have additional questions.



### It's easy to report a malfunctioning light!

Write down the ID tag number on the pole

Report online or over the telephone

Provide your contact information  
for verification

This newsletter is printed courtesy of the

**Tampa Bay Times**  
tampabay.com

To subscribe, please call 877-843-8463

### ADVERTISING IS EASY & AFFORDABLE!

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

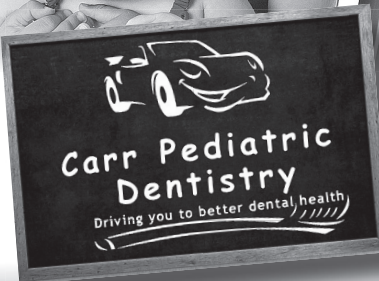


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# WELCOME

*to the neighborhood*



Kenneth & Tammy Grobeck  
Annette & Darwin Miller  
Hector & Maria Sanchez  
Clifton & Tina Holley  
Joseph & Rosaline Kail  
Lance & Jennifer Smedley

*A good neighbor is a fellow who smiles at you over the back fence, but doesn't climb over it.*

~Arthur Baer

**something fun.**

For free, unlimited access to all the fun things to do in Tampa Bay and to sign up for weekly emails, visit

**[tampabay.com/do](http://tampabay.com/do)**

PR81509

# 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.**

## ANNOUNCING ELECTRONIC VOTING SIGN UP TODAY!

Thank you to many of you, our residents, that signed up for electronic voting before this year's annual homeowners' association meeting. If you haven't signed up yet, please do so today!

The Board of Shadow Run Homeowners Association directors announced that we recently partnered with HOAst Inc., a local company, to use online electronic voting software for our community.

This functionality was recently made possible in Florida because during the 2015 Legislative Sessions, a new law was passed authorizing homeowner associations to conduct elections and other owner votes through a qualified internet-based online voting system.

This is an important benefit contributing to the efficiency of our association and we want to encourage residents to take advantage of this. (We currently spend approximately \$3000 on postage each year.) If you prefer not to vote online, you will still receive your ballots via U.S. Postal Service.

*The implementation of electronic voting will serve our community well in a number of ways:*

- Reduces association mailing costs, both ways.
- Saves residents time and effort.
- Helps reach quorum more easily – every electronic vote counts towards quorum.
- More accurate – reduce/eliminates possibility of “human error” on paper ballot.
- Digital audit trail of elections and results.

*What's in it for our us?!*

- e-Ballots can be accessed by computer, tablet, or a smart phone. All you need is internet access.

- e-Ballots are available 24/7 and wherever you are. (Home, work, out of the state or country)

- e-Ballots can't be lost, dropped behind the couch, eaten by the dog, or mailed to the wrong address.

- Each e-Ballot adds to our election quorum, thus saving time and money for the association.

Throughout 2018 you will receive various introductory and setup communications on this new and exciting portal available to Shadow Run residents. We know it will take some time to enroll the majority community members, so we will periodically be reaching out via mail/e-mail/social media to solicit your enrollment. We hope to have the majority of the community enrolled by end of year so that we can conduct online voting for a variety of topics next year.

*Please take 5-mins to follow these simple instructions to sign-up as soon as possible.*

Logon Instructions for Shadow Run (first time only)

1. Go to <https://shadow.myhoast.com> (do not enter “www”)
2. Select “Logon” at the top right or bottom center Select the “Here” button (see red arrow above).
3. Fill out the form, check the box at the bottom, and select “Submit.”
4. If the information you entered perfectly matches the information in myHOAst, you will receive this message:

**Your username and new password have been emailed to you**

5. If the information you entered does not perfectly match the information in myHOAst, you will receive this message:

Data entered does not match the community information. Either re-enter this data or select the Contact Admin button below

6. Either try again with different information entered (e.g., try Robert and try Bob), or select “Contact Admin.”

7. You will then receive this message:

**Your request has been sent**

8. You will receive your credentials once the Admin approves your request.

Log on to Our Community Name

Username

Password

Log In

Click Here if you need help logging on.

Request Logon Information

First name

Last name

Email address

Phone

By submitting this request, I acknowledge and consent to the delivery of notices and other pertinent information from the Association to the email above. I understand and agree that notice by mail may not be provided. I may revoke this authority to provide notices electronically by deleting my email address in myHOAst or by delivering notice to the Association that I request they delete my email address in myHOAst. In this case, the Association must send all future notices and other pertinent information by mail, or provided by lawful means other than electronically.

☐ Checking this box constitutes my electronic signature

Submit Contact Admin



# VOLUNTEERS NEEDED!



Meridien Research needs volunteers for current research studies:

- ADHD (all ages)
- Alzheimer's Disease
- Cluster Headache
- Depression (all ages)
- Diabetes (types 1 and 2)
- DPN
- High Triglycerides
- Low Sexual Desire
- Multiple Sclerosis
- PTSD
- Traumatic Brain Injury
- Trigeminal Neuralgia

Participants receive study-related care and medication. No insurance required.

**\*COMPENSATION UP TO \$1,200**

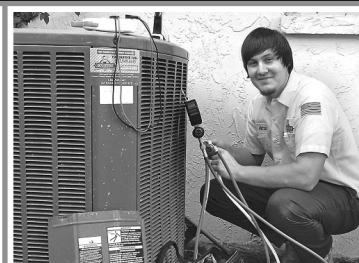


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## SHADOW RUN HOMEOWNER'S ASSOCIATION

### 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/](http://www.facebook/groups/shadowrunneighborhood/)

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



## SHADOW RUN HOA COMMITTEE INTEREST FORM

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Committees advise and assist the board in conducting the business of the association. We are also seeking chairperson volunteers for these committees. It's a great way to lead and volunteer for committees you have an interest and can make a contribution to the community. In order for these committees and events to run smoothly and be brought back each year, we need help from the residents in our neighborhood!

Please email which committee(s) you are interested in serving to: [board@ourshadowrun.com](mailto:board@ourshadowrun.com) or mail this form to PO Box 916, Riverview, FL, 33568 and circle all committees that you are interested.

### *Safety Committee/Neighborhood Watch (NEW)*

Identifies and develops programs to promote the safety and security of the community, inspects and monitors community. Promotes ideas to deter unwanted criminal behavior and recommends improvements. Liaison with local law enforcement and county.

### *Common Grounds Committee*

Regulates appearance, use and maintenance, as well as, preserves and enhances the physical environment of all common areas, solicits information and bids from appropriate maintenance and landscaping providers, inspects common areas and monitors maintenance contracts for compliance. Recommends improvements.

### *Community Recreation Committee (Social Committee)*

You can volunteer for one, some or all events. It is not required to be involved with all events that occur during the year. Develops and participates in various events planned for the community. Team up with other volunteers for social, holiday & seasonal events, annual spring clean-up and annual garage sale.

### *Architectural Committee*

Assists the board in reviewing modifications and improvements submitted by residents. Makes recommendations and regulates designs and appearance by reviewing covenants, policies, procedures, rules, and regulations as outlined in the SR Protective Covenants.

### *Newsletter Communications*

May assist with any portion including contributing and/or editing and/or preparing the association newsletter. Assistance with preparation, labeling, mailing, proofing and coordination of articles on a bi-monthly basis. Experience with MSWord, cutting, pasting and being creative is a plus, but not necessary.

### *Social Media Committee*

Promotes community events on Shadow Run social media sites. Communicates with webmaster to ensure information on website. No experience necessary. Posts updates, community meetings and promoting community events.

### *Shadow Run Angels*

Do you have a skill, tools or time that could help a neighbor in need? This is the committee for you! We have neighbors who occasionally may need assistance in keeping up with their property maintenance for a variety of reasons such as a health condition or injury. We would like to have a list of neighborhood volunteers who would, if called on, assist with things like mowing, edging, steam cleaning a mailbox, etc.

### *Finance Committee*

Reviews the preliminary budget, reviews financial reports, reviews and monitors insurance needs and coverage, monitors financial procedures and transactions.

### ADVERTISING IS EASY & AFFORDABLE!

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



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**JJ'S PET SERVICES.** Shadow Run resident available for dog walking and pet services. Reliable, trusted and passionate care for your pet. Pet services include feeding and fresh water, litterbox maintenance and playtime. 30-minute walk: \$15 / 1 hour walk: \$20 / Additional dog: \$5 / 30-minute visit: \$15. Ask me how to get your 2nd dog walk or pet visit at no charge. Text or call Josh @ 813--644-2015.

**BABYSITTING:** Shadow Run resident available for babysitting (all ages); Red Cross certified; reasonable rates; please call or text Mansi Lorenzen at 813-431-0478 or email: [lauriam5@gmail.com](mailto:lauriam5@gmail.com)

**PSYCHOLOGICAL SERVICES:** Dr. Monica Lake offers psychological and gifted evaluations, counseling, and consultation services in-home or online. Services for children and adolescents provided after school and on weekends. 813-444-8760 or email: [drmonicalake@gmail.com](mailto:drmonicalake@gmail.com) [www.drmonicalake.com](http://www.drmonicalake.com)

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

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# The Shadow Runner



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