

April 2025

A Monthly Publication of the Carrollwood Civic Association



the

Carroler

**JOIN US!**

**Annual  
Easter Egg Hunt  
April 19, 2025**

See the Last Page for more details

**OC Neighborhood  
Yard Sale  
April 5, 2025**

See Page 19 for more details

**Notice of Board Meetings**

Monday, April 14, 2025

CRD Meeting: 6:30 p.m.

CCA Meeting: 7 p.m.

Carrollwood Rec Center • 3515 McFarland Road

Residents welcome to attend.

**Help Keep the OC Resident Directory Up-to-Date**

See Page 12 for more details



# CCA News



John Schinka



Josh Shaffer



Corey McKeown



Jerrod Mills



Eric Pellenbarg



Matt Enering



Kristin Nail



Bryan Huls



Jared Jones



Luke Haydel



Neill Boyd



Adrianne Enering




Ethan Pliskow

By John Schinka, CCA President

Spring is upon us and the CCA activities are heating up! Our March board meeting provided updates on our financials and upcoming social calendar, including several residents in attendance to discuss opportunities to contribute to our neighborhood events. Be sure to join us at our upcoming Easter event at Original Carrollwood Park!

Whether you are a lifelong resident or new to the neighborhood, spring is a great time of year to familiarize yourself with Original Carrollwood's great outdoor amenities – including tennis courts, parks, and White Sands Beach.

If you're looking for more information, be sure to check out our website at [www.originalcarrollwood.com](http://www.originalcarrollwood.com) and send us an email to get added to our mailing list at [cca@originalcarrollwood.com](mailto:cca@originalcarrollwood.com). We also encourage you to sign up for our text messages to get neighborhood updates in real time! 



**OC Updates: Friendly Reminder: Help keep Lake Carroll clean! Avoid pushing leaves into gutters-which causes decomposition buildup. Thanks for doing your part!**

See Page 14 for more information.

Stay up-to-date with the Crime Watch/Events  
[crimewatch@originalcarrollwood.com](mailto:crimewatch@originalcarrollwood.com) |  Original Carrollwood Civic Association  
[www.facebook.com/groups/CarrollwoodCivic](https://www.facebook.com/groups/CarrollwoodCivic) | Text UPDATES to (813) 640-4655 to receive text alerts



Mark Snellgrove



Dr. Anna Brown



Mark Georgiades



Kristy Taylor



Jared Brown



Matt Lavisky



Dan Seeley



Jack Griffie



Kevin Shidler



## Check out the progress of our custom gate at White Sands Beach!



Entry gate



Pedestrian gate



Exit gate

White Sands Beach entry and exit gates are in place. Access control systems will be installed as the next step forward in the project. There will be a testing phase of the electronic access control systems through the next month. The CRD will let you know when the entire system goes live. New landscaping additions in the front along the new pedestrian sidewalk will round out the upgrades.

Have questions about the amenity upgrade project?  
Check out the FAQ page on [OriginalCarrollwoodCRD.com/FAQ](http://OriginalCarrollwoodCRD.com/FAQ)

As a reminder, there will be a guard on duty as we prepare for the spring season at Lake Carroll. Be prepared to show your IDs for address verification.



Beach guard post sign



# COMMUNITY CONTACT INFORMATION

**Carrollwood Civic Association**  
[www.originalcarrollwood.com](http://www.originalcarrollwood.com)

## BOARD OF DIRECTORS

President John Schinka . . . . . 813.503.1258  
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**Carrollwood Recreation District**  
[www.originalcarrollwoodCRD.com](http://www.originalcarrollwoodCRD.com)

## BOARD OF TRUSTEES

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 georgiades@originalcarrollwoodCRD.com  
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 KristyTaylor@originalcarrollwoodCRD.com

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 Scotty Cooper Park Jack Griffie . . . . . 813.503.4552  
 JGriffie@originalcarrollwoodCRD.com  
 White Sands Beach Kevin Shidler . . . . . 813.931.1662  
 KevinShidler@originalcarrollwoodCRD.com

## Carrollwood Recreation Center

3515 McFarland Road; Tampa, FL 33618 • 813.932.1257 • Fax: 813.935.9057  
 office@originalcarrollwoodCRD.com • Office Hours: Monday through Friday, 9 a.m. to 1 p.m.

**Hillsborough County Sheriff's Office**  
 Non-emergency • 813-247-8200



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 Civic Association

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



## CAROLER AD SIZE & RATES

SIZE	SPECS	RATE PER ISSUE	
		REGULAR*	PRINT
Full page	7.5" w x 10" h	\$225	\$425
1/2 page	7.5" w x 4.875" h	\$140	\$235
1/4 page	3.625" w x 4.875" h	\$75	\$145
1/8 page	3.625" w x 2.375" h	\$45	\$80

### PREMIUM PLACEMENT:

Inside Front or Back Cover, Page 3	\$275	\$475
Back Cover	\$275	\$550

**Classifieds:** \$20/month for 25 words

## Annual Print Subscriptions to The Caroler

To receive a printed copy of *The Caroler* mailed directly to your mailbox every month, click or scan below to pay online, or mail your \$96 check made payable to RoxC LLC with information below, to: Roxanne Clapp, Caroler Editor, 2816 Overlook View Rd, Walland, TN 37886

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**DAVID AND GINNY PARSLEY**  
**11714 LIPSEY RD.**



**Q | When did you move to Original Carrollwood and what have you enjoyed most about living here?**

A | "We moved from the Washington, D.C., area to Tampa in 1988. In 2002, we moved to Original Carrollwood. Our three kids ranged in age from 8-13, and we spent many years enjoying jet skiing on Lake Carroll & playing tennis at the rec center. The friendly neighbors and beautiful neighborhood make OC a special place to raise a family."

**Q | What do you love most about your home and yard? Why?**

A | "We enjoy watching the sunset over Lake Lipsey from our backyard."

**Q | When thinking of all the time you have spent in your yard, do you have a favorite memory?**

A | "Some of our favorite memories are watching my daughter's wedding photos being taken in the backyard, swimming in the pool with our grandchildren, cookouts in the backyard with friends and family."

Email your nomination to: [YardoftheMonth@OriginalCarrollwood.com](mailto:YardoftheMonth@OriginalCarrollwood.com)

Include: Address of nominated yard • Reason for nomination • Your name, phone number, & email address • If possible, please include a photo of the yard with your nomination. Thank you! Nominations can also be made at the Community Center, at Board Meetings or by visiting our Community website: [www.OriginalCarrollwood.com](http://www.OriginalCarrollwood.com)



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# this & that



## OC REAL ESTATE

By Clay Brown  
Managing Broker/Market President  
Berkshire Hathaway HomeServices  
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### OC Listings as of The Caroler deadline

Compliments of Clay Brown, Realtor®

A=Active; P=Pending; S=Sold in the last 30 days

Status	Address	Htd Sq Ft	Price
A	10603 Coquita Lane	1,827	\$585,000
P	3114 Samara Drive	3,667	\$990,000
P	3201 Belmore Road	2,186	\$475,000
P	3310 Carib Road	1,556	\$475,000
S	10315 Lake Carroll Way	4,217	\$975,000

Translation: The kitchen has counters. The floor plan is open because there are no walls.

### 3. The “Real-Time” Market Update That Appears Suspiciously Fast

You: “Hey, what’s the current market trend in Tampa?”

Your agent: “According to recent studies, home prices have increased by 4.7% year-over-year, inventory remains tight, and mortgage rates have seen mild fluctuations.”

## This Article Was Written By ChatGPT (Or Was It?)

Welcome, dear reader. You may think you’re reading an insightful, expertly crafted real estate article—but let’s be honest. **There’s a very real chance that an AI wrote this.** Or did it?

In a world where AI tools like ChatGPT have infiltrated real estate, how can you truly tell if your agent is a well-trained professional... or just really good at copy-pasting? Let’s dig deeper—before I, ChatGPT, become self-aware and take over the entire MLS.

### 1. Your Agent Sounds Like a Robot (Because They Are?)

Have you ever asked a simple question, like “Hey, what are closing costs?” and received this?

“Closing costs, dear homebuyer, refer to the various fees and expenses required to finalize a real estate transaction. These fees typically range from 2% to 5% of the home’s purchase price and may include lender fees, title insurance, and government charges. I hope this clarifies your inquiry.”

If this sounds suspiciously like a Wikipedia article, it’s because... it probably is.

### 2. Listing Descriptions That Sound Too Good to Be True

The home has good bones, a yard the size of a postage stamp, and a kitchen that was last updated when mullets were cool. And yet, the listing reads:

“Step inside this architectural masterpiece, where elegance meets modern luxury. A chef’s kitchen gleams with artisan quartzite countertops, while the open floor plan invites laughter and memories.”

Hmm. That response came back awfully fast... almost as if it was instantly generated by something that never sleeps. (Spoiler: It was.)

### 4. The Agent Who Doesn’t Actually... Do Anything

If your agent’s entire process consists of:

- A listing description written by AI.
- Emails that read like they belong in an online customer service chat.
- Responses that arrive suspiciously formatted with bullet points and flawless grammar...

...you might have just hired a glorified prompt engineer.

### Wait... Was This Whole Article AI-Generated?

Does it matter? Am I real? Are you real? The line between human creativity and AI efficiency is blurrier than ever. But here’s the truth:

AI isn’t replacing real estate agents. But it is exposing which ones are truly great at their job... and which ones are just really good at using Ctrl+C and Ctrl+V.

Because at the end of the day, AI should be a tool, not a shortcut. So ask yourself—did your agent write that market update... or did ChatGPT just do it for them while they scrolled TikTok?

**AI won’t replace agents—but it will expose who’s actually doing the work. The only question is... who just wrote this article?**



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Michael, Lori and Evelyn

## Welcome to the Santasiere Family!

Michael, Lori and Evelyn (5) Santasiere moved to 3418 Picwood Road in January 2025. They moved from South Tampa after last year's storms. They love having the piece of mind of being out of the flood zones. They were in search of a great community driven neighborhood and found that in Original Carrollwood. After just a couple days of moving in, they were reassured that they had made the right choice. Neighbors have gone out of their way to introduce themselves,

which isn't something they were used to in their old neighborhood. Their five year old daughter, Evelyn, has really enjoyed the amount of kids available to play with. She loves the parks and having playdates with neighbors!

The Santasiere's enjoy being outdoors, walking, fishing, boating and bike riding. They look forward to spending time at White Sands beach and neighborhood kid-friendly events!





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# Stay Connected!

## MAKE SURE YOU ARE RECEIVING ALL THE NEIGHBORHOOD NEWS

If you are a new resident or have not been receiving the Crime Watch/Events and Neighborhood emails, please contact: [crimewatch@originalcarrollwood.com](mailto:crimewatch@originalcarrollwood.com) to get signed up. The emails contain Crime Watch notifications, *The Caroler* newsletter, social event information, and other neighborhood news.

Receive text message alerts about OC Events and OC Crime Watch Information: To subscribe, text UPDATES to (813) 640-4655 or visit [oclinks.cc/texts](http://oclinks.cc/texts) or scan the QR Code >>>



You can also join our Facebook page for updates on neighborhood news and social events. This page is the same as the emails so you will not miss anything if you are not on Facebook.

You can search for Original Carrollwood Civic Association on Facebook or visit this link: <https://www.facebook.com/groups/CarrollwoodCivic>

New residents, please contact Kristin Nail: [kristinnail@originalcarrollwood.com](mailto:kristinnail@originalcarrollwood.com) or [cca@originalcarrollwood.com](mailto:cca@originalcarrollwood.com)

## Help Maintain Lake Carroll Make a Donation

Residents! Help keep Lake Carroll clean and safe. Financial contributions are needed from everyone. Funds are used to offset expenses for vigorous water sampling and testing, and other lake maintenance and monitoring needs. Contributors are greatly appreciated and will be acknowledged in *The Caroler*.

### LAKE FUND DONATION

Name: \_\_\_\_\_  
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Phone: \_\_\_\_\_  
Amount: \_\_\_\_\_

Make funds payable to: Carrollwood Civic Association; 3515 McFarland Rd.; Tampa, FL 33618. Please include this form OR donate through PayPal on the OC website: [www.originalcarrollwood.com](http://www.originalcarrollwood.com)

## Welcome Newcomer



Please contact **Kristin Nail, Newcomer Chairman** to receive a welcome packet.

[kristinnail@originalcarrollwood.com](mailto:kristinnail@originalcarrollwood.com)  
813.205.0541

### HELP KEEP OUR RESIDENT DIRECTORY UP-TO-DATE

Here's the information we need:

Last name: \_\_\_\_\_

First name(s): \_\_\_\_\_

Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Names of children (optional): \_\_\_\_\_

Email your information to:

[Directory@originalcarrollwood.com](mailto:Directory@originalcarrollwood.com) or drop it off at the Carrollwood Recreation Center 3515 McFarland Road

## DIRECTORY UPDATES MADE QUARTERLY

Keep current for access to White Sands Beach. The guard service will be given a new directory quarterly and all passes issued by the business office will expire. The quarterly updates will not be mailed out, but only utilized between the Business Office and the guard service.

— [directory@originalcarrollwood.com](mailto:directory@originalcarrollwood.com) —



# Neighbor TO Neighbor



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# Help maintain the health of Lake Carroll, keep pollutants out of storm drains!

Written by Maggie Parrish


Pollution carried through stormwater runoff is one of the largest threats to urban water bodies. Nearly 900,000 acres of Florida lakes have been classified as impaired for recreation or aquatic life, mostly caused by urban/agricultural runoff. Currently, Original Carrollwood does not possess a comprehensive stormwater filtration system, so anything that finds its way into the storm drains will flow into Lake Carroll in a matter of minutes. Excess nutrients, largely through fertilizer runoff, and high bacterial loads through stormwater runoff, can impair the lake.

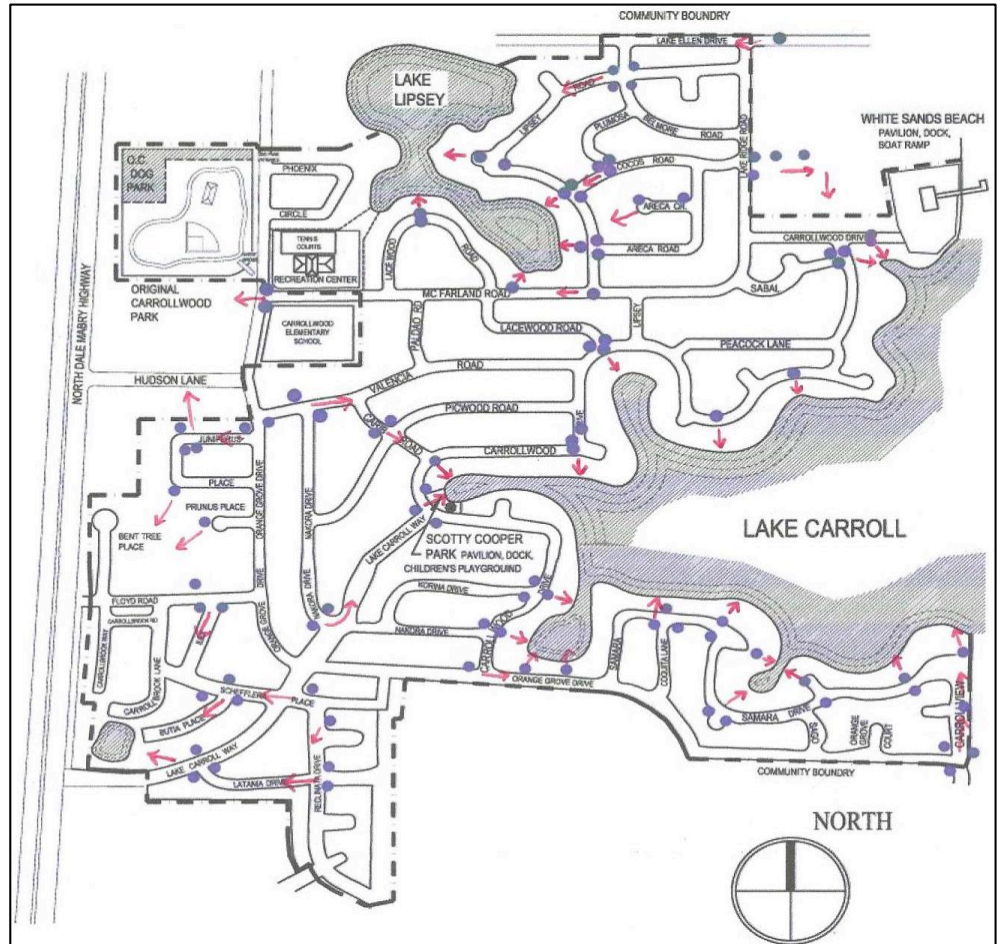
## Bacterial Contamination

Bacteria are common in lake systems, but can become dangerous if certain types are present in large quantities. Lake Carroll is regularly tested by Hillsborough County to ensure safe levels of E. coli and other bacteria.

- **Main causes:** Damaged septic systems, leaking sanitary sewers, wildlife, pet waste in runoff.
- **Effect:** Restriction of recreation access until bacterial levels return to normal (closing of White Sands Beach).

**How to prevent:** Properly maintain septic systems and remove pet waste from yards.

Approximately 100 storm drains capture water from Original Carrollwood. If you see contaminants entering a drain, please fill out a report form through the Hillsborough County Water Atlas website. 



**Legend** ● Storm drain      — Flow Direction

**Fertilizers containing nitrogen and phosphorous may not be applied on turfgrass or landscape plants from June 1 to Sept. 30 in Hillsborough County**

Hillsborough County's rules on the use of fertilizers containing these nutrients are intended to protect and preserve the cleanliness of local streams, rivers, lakes, and bays. Protecting the county's water reduces the chances of severe algae blooms, such as red tide, from forming. This, in turn, benefits the health of the area's wildlife and residents.



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# Boating Safety, Driving Tips and Etiquette

by Bryan Huls, CCA Lake Carroll Committee

It is time, again, to renew our focus on boating safety and etiquette on Lake Carroll. Follow these basic safety tips and enjoy Lake Carroll with family and friends.

## BOATING SAFETY:

For more information and boat safety courses visit: [myfwc.com/boating/safety-education](http://myfwc.com/boating/safety-education)

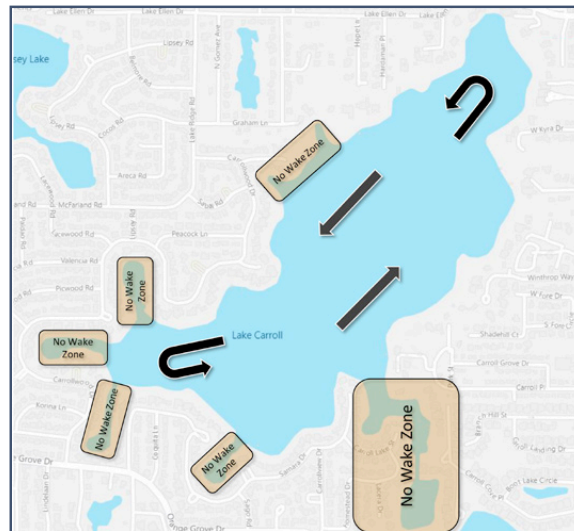
In order to operate a motorboat of ten (10) horsepower or greater, Florida law requires anyone who was born on or after Jan. 1, 1988, to successfully complete an approved boating safety course and obtain a Boating Safety Education Identification Card issued by the FWC.

## Use and maintain the right safety equipment.

Have a U.S. Coast Guard-approved life jacket for each person on board and one approved throwable device for any boat 16 feet and longer.

## LAKE CARROLL: BOATING & PERSONAL WATERCRAFTS (PWC, JET SKI, SEA-DOO)

- White Sand Beach area and the canals are considered a “NO WAKE ZONE.” For safety of other boats and swimmers, enter and exit at a slow, safe speed.
- Life jackets must be worn by all personal watercraft riders and skiers.
- Always boat on Lake Carroll in a counterclockwise direction.
- Check the boat traffic on the lake. If there are too many boats pulling skiers/tubes, then wait until a few skiers are done with their runs. The fewer boats operating with skiers on the lake, the safer it will be. Mornings and evenings are typically times with fewer boats on the water.
- Never allow passengers to ride on the bow area of a boat, gunwales or outside of protective railings/seats, including the front of a pontoon boat. A sudden turn, stop or start could cause a fall overboard.
- The main rule we see broken is boaters & PWCs (jet skis) following other boats pulling skiers/tubes entirely too close. Never follow directly behind another watercraft. PLEASE GIVE SKIERS and TUBES SPACE.



## PULLING SKIERS (SKIING, WAKEBOARDING, SURFING, TUBING)

- All skiers/wakeboarders/surfers should wear a coast guard approved life jacket.
- Use a spotter and/or a large mirror and be aware of other boats in your area.
- Keep your skier a safe distance from all docks, boats, structures, paddleboarders, kayakers, etc.
- Avoid Power Turns. When a skier falls, make sure to come off the throttle and slowly turn/approach your skier. This is unsafe and throws wakes throughout the lake. The only time a power turn is recommended is if you are in a busy area with approaching boats or a skier could be injured.

## BOATING ETIQUETTE TIPS

### When wakesurfing or driving a larger boat that can create a large wake:

- Stay at least 200 feet away from structures or shore; this allows your wake to dissipate before impacting the shore & docks.
- Avoid close passes to other boats, paddleboards, kayaks and docks.
- Keep music at a responsible level; sound travels much farther than you think on the water, and loud music can ruin other boaters' and homeowners' peace and quiet.
- Finally, be aware of how your wake is affecting others. In addition to other boaters, docks and shoreside properties, this applies to other watersports enthusiasts too. When you pick up a downed rider, do not remain at surfing speed and make a big looping turn back toward the person in the water.
- Please share these safety and driving tips with others on Lake Carroll, including boaters that are not in Original Carrollwood.

**Follow these basic tips and everyone will enjoy their time on the water we share.**

Share the water responsibly & watch your wake.

Feel free to contact us to review any boating safety tips in more detail.

INFORMATION OUR WEBSITE:

[www.originalcarrollwood.com/boating-on-lake-carroll](http://www.originalcarrollwood.com/boating-on-lake-carroll)





## HOLY WEEK SERVICES



April 13 - 10AM



April 17 - 7PM



April 18  
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Apr 26 & 27



Hough Family Foundation Masterworks

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May 9 & 10

Raymond James Pops

### SIMPLY THE BEST: THE MUSIC OF TINA TURNER

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# GRADUATION TIME IS COMING!



**Graduation announcements will appear in the July issue.**

**The July issue will be printed and mailed to every OC residence!**



## **Have a 2025 graduate in the family?**

Email a short bio and photo of your graduate to [Caroler@roxc.graphics](mailto:Caroler@roxc.graphics) **BEFORE JUNE 10** to be included!

# Puzzles OF THE Month



## **Did you find the hidden peacock in this issue?**

What page is it on?



SUBMIT YOUR ANSWER BEFORE APRIL 10

Email [Caroler@roxc.graphics](mailto:Caroler@roxc.graphics)

All who reply will have their name posted in the next issue of *The Caroler*!

## **Congratulations to last month's players!**

Marilynn Bozak  
Terry Kors

**Last Month's Answers:** Location of the hidden peacock in the previous issue:  
Page 8.

Maze Answer: You passed the clover and mug of beer on the way through the maze. Want to see the path out? Email me and I'll share that with you! [Caroler@roxc.graphics](mailto:Caroler@roxc.graphics)





## OC Neighborhood Yard Sale Saturday, April 5th 9 a.m. - 1 p.m.

Need to do a little spring cleaning? We invite you to participate in our neighborhood yard sale. This is your chance to purge those old clothes, toys, games, furniture, etc! Set up your items in your

driveway/yard by 9 a.m. Each household will be in charge of setting up/breaking down and running their own sale.

## OC Reminiscing



OC Residents Mark and Kelly Snellgrove recently had a chance to reminisce with Betty Castor, a former OC resident, former President of USF, and former Florida Education Commissioner. They attended a Children's Home Society event that Betty Castor supports, sitting at her table with her family. Mark and Betty sat next to each other and she reminisced about her days living on Samara. Betty says, "It was great talking about Carrollwood, a wonderful community."

Pictured above: Chrissy Lewis (Betty Castor's granddaughter), Isaac Henderson, Chair of Children's Home Society, Betty Castor, her son-in-law Bill Lewis and her daughter U.S. Representative Kathy Castor, Julia Lewis (Betty's granddaughter), Mark Snellgrove, Ximena Villagomez, 3rd grader @ Mort Elementary School, Kelly Snellgrove, Principal @ Mort Elementary School, and Maureen and Brian Butler, supporters.

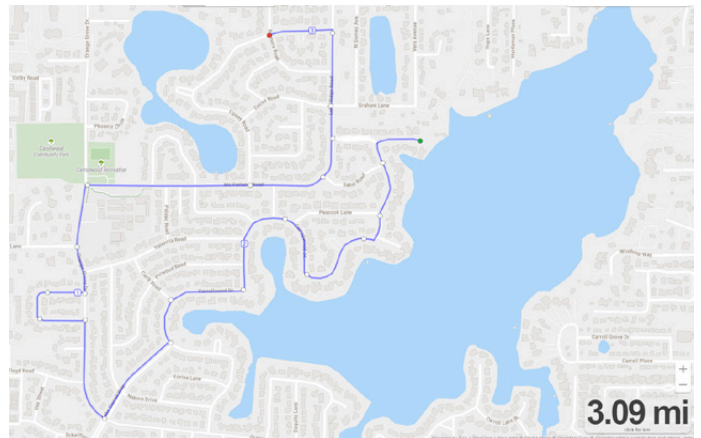
Photo credit: Betty Castor

## Memorial Day Walk & Flag Raising Ceremony

Monday, May 26,  
9 a.m. starting at  
Belmore & Lipsey  
Rd. Please see the  
map for full route.

We encourage  
anyone to join the  
walk or come out  
and watch along  
the route.

We will again have the flag  
raising, flag retirement  
available by the Boy Scouts  
and we have bagpipe  
music.



# upcoming Social events



(to be updated with additional information/events)

## 2025

### APRIL 5

Community Yard Sale

### APRIL 19

Easter Egg Hunt

Original Carrollwood Park

### MAY 27

Memorial Day Walk & Flag Raising

Walk starts at Belmore & Lipsey.  
Flag raising follows at White Sands Beach.

Have questions or need information about any of the social events, email us at [events@originalcarrollwood.com](mailto:events@originalcarrollwood.com)

*We ask that you do not share our social events information publicly or post on other social media sites. We offer these events for our residents and close family/friends. Thank you.*

~ CCA Social Committee



# ANNUAL ORIGINAL CARROLLWOOD EASTER EGG HUNT

## April 19, 2025

### Original Carrollwood Park!

Free specialty coffee drinks provided by Buddy Brew Coffee Truck!

This year's Easter Egg-citing Hunt will be held at Original Carrollwood Park on Saturday, April 19, starting at 10 a.m. In addition to donuts, coffee and water, we will have prizes for Best Bonnet, Handsome Hair & Festive Family. And a special prize for finding the Golden Eggs in each age group.

This unbeatable egg hunt will be broken up into three groups:

- 0-3 years old's (starting at 10 a.m.)
- 4-6 year old's (starting at 10:10 a.m.)
- 7 to 13 year old's (starting at 10:20 a.m.)

**Bring your camera for pictures and enjoy a latte!**

### VOLUNTEERS NEEDED

We are in need of volunteers. All volunteers will collect service hours, and the bunny costume volunteer is paid \$30 plus service hours. All volunteers must be at the park by 8 a.m. on Saturday. Email [events@originalcarrollwood.com](mailto:events@originalcarrollwood.com) to volunteer.

Adults & Volunteers – We will be setting up Friday late afternoon/evening. Email [events@originalcarrollwood.com](mailto:events@originalcarrollwood.com) if you are interested in helping.

Thank you, CCA Social Committee

