

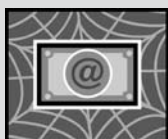
the Shadow Runner



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

INSIDE THIS ISSUE:

2018-2019 Board of Directors	2
Reminders	2
Contact List Numbers	2
Dos and Dont's of Recycling	4
Reporting Malfunctioning Lights	4
Weclome to Shadow Run	4
Shadow Run Website	6
Reporting Suspicious Activity	6
Classifieds	7

WE HAVE IMMEDIATE VOLUNTEER OPPORTUNITIES AVAILABLE AND NEED YOUR HELP!

Social Event: Annual Trick or Treat Street

Don't miss an upcoming volunteer opportunity at the Shadow Run Trick or Treat Street community event in October! 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. This included assisting with setup, clean-up, game stations, manning the prize, food and candy tables, taking pictures and judging contests. Email board@ourshadowrun.com or call (813) 658-8777.

WE 
VOLUNTEERS

Interested in something else?

Safety Committee/Neighborhood Watch (NEW),
Common Grounds, Community Recreation, Architectural Committee, Newsletter, Social Media, and Shadow Run Angels (NEW). Email socialcommittee@ourshadowrun.com or call (813) 658-8777.

SAVE THE DATE

Shadow Run Homeowners Association

Annual Trick or Treat Street
Saturday, October 27th, 2018





SHADOW RUN HOMEOWNERS ASSOCIATION (SRHOA)

BOARD OF DIRECTORS 2018-2019

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

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.

This newsletter is printed courtesy of the

Tampa Bay Times
tampabay.com

To subscribe, please call 877-843-8463

SHADOW RUNNER ♦ August 2018



REMINDERS

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.

ANNUAL ASSESSMENTS DUE IMMEDIATELY OR WILL BE FORWARDED TO ASSOCIATION ATTORNEY/ DELINQUENCY POLICY REMINDER

If you are delinquent with your assessment, please pay immediately. Next step is to forward delinquent accounts to the association attorney. \$225 will now become approximately \$600. Please contact us today to arrange payment and ensure not forwarded to the attorney.

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 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 YOUR 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

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.

NOW REGISTERING FOR FALL CLASSES



JULESTARZ

ACADEMY FOR THE PERFORMING ARTS




Register Online Now!
WWW.JULESTARZACADEMY.COM
813.661.9037
info@julestarzacademy.com

3 Locations to Serve You

FISHHAWK – 16131 FISHHAWK BLVD.
RIVERVIEW – 10657 BIG BEND ROAD
APOLLO BEACH – 6128 N. US HWY 41

ONE FREE DANCE CLASS

FOR NEW STUDENTS
 ONLY VALID AT ANY LOCATION.
 EXPIRES 9/1/18

655488-1

27/7 SAME DAY SERVICE

AIR CONDITIONING • PLUMBING • ELECTRICAL




REPLACE, REPAIR, MAINTAIN



Call today to schedule your **FREE** estimate!

CORNERSTONE
 AIR CONDITIONING • PLUMBING • ELECTRICAL
CORNERSTONEPROS.COM
813-343-4923

LIC: RCF 1428982, RAC: 1815647, REC: 0001103
 Same Day Installation & Financing Up To 5 Years Approved Credit

\$25 OFF ANY SERVICE REPAIR AC, PLUMBING OR ELECTRIC
 Must present coupon. Cannot be combined. One per visit. Offer expires 10/15/18 SR

\$39⁹⁵ 77-Point A/C Cleaning & Checkup
 FREE 1lb Freon
 6-MONTH GUARANTEE
 Must present coupon. Cannot be combined. One per visit. Offer expires 10/15/18 SR

\$39⁹⁵ SERVICE CALL
 M-F • 7AM-5PM
 Must present coupon. Cannot be combined. One per visit. Offer expires 10/15/18 SR

FREE ESTIMATES & 2ND OPINION

- ✓ NEW AIR-CONDITIONING SYSTEM
- ✓ AIR QUALITY INSPECTION
- ✓ DUCTWORK REPLACEMENT
- ✓ WATER HEATER REPLACEMENT
- ✓ PLUMBING WHOLE HOME REPIPE
- ✓ WATER TREATMENT SYSTEMS
- ✓ WHOLE HOME GENERATORS

660385-1

88th Anniversary Carpet Installation Sale!

G. Fried FlooringAmerica

\$88

ANNIVERSARY CARPET INSTALLATION SALE

INCLUDES LIFETIME GUARANTEE

To celebrate 88 years in business, G. Fried locks in installation at \$88 no matter how much carpet you buy, no matter how many rooms you carpet.

OFFER ENDS 8/31/18

ONLY G. FRIED OFFERS...

- ✓ **Lifetime Guaranteed Installation**
 If your carpet seams ever pop, pucker or split, we'll fix it – free – forever!
- ✓ **Moving the Furniture** We'll take care of it... we even vacuum!
- ✓ **Removal and Recycling of Old Carpet**
 Our commitment to you... no carpet we remove will end up in a landfill.

WE WILL GIVE \$20.00 BACK TO YOUR HOMEOWNERS ASSOCIATION FOR EVERY PURCHASE.

Tampa's Only STAINMASTER FLOORING CENTER® Featuring Karastan Carpet.

1ST IN SELECTION • 1ST IN QUALITY • 1ST IN INSTALLATION • 1ST IN SERVICE

G. Fried FlooringAmerica

Your source for fine flooring since 1930 • GFriedFA.com

G. Fried Tampa | 813-642-7122 | 231 Brandon Town Center Dr., Brandon, FL 33511 | M-F 9:30am-7pm | Sat 9:30am-5pm | Sun 12-4pm
G. Fried Sarasota | 941-584-8158 | 4608 South Tamiami Trail, Sarasota, FL 34231 | M-F 9:30am-6pm | Sat 9:30pm-5pm | Sun 12-4pm

655332-1

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 DOs AND DON'Ts OF RECYCLING IN HILLSBOROUGH COUNTY

Hillsborough County has recently reached out to communities that they are experiencing a high level of contamination in recycling carts. Unfortunately, many of these loads are too contaminated to process for recycling and end up in the trash. Hillsborough County would like to ensure proper communication and requested a reminder in our community newsletter to communicate this helpful information and spread the word.

Often, it is a lack of information that causes these issues. Check out this website with helpful information at www.hillsboroughcounty.org/en/residents/property-owners-and-renters/trash-and-recycling/what-can-i-recycle

You will find a recycle guide, recycling presentation and video. Lots of education!

What Can I Recycle in the Blue Cart?

Recyclables need to be empty and dry.
Go bagless, place items loose in the cart.

Yes, Toss These In:



Clean Plastic Bottles
and Containers (caps on)



Clean Milk and
Juice Cartons



Dry Paper, Newspaper,
and Junk Mail



Clean Aluminum Cans



Dry Flattened Cardboard



Clean Steel and Tin
Metal Containers



Clean Glass Bottles
and Jars



Dry Paperboard Boxes

When in Doubt - Leave it Out



**NO Plastic Bags
or Film**



**NO Polystyrene Foam
or Styrofoam™**



NO Soiled Paper Items



**NO Garden Hoses,
Cords, Ropes, or Wires**



**NO Clothing, Shoes,
or Textiles**



**NO Electronics
(recycle at a Community
Collection Center)**

More recycling information:



**Hillsborough
County Florida**
Public Works

HCFLGov.net/Recycling
(813) 272-5680

SHADOW RUNNER ❖ August 2018

Go to www.ourshadowrun.com for previous newsletters 4

WHEN YOU'RE PREGNANT, THERE ARE SO MANY QUESTIONS. WHERE TO HAVE YOUR BABY SHOULDN'T BE ONE OF THEM.

Which car seat? What stroller? And oh, the discussions about the name. With so many questions surrounding a new baby, we want to give you one definitive and easy answer. The hospital you choose. At BayCare's St. Joseph's Hospital-South, we have exceptional doctors and nurses to give you and your new baby an extraordinary level of care during labor and delivery, in a comfortable, spacious room. If you're expecting, or thinking about having a baby, come in and see for yourself. Take a tour of St. Joseph's Hospital-South and sign up for one of our free prenatal classes. Visit StJosephsSouthMaternity.org to register.



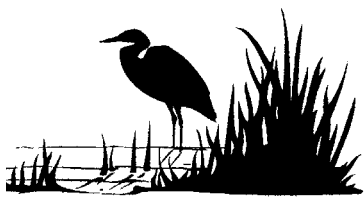
BayCare

**St. Joseph's
Hospital-South**

OUR MATERNITY CENTERS:

*Mease Countryside Hospital • Morton Plant Hospital • St. Joseph's Women's Hospital • St. Joseph's Hospital-North
St. Joseph's Hospital-South • South Florida Baptist Hospital • Winter Haven Women's Hospital*

STJOSEPHSSOUTHMATERNITY.ORG



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

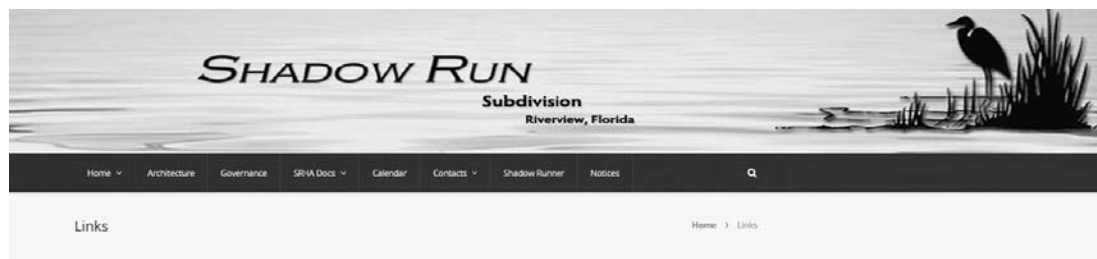


DID YOU KNOW?

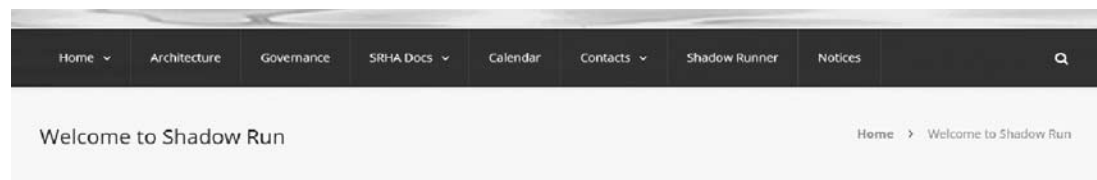
The Shadow Run Community website located at www.ourshadowrun.com contains helpful information at your fingertips. In this newsletter, we are highlighting the HOME tab.

By clicking this tab, you will find COMMUNITY LINKS and WELCOME and BOAT RAMP information.

Check it out!



Community Links			
The links listed below are provided as a courtesy only and such listing does not imply endorsement of any listed contractor or service.			
Animal Hospitals Boyette Animal Hospital* Dr Robert Enomosa, DVM 10931 Boyette Rd. Riverview, FL 33569 Website (813) 871-3400	Auto Repair All Tune and Lube 6704 US Hwy 301 S Riverview, FL 33569 (813) 741-0241	Bed-liners Line-X of Brandon* Custom Sprayed-in Bedliners Kevin & Molly Koehnke 105 US Hwy 301 S, Suite G Tampa, FL 33619 Ph 827-9603	Bicycles Multi Gear Bike & Sport Inc 7825 US Hwy 301 S Riverview FL 33569 Website Ph 741-2421
Computers Alpha Computers, Inc. 9427 US Hwy 301 S. Riverview, FL 33569 Website Ph 672-7755	Electricians Atlanta Electrical Services, Inc* Perry Manchisi Po Box 1398 Riverview, FL 33568 Ph 655-4490	Golf Tycoon Custom Golf Carts Chris Albaugh www.tycooncustomgolf.com Website Ph 813-335-3686 Ace Golf 12910 Boyette Rd. Riverview, FL 33569 Website Ph 672-7750	Lawn Maintenance Baker's Lawn Care* Gary Baker 12309 Wexford Hills Road Riverview, FL 33569 Ph 671-1080



Welcome to the Neighborhood!



David & Marcia Norman

Robert and Salina Lapella

Crystal & James Kasch

Jason & Nora Hidas Costa

Frederick & Susan Hackl

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

Back to School with a Bright Beautiful SMILE!

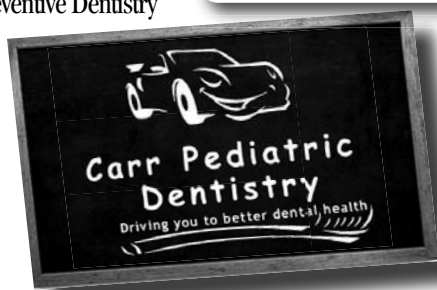


SE HABLA ESPAÑOL



Natalie Carr Bustillo, DDS, MS
Board Certified Pediatric Dentist

- Beautiful, Healthy Smiles for Life
- Supportive & Nurturing Environment
- Commitment to Preventive Dentistry & Education
- Video Games & Wii Play Area
- TV & Movies in Treatment Rooms
- Most Insurances Accepted
- We Recommend 1st Visit by Age One



Now Accepting New Little Patients

11936 Boyette Road, Riverview, FL 33569
813-672-DENT (3368) www.carrdental.com

667316-1



Call us for Auto Insurance.

Mark Rossmiller, Agent
Rossmiller Ins. & Fin. Svc. Inc.

2 LOCATIONS
APOLLO BEACH
813-645-3276
212 Apollo Beach Blvd.

RIVERVIEW
813-677-3300
10611 Big Bend Rd., Ste. 302

mark@markrossmiller.com
www.markrossmiller.com



Some things in life just go together. Like home and auto insurance from State Farm®. And you with a good neighbor to help life go right. Save time and money.

LET'S TALK TODAY.

State Farm Mutual Automobile Insurance Company, State Farm Indemnity Company, Bloomington, IL
State Farm County Mutual Insurance Company of Texas, Dallas, TX

State Farm Fire and Casualty Company, State Farm General Insurance Company, Bloomington, IL
State Farm Florida Insurance Company, Winter Haven, FL
State Farm Lloyds, Richardson, TX

1601976

665867-1

FREE CLASSIFIED ADS

TYCOON CUSTOM GOLF CARTS – Sales~Modifications~Batteries. Visit us on Facebook: www.facebook.com/buytopqualitygolfcarts/ c.albaugh@hotmail.com 813-335-3686 www.tycooncustomcarts.com

DAVID E ALBAUGH PLUMBING Knowledgeable and reliable services. If water runs through it, we do it! / www.davidalbaughplumbing.com / Insured/ Bonded #CFC1427036 / 813-298-6638

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: lauraliam5@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 www.drmonicalake.com

ALL SAINTS CARPET CLEANING, three rooms steam cleaned, \$65. Each additional room \$20., hallways free. Water extractions, tile and grout, upholstery and automobiles. 813-986-1266.

BOYETTE ANIMAL HOSPITAL, Dr. Bob, 10931 Boyette Road, Riverview 813-671-3400, www.boyetteanimalhospital.com

CLEAN IT PRESSURE WASHING & SEALING - house washing, roof/gutter cleaning, concrete cleaning, pool cage & deck cleaning. 15% off when you mention this ad. 813 CLEAN IT (813-253-2648)

COPPER TOP GARAGE DOORS, LLC - Licensed, Insured and Bonded. Fast and Reliable Garage Door Service and Sales. Locally owned and operated. Your neighborhood door company. We offer same day service at affordable prices. Customer satisfaction guaranteed! Broken springs, Door off track, Opener not working - we service it all! www.coppertopgaragedoors.com (813) 220-5878 or email ontrackgarage@verizon.net

COUNTRY CLASSICS, Florida's custom made Wood-Mode cabinet source. Full service design and remodeling of kitchens, baths, or any room in the house. 4323 El Prado Blvd, Tampa 813-835-9444, Email: Country-Classics.net, Website: www.wood-mode.com

DELAROSA LANDSCAPE & DESIGN, Tree trimming & removal, landscape and design and installation, clean-up & hauling, Charles Delarosa, 813-323-8814 or 813-323-8813, adelarosa2@tampabay.rr.com

ELEGANCE INTERIORS. Interiors designed for lifestyles. Making dreams come true. Cassandra Patterson, 813-928-4987

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

INTERIOR TRIM CARPENTRY, crown molding, fireplace mantels, bookcases, etc. Call Rodney, 813-924-1319

MARY KAY by Pamela Robertson - Receive a free mini facial, spa treatment, or color makeover! Contact me at (813) 966-0793 or pamelarobertson.marykay@gmail.com for an appointment. **MASSAGE THERAPIST,** Sarah Ball, 813-508-1149

MCKENZIE HOME CLEANING SERVICES. Dependable, quality cleaning services at a competitive price. Call or text for free consultation and pricing. 813-534-9538

PRO KLEEN, pressure washing service, roofs, sidewalks, driveways, decking, pool enclosures, etc. 813-240-7274. 10% discount to all Shadow Run customers.

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

TAMPA INFLATABLES Jump start your party with moonwalks, combo units, slides, concessions and party amenities. Always adding new equipment. 813-510-JUMP. www.tampainflatables.com.

THERAPEUTIC IN HOME MASSAGE THERAPY, medical massage, relaxation, pain management, stress relief, Angie Honackie, LNT, 813-505-8785



P.O. Box 916
Riverview, Florida 33568

PRSRT STD
U.S. POSTAGE

PAID

Riverview, Florida
PERMIT 30

THIS is your time

It's time to get into the best shape of your life.
Pure Barre is helping women all over Brandon
become stronger, healthier, and happier.

You deserve this.

 pure barre®

857 E. Bloomingdale Ave., Brandon | Regency Square - Next to Publix
(813) 968-1122 | www.purebarre.com/fl-brandon

\$99 **Intro Month**
for one month
of unlimited
classes