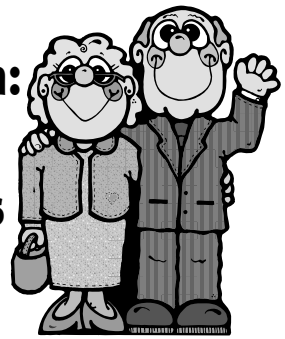


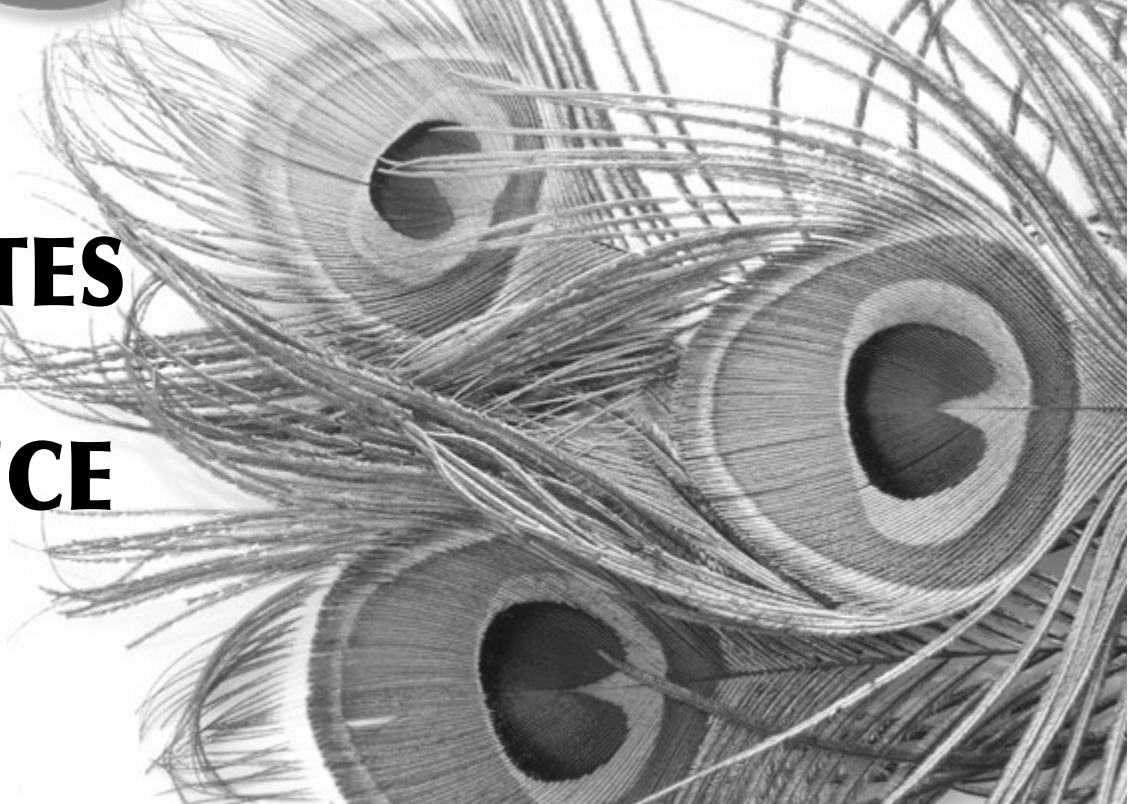
**September 8th:  
National  
Grandparents  
Day**



September 2014

A Monthly Publication of the Carrollwood Civic Association

**CRD  
COMPLETES  
DEBT  
REFINANCE  
DEAL**  
Page 10



**Notice of Board Meetings**

CCA: Monday, September 8, 2014, at 7 p.m.

CRD Executive Meeting: Monday, September 8, 2014, at 6 p.m.

CRD Monthly Meeting: Monday, September 8, 2014, at 6:30 p.m.

Carrollwood Rec Center - 3515 McFarland Road • Residents welcome to attend

**CRD Committee Meetings - See Page 5**

Carrollwood Civic Association  
Carrollwood Recreation District  
3515 McFarland Road  
Tampa, Florida 33618  
www.originalcarrollwood.com



PRSRT STD  
U.S. POSTAGE  
PAID  
TAMPA FL  
PERMIT #1741



by Jim Powell, CCA President



Greetings and Salutations neighbors of Original Carrollwood. We had a relatively quick meeting this month with many board members traveling.

We reviewed the July 4th events and discussed ways to make next year's event even better! Special thanks go out to the Tampa Water Ski Show Team and a wonderful performance from them. We thank our vendor sponsors again and Neil Norden for his tireless efforts in support of our great community.

Our next event, as I write this, is the German Band at White Sands Beach on August 29th, coordinated by Dru Albano. It will have passed when you read this, we know that will be a super time for all.

Bryan Huls, our Lake Committee Chairman continues to work with Carp suppliers and will be giving us an update at our September meeting. We discussed a dock application for a home on Samara Drive.

Jamie Sheer reported on our financial condition, which is very positive.

Just a quick note to say thank you to the CRD Board members that attend our meetings. We really appreciate the great partnership we have between the two Boards. Thank you to the members of the CCA and CRD Boards for all the great work you do for our beautiful community!





by Mike "Mickey" Jaap, CRD President



August was a month to celebrate for the CRD Board and for all of our residents who like saving money. I was in attendance at the County Commission meeting on Wednesday, August 6, when the commissioners voted unanimously to approve the refinance of the CRD debt. Although the loan has not yet closed as of the time I am writing this article, the closing is scheduled for Tuesday, August 26. Hopefully by the time you read this, we will already be on our new lower interest rate. The savings is projected to be more than \$3,500 per month. After talking about this for the last 18 months, it should now be a reality.

Because the Board has been socking away cash in past years for future debt payments at the old rate of interest (4.99%), and we will now be paying a significantly lower rate (2.73%), over \$100,000 of the reserves are immediately freed up for capital improvements to our parks. We conservatively budgeted \$94,000 for capital improvements for the fiscal year beginning October 1 of this year, so we will be working furiously to get this excess cash invested in upgrades as quickly as possible.

Any residents that have input in what improvements we need to do should attend the CRD meetings and bring your ideas. We will prioritize projects based on facility usage and resident participation in the decision making process.

This refinance effort was started almost 18 months ago by Treasurer, Cary Brown. The attempt to refinance was

repeatedly rejected and I thought for sure this project was doomed on more than one occasion. But Cary stuck with the effort and found a way to get it done. I encourage every resident to send Cary a congratulatory email at [carybrown@originalcarrollwood.com](mailto:carybrown@originalcarrollwood.com). When you see him around the neighborhood, please thank him.

Laura Allegri of Lipsey Road is filling in as Office Manager for the District until we find a permanent replacement. Along with the personnel change, the Board also decided to change the office hours. For now, the office will be opened Monday through Friday from 3:30 p.m. until 6:30 p.m. We hope these hours will fit the schedules of more of our residents. If so, we will make the new hours permanent.

As we head into Fall, I am very excited about the opportunity we will have to upgrade our facilities and look forward to seeing many good improvement ideas become reality.





# 11712 Plumosa Road

## Buddy Baumbch and Peggi Foster



I'm a second generation Carrollwood resident. In 1966, my parents owned the house at 3117 Cocos Road built in the early 1970s. While doing yard work, I watched the house at 11712 Plumosa under construction, never thinking that I would one day own it.

My wife, who passed away in 2004, and I bought the house in 1990 where we raised out three children.

### NOMINATION FORM

Address of nominated yard: \_\_\_\_\_

Reason for nomination: \_\_\_\_\_

Your name: \_\_\_\_\_

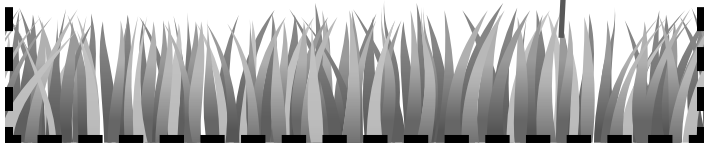
Your phone number: \_\_\_\_\_

Your email address: \_\_\_\_\_

**Please include a photo of the yard with your nomination.**

**Thank you!**

Turn in your nomination at the Community Center. Nominations can also be made in person at Board Meetings or by visiting [www.OriginalCarrollwood.com](http://www.OriginalCarrollwood.com) or emailing [YardoftheMonth@OriginalCarrollwood.com](mailto:YardoftheMonth@OriginalCarrollwood.com)



I enjoy working in the yard and do all my own landscaping and lawn care. The ground cover between the two Pococarpus trees is Joseph's Coat and turns multicolored in the winter. Walkers often stop to ask about it.

Peggi and my backyard is our favorite retreat with a large two level deck, a 24 Koi fish pond with waterfall. We planted numerous varieties of bromeliads and other plants, as the large oak trees prevent any grass growth. We continue to add to the plants as we can't resist a good plant sale.

One garden area has blue and orange flowering plants plus Gator decorations....Yes we are Gator fans.



# Monthly Schedule of CRD Committee Meetings:

## ORIGINAL CARROLLWOOD PARK COMMITTEE

No meeting in September

## TENNIS/RECREATION CENTER COMMITTEE

No meeting in September

## GROUNDS COMMITTEE

Monday, September 15th

7 p.m. at the Rec Center

Third Monday of each month

## SCOTTY COOPER PARK COMMITTEE

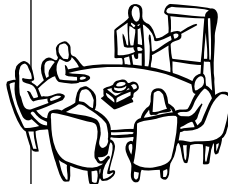
No meeting in September

## WHITE SANDS BEACH COMMITTEE

No meeting in September

### NOTE:

If no residents are in attendance by 15 minutes after the scheduled meeting start time, the meeting will be subject to immediate cancellation.



## Have a great photo from the neighborhood?

Send it to *The Caroler*, along with captions. We would like to feature some of your neighborhood photos in future issues! Email to the editor at [Rox@rox-c.com](mailto:Rox@rox-c.com)



**DÉJA VU BOUTIQUE**  
A consignment shop for women of all ages and all sizes

(813) 265-1366  
11125 N. Dale Mabry Highway  
"New Consignors Always Welcome"

Mon-Fri 10am-6pm • Sat 10am-5pm

Like us on Facebook

**Selling the Greater Tampa Bay Area Since 1979**

Call For a FREE Sales Analysis of Your Home!

**TR** | Team Roberts Tampa  
Linda & Jennifer Roberts

Linda G. Roberts P.A., GRI, CRS  
Jennifer Roberts ePro, CNE

813.299.4135  
Linda@FloridaExecutiveRealty.com

Original Carrollwood Resident Member  
LEADING REAL ESTATE COMPANIES OF THE WORLD

FLORIDA EXECUTIVE REALTY  
TeamRobertsTampa.com

**M & M TREE SERVICE, INC.**

FOR HEALTH, STRUCTURE & APPEARANCE OF TREES

**MIKE MACHADO**  
813/885-5103 Cell: 813/966-1638  
[www.mandmtreeservicetampa.com](http://www.mandmtreeservicetampa.com)

**Dean's ELECTRICAL SERVICE**

**MENTION THE CAROLER FOR 10% OFF\***

Offer expires 10/1/14 \*Maximum value \$100.00  
Neighborhood Electrician Last 20 Years  
We offer an hourly rate.

**Dean VanLengen**  
Master Electrician

GFI Receptacles - Indoor/Outdoor Lighting - Stand By Generators  
Insurance Inspections

Your home is a major investment. Hire only licensed contractors.  
Full Service Since 1999 • Big Jobs & Small! • Great References

813 **961.8406** We do remodels and additions.  
Licensed • Bonded • Insured

**Carrollwood Civic Association  
BOARD OF DIRECTORS**

President Jim Powell 932.4884  
JimPowell@originalcarrollwood.com  
Vice President & Long Range Planning Mark Tempest 932.0540  
MarkTempest@originalcarrollwood.com  
Treasurer Jamie Sheer 932.7825  
JamieSheer@originalcarrollwood.com  
Secretary/Legal Mike Hancock 915.1110  
MikeHancock@originalcarrollwood.com

**COMMITTEES**

Crime Watch/Lake Carroll Dept. of Health Liaison  
Brian Hughes 231.3555  
BrianHughes@originalcarrollwood.com  
Jim Blanco 930.2420  
JimBlanco@originalcarrollwood.com  
Lake Carroll Bryan Huls 930.0044  
BryanHuls@originalcarrollwood.com  
Newcomers Jim Blanco 930.2420  
JimBlanco@originalcarrollwood.com  
Social & Events Kendra York 625.1109  
KendraYork@originalcarrollwood.com  
Neil Norden 679.4022  
NeilNorden@originalcarrollwood.com  
Standards Enforcement Amy Cariello  
AmyCariello@originalcarrollwood.com  
Construction & Dock Jimbo Woodroffe 549.9425  
Permitting JimboWoodroffe@originalcarrollwood.com  
Special Events Dru Albano 932.2792  
DruAlbano@originalcarrollwood.com  
Member at Large Bryan Yarborough 240.0006  
BryanYarborough@originalcarrollwood.com

**Carrollwood Recreation District  
BOARD OF TRUSTEES**

President Mickey Jaap 765.1161  
MickeyJaap@originalcarrollwood.com  
Vice President/ Suzy Giunta 933.3880  
Community Development SuzyGiunta@originalcarrollwood.com  
Treasurer Cary Brown 915.0152  
CaryBrown@originalcarrollwood.com  
Secretary Joe Costa 932.4269  
JoeCosta@originalcarrollwood.com

**COMMITTEES**

Grounds Bill Lais 936.7673  
BillLais@originalcarrollwood.com  
OC Park Paul Siddall 932.9584  
PaulSiddall@originalcarrollwood.com  
Rec Center/Tennis Courts Mark Snellgrove 265.2828  
MarkSnellgrove@originalcarrollwood.com  
Scotty Cooper Park David O'Donnell 936.9737  
DavidODonnell@originalcarrollwood.com  
White Sands Beach Kevin Shidler 931.1662  
KevinShidler@originalcarrollwood.com

**Carrollwood Recreation Center**

3515 McFarland Road; Tampa, FL 33618  
932.1257 Fax: 935.9057 Office Hrs: 3:30 p.m 6:30 p.m. (M-F)  
office@originalcarrollwood.com

**The Caroler**

Roxanne Clapp • 26504 Whirlaway Terr; Wesley Chapel, FL 33544  
Ph: 991.1860 Fax: 991.1863 Email: Rox@rox-c.com

**Hillsborough County Sheriff's Office**

Deputy Jeff Carson, Community Resource Deputy 247.0330  
to report a non-emergency

**IT'S TIME!**



**Time to  
Update The  
OC Directory!**

**Send us your changes!**

Add a new phone or email address, list or revise your family info. If your listing is currently correct there is no need to contact us. We will reprint your listing exactly as shown in the 2013-2014 edition.

Interested in advertising? Full and half page full color ads help to underwrite printing and mailing costs of this bi-annual neighbor-to-neighbor publication. OC residents have first priority on advertising space. Business ads or personal ads of congratulations are welcome, too. Example: scouts, sports teams, schools, new baby, wedding, other commemorations, etc.

The next directory is anticipated to arrive in OC mailboxes by the end of 2014, and then new residents will receive them during 2015 and 2016. The book includes all residents alphabetically by last name and a separate look-up listing by street name and house number. This treasured reference has been produced every 2 years since 1960. If you're new to OC since late 2012, PLEASE send us your full contact information.

Everyone... don't miss the opportunity to be listed correctly!

Name \_\_\_\_\_

Phone \_\_\_\_\_

Email #1 \_\_\_\_\_

Email #2 \_\_\_\_\_

Please change or add this: \_\_\_\_\_

Yes! We want advertising info!

Name/Title \_\_\_\_\_

Name of Business \_\_\_\_\_

Phone/Email \_\_\_\_\_

Reply to: 2015-2016 Directory, 3515 McFarland Road, Tampa FL 33618 or Directory@OriginalCarrollwood.com. You can also drop your completed form at the Rec Center.

neighbor  
2  
neighbor



**CLASSIFIEDS**

**COMPLETE LAWN CARE** and full array of handyman services. Storm cleanup. Hauling. Pressure washing. Chuck Kim (OC homeowner). 813-352-1382.

**ADD YOUR CLASSIFIED NEXT MONTH** - \$20 for 25 words. Deadline is the 14th of each month. Email Rox@rox-c.com

**Cub Scout Pack 217  
Kickoff Party**

All 1st through 4th grade boys interested in joining Cub Scouts are invited!

**When: Sept 20th at 2:30 p.m.**

**Where: Pin Chasers  
4847 N. Armenia Avenue  
Tampa, FL 33603**

**RSVP to mikusrt2@gmail.com**

More Info: <http://www.cubpack217.org/>

Licensed, Bonded & Insured #CAC1813676 Angie's List

**IERNA'S HEATING & COOLING**  
MAINTAIN - REPAIR - REPLACE  
[www.IernaAir.com](http://www.IernaAir.com)

**21-Point Clean & Tune**  
Dirty Coils?  
Clogged Drain Lines?  
Loose Connections?  
Low Refrigerant? **\$29<sup>95</sup>**  
\$80 Value  
Coupon Code: CRLR0914

**FREE Ultra-Violet Light**  
Receive a Free Ultra-Violet Light with the purchase of a new A/C.\* **\$600**  
VALUE  
\*Cannot be combined with any other offer. Offer applies to the purchase of a complete a/c system. Cannot be applied to past purchases or past estimates. See dealer for details.  
IERNA's Heating & Cooling | 813-948-6355 | Coupon Code: CRLR0914

**100% SATISFACTION GUARANTEED** **HASSLE FREE IN-HOUSE PAYMENT PLAN**

**FREE Estimates on System Replacements** | Call the **HOTLINE** for Same Day Service!  
**HOTLINE 813-948-6355**

**GLASSDOCTOR<sup>®</sup>**  
HOME • AUTO • BUSINESS  
Owned and operated by OC resident

- ✓ 24/7 Emergency Service
- ✓ Furniture Tops
- ✓ Decorative Mirrors
- ✓ Custom Shower Doors & Tub Enclosures
- ✓ We'll file your auto glass claim!

**(813) 343-4966**

Call the Specialist for **FREE Estimates**

**\$50 Off -**  
Valid on Any glass service  
(Minimum purchase of \$250) [www.GlassDoctor.com/Tampa](http://www.GlassDoctor.com/Tampa)

\*We work directly with ALL insurance companies  
License #'s: MV27191 SCC-31151156

**happyurban dog**  
Training by Elaine Rinicker

Private and group sessions  
in the Carrollwood area

[www.HappyUrbanDog.com](http://www.HappyUrbanDog.com)  
813-817-9891

*A Positive Experience for Both Owner and Pet*



**Hillsborough County  
 Democratic Women's Club**

Monday, Sept 1 • 6 p.m.  
 Mimi's Cafe • 11702 N. Dale Mabry Hwy.  
 Lula Dovi, 932-6944. See Page 14

**Gallery @ 2902 Art Display:  
 Art by students of the Life  
 Enrichment Center**

Sept 1 - Sept 30  
 Jimmie B Keel Library • 2902 W Bearss Ave  
<http://www.hcplc.org> • 813.273.3652

**Family Center on Deafness  
 Telephone Distribution**

September 2 and 23 at 10 a.m. -1:30 p.m.  
 Jimmie B Keel Library • 2902 W Bearss Ave  
<http://www.hcplc.org> • 813.273.3652

**Master Gardener:  
 Moonlight Gardens**

Tuesday, September 9 • 7-8 p.m.  
 Jimmie B Keel Library • 2902 W Bearss Ave  
<http://www.hcplc.org> • 813.273.3652

**Understanding Medicare**

Wednesday, Sept 10 • 11 a.m. - 12:30p.m.  
 Jimmie B Keel Library • 2902 W Bearss Ave  
<http://www.hcplc.org> • 813.273.3652

**For Teens: Locker Magnet  
 Craft**

Thursday, September 11 at 6 p.m.  
 Jimmie B Keel Library • 2902 W Bearss Ave  
<http://www.hcplc.org> • 813.273.3652

**Introduction to Home  
 Remedies**

Thursday, September 25 at 6 p.m.  
 Jimmie B Keel Library • 2902 W Bearss Ave  
<http://www.hcplc.org> • 813.273.3652

**Computer Classes for the iPad**

Tuesdays at 7 p.m.  
 Jimmie B Keel Library • 2902 W Bearss Ave  
<http://www.hcplc.org> • 813.273.3652

Have a local  
 event  
 free to the public  
 you would like posted in  
*The Caroler?*

The first eight entries received each month get published!

Send your event info to [Rox@rox-c.com](mailto:Rox@rox-c.com)

**Make a Donation to Maintain Lake Carroll  
 and Name Your Own Carp!**

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*. 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)



**LAKE FUND DONATION**

Amount: \_\_\_\_\_

Name: \_\_\_\_\_

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

Phone: \_\_\_\_\_ Your carp's name: \_\_\_\_\_



# Thinking Water Safety: Before You Take the Plunge

*Reprinted with permission from  
URS Health & Safety News.*

Bodies of water provide both recreation and work environments for many people around the world. Whether your motive is to have fun or do your job, water safety always should be first and foremost. From 2005-2009, there were more than 3,000 unintentional non-boating related drownings in the United States and approximately 350 boating-related drownings each year.

Even non-fatal water incidents can be serious—with about 50 percent of victims requiring hospitalization. Among children ages 3-7 and 9-15, drowning was the second-leading cause of unintentional injury-related death in the United States. According to the World Health Organization, drowning is the third-leading cause of death worldwide. In Australia, it is the leading cause of accidental death of children ages 1-3, and in the European Union, it is the second-leading cause of accidental death for children.

Most water-related accidents can be avoided by following a few simple guidelines.

**Buddy Up** – Whether you're swimming in a pool or performing maintenance on a barge, always have another person with you in case one of you encounters a safety issue.

**Be Prepared** – Learning how to swim is essential if you plan being on or near water. A personal floatation device (PFD) should always be worn on the water, but this does not negate the importance of knowing how to swim. In addition, learning life-saving skills, such as CPR and rescue techniques, can help save a life.

**Be Aware** – Always check the weather before heading out on the water. Have equipment available that can provide timely updates on potential inclement weather patterns.

**Keep In Touch** - Before going out on the water, let someone on land know your plans. That way, if you do get into trouble, someone will know where to look for you.

Some protective measures you can use to reduce the risk of drowning include the following:

Use barriers and fencing for swimming pools and water

sources to restrict access by children. Of children ages 1-4, most drownings occur in family swimming pools. Research has shown that four-sided, rather than three-sided enclosures, significantly reduce drowning risk for children.

Always use a life jacket or PFD that is approved for recreational and work-related boating activities. The U.S. Coast Guard reported that of the 672 boating-related fatalities in 2010, 72 percent were drownings and of that number, 88 percent were not wearing life jackets. Remember air-filled toys and foam floating devices are not life jackets.

It is important to know that even with a PFD, fatalities can still occur from water-related accidents. Of primary concern is hypothermia, which occurs when the body loses heat during exposure to cold water. This loss of body heat can quickly cause loss of dexterity, loss of consciousness, and even death. In water that is between 50 degrees and 60 degrees F (10-15 degrees C), loss of dexterity can occur in 10 to 15 minutes, making it difficult to swim to a safe location; unconsciousness can occur in 1 to 2 hours. The effort exerted in trying to swim to shore actually increases heat loss and exhaustion, which can accelerate hypothermia.

And then there is the silent killer—carbon monoxide (CO)—a colorless and odorless gas generated by gasoline-powered boats and on-board generators. It is important to make sure that living or working spaces on boats are well ventilated to prevent accumulation of exhaust gas from engines. CO detectors can provide an early warning of potential life-threatening conditions.

By following these guidelines, you greatly decrease your chance of being a victim of a water-related accident.

# CRD Completes Debt Refinance Deal With Hillsborough County

by Cary Brown

The CRD has for many months been in the process of refinancing our long term debt. Our goal was to take advantage of today's interest rates which are much more favorable than what existed in 2006 when the original loans were completed. As we approach closing, we estimate that we will be able to improve our interest rate from just under 5% to just under 3%. What this means is that Original Carrollwood will save approximately \$90,000 in interest over the remaining term of the loans. Just as important to Original Carrollwood is that we will reduce our monthly debt service payments by roughly \$3,000. This savings is needed for some much needed repair and maintenance projects for our parks and other amenities.

The process took much longer than we expected and required a few more steps than we expected. In 2006, when the original loans were completed, it was common practice for lending institutions to make tax advantaged loans to Special Taxing Districts like the Carrollwood

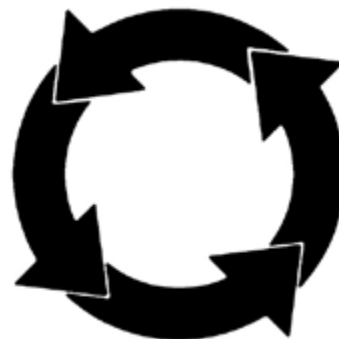
Recreation District. Over the years, the Internal Revenue Service has issued some decisions which effectively limited our capabilities to attain a direct loan. After exhausting all other options, we asked Hillsborough County to sponsor us for what is known as a "conduit bond," which allows us to get a tax advantaged loan. As expected, this required a high level of legal and financial scrutiny to get their support. After completing our audit, were approved by their financial advisors.

On August 6, Hillsborough County BOCC voted 7-0 to issue the CRD a conduit bond. We have now begun the process of closing the loan. I wish to extend thanks to the CRD Board members, Hillsborough County Board of County Commissioners, specifically Victor Crist and Ken Hagan, and County staff who helped put all of this together. 🙏



*Cary Brown,  
CRD Treasurer*

## Boating is Counter-Clockwise on the Lake!



# GOD'S WORK, OUR HANDS SUNDAY

September 7, 2014

Join with your neighbors at Grace Lutheran as they put faith into action by serving their community in ways that share the grace of God.

Areas of service opportunities:  
Metropolitan Ministries  
McCulloch Group Home  
Homeless Women Veterans  
Quilting  
Random Acts of Kindness  
and more

You work hard to help make your community a better place. Now let's do this work together! We invite you to gather with us at noon as we go out into the world to serve.

For more information, call 813-961-8747  
or visit [www.gracetampa.org](http://www.gracetampa.org)



3714 W. Linebaugh Ave., Tampa, FL 33618  
813.961.8747 [gracetampa.org](http://gracetampa.org)

southeast corner of Linebaugh and Dale Mabry adjacent to Regions Bank - entrance on Linebaugh

## Corbett Preparatory School of IDS

PreK3 - 8th Grade



An Extraordinary Education with  
Excellence and Excitement!



### Admissions Open House

Wednesday, October 15 at 8:30 a.m.

Tuesday, November 18 at 8:30 a.m.

or Contact the Office of Admissions for Your Personal Tour

(813) 961-3087 [www.corbettprep.com](http://www.corbettprep.com)



A huge  
**thank  
you** to all  
*The Caroler*  
advertisers!

## Revolution Pro Wash



813-475-8317

Pressure Washing  
Painting  
Tree Trim and Debris Removal

Mention this ad in *The Caroler* and  
receive a \$25 discount

Licensed and Insured

[www.FMCOS.com](http://www.FMCOS.com)



Don't worry about driving to your I.T  
We come to you.

Computer Repairs  
Laptop Repairs  
Network Repairs  
Printer Repairs

Television Repairs  
Remote Services  
Graphic Design  
Web Design & More!

CALL OR TEXT (813) 781 - 1628

Sprint, Verizon, T-Mobile, & AT&T customers may call or text us by dialing \*\*FMCOS

# This & That

## OC REAL ESTATE SELLING YOUR HOME 101

### Realtor Commission

by Wayne Wilson, Realtor & Original Carrollwood Resident 41 years



This is the toughest article I've had to write yet because I am part of this group. I promise to be objective.

The standard and customary rate for a Realtor in the Tampa Bay area is 6%. Three percent of this money will go to the listing agent and 3% will go to the selling agent. Sometimes sellers challenge these rates. What many people fail to realize is that the Realtor will incur many costs prior to completing the transaction if they are handling the listing in the best interest of their customer. My experience has been that you get what you pay for.

Let's talk about the Listing Agent first. It is his responsibility to guide you in establishing proper pricing for your home. This requires pulling together a Comparative Market Analysis, which reflects similar properties in your area. This is a guide; but, if done properly, it is an excellent tool.

Does the agent know and understand the special qualities of our neighborhood such as what parks we have, where they are located, accesses to the lake, what role the CCA and the CRD play in the community? These must all be passed on to potential selling agents in order to justify the increased value of our properties over other surrounding communities.

They must put together numerous documents such as the Multiple Listing Service (MLS) Report, Lead Based Paint, Affiliated Company Business Disclosures, Estimated Closing Costs, Customer Privacy Statement, HOA/Tax District declarations, Seller's Estimated Net Sheet, Seller's Mold Addendum, Seller's Property Disclosure Statement, just to reflect a few.

The Realtor may need to purchase some things such as a survey, a square footage appraisal, and multiple types of advertising such as post cards, flyers, etc. He/she should be in contact with other agents who have sold in your particular area with the intent to make them aware of your home availability. All of these items will typically come from the Realtor's pocket long before the sale is made or in some cases not made.

The Selling Realtor must also step up to some significant costs, most of which are tied up in advertising and transportation. Frequently, we'll take potential clients out to numerous showings only to have them call on another Realtor and use them instead. The result is substantial unrecovered costs.

If the Realtor finds a property that his client wants to buy, then he must go through a similar set of documents like the listing agent above.

Then there are the surprises. An appraisal might not meet the price or a survey shows an encroachment to the property meets and bounds or the inspection realizes a major issue or etc. etc. Now, you need the professional Realtor to step in with his knowledge and skill to fix the issues.

Space does not allow for a more comprehensive article, but hopefully you'll get the point. Choosing a Realtor is your responsibility. It shouldn't be just a friend! This is a business deal for the largest investment many of us make in our life. Treat it with the same importance and your outcome will be more favorable.

### Current OC Listings as of deadline:

11327 Carrollwood Dr	4,815 sq ft	\$1,295,000
3401 McFarland Rd	3,218 sq ft	\$ 399,900
10111 Orange Grove Dr	1,964 sq ft	\$ 750,000
10520 Orange Grove Dr	2,034 sq ft	\$ 269,900
10911 Orange Grove Dr	1,587 sq ft	\$ 215,000
10901 Orange Grove Dr	1,913 sq ft	\$ 245,000
3412 Picwood Rd	1,808 sq ft	\$ 264,900
3601 Prunus Place	1,966 sq ft	\$ 369,000
2802 Samara Dr	2,419 sq ft	\$ 355,000
2812 Samara Dr	4,286 sq ft	\$ 650,000
2816 Samara Dr	2,757 sq ft	\$ 365,000
3120 Samara Dr	1,729 sq ft	\$ 184,900

## Carrollwood Wrecks

Carrollwood's own women's tennis team, "The Wrecks," begins its 2015 season on August 27th. Home games are on Wednesdays at 9:00 at the Rec Center. (Catch the joke?) "The Wrecks" belong to the ALOT League and play clubs throughout Hillsborough County. It's great fun and great exercise. Women residents are eagerly welcomed..sorry, guys. Subs are needed. Call Mary Hicks at 935-3920 or Keen O'Sullivan at 932-1843 for more information.

(continued on Page 14)



100% SATISFACTION GUARANTEED



# CARROLLWOOD WINDOW & DOOR

*Installing Trust One Window at a Time*

- Replacements
- New Construction
- Energy Efficient Windows
- Hurricane Resistant Windows
- Entry Doors
- Patio Doors
- French Doors
- Sliding Doors



**CALL TODAY! 813.626.7676**

6025 NORTH HIGHWAY 301 • TAMPA, FLORIDA 33610

[www.carrollwoodwindow-door.com](http://www.carrollwoodwindow-door.com)



BERKSHIRE HATHAWAY | Florida Properties Group  
HomeServices

*Across the Street... Across Town... Across The Country*  
**Don't Make a Move Without Us!**



**M. Wayne Wilson**

*30+Year Carrollwood Neighbor*

**813.997.5719**

[wwilson@bhhsfloridaproperties.com](mailto:wwilson@bhhsfloridaproperties.com)



*THE*  
**Sper**  
GROUP

**813.760.2002**

[Sold@TheSperGroup.com](mailto:Sold@TheSperGroup.com)



**Janet Wasserberger**

[jwasserberger@bhhsfloridaproperties.com](mailto:jwasserberger@bhhsfloridaproperties.com)

**Tammy Waugh**

[twaugh@bhhsfloridaproperties.com](mailto:twaugh@bhhsfloridaproperties.com)

(Continued from Page 12)

# This & That

## You're Invited! OC Bridge Club

The OC Bridge Club meets the **second and fourth Friday, game starts at 9:30 a.m.** at the Rec Center. There is no charge to play, but your RSVP is required. To RSVP or for more information, call Michele Shahnasarian at 931-4356, or Dorothy Miller at 932-9819. Join us!



## Hillsborough County Democratic Women's Club

Hillsborough County Democratic Women's Club will meet Monday evening at 6 p.m., September 1st, at Mimi's Café. The address is 11702 N. Dale Mabry Highway, next to Barnes and Noble book store. Election issues will be discussed and political candidates will appear. The public is invited. For further information, call Lula Dovi at 932-6944.



---

## Puzzle of the Month | Brain Teaser

**A cleric must number the pages of a manuscript from 1 to 100. How many times will he inscribe the figure 9?**

Email the Editor at [Rox@rox-c.com](mailto:Rox@rox-c.com) before September 14th with your solution. All that reply with the correct answer will have their name, along with the answer, posted in the October issue of *The Caroler*!

### **Solution to the August Scramble:**

The theme: "Back to School"

epiclñ: pencil  
rindsef: friends  
atecrhe: teacher  
stunted: student  
foifec: office  
ekhwomor: homework  
ygm: gym  
osclromas: classroom  
sttes: tests

Congratulations to: Charlie Ross  
Curtis Moreau, Trent & Ana Stallings, Shirley Roberts, Remi J. Brantley, Iliana Giordano, Bill Koehler, and Greg Murin for submitting all the right stuff!

# SHUMATE TRUCKS & VANS

Celebrating 53 years in Business  
 4820 N. DALE MABRY ~ TAMPA, FL 33614  
 Call us at 813-877-6638  
 or send us an email Shumatetrk@verizon.net

Check out our inventory  
[www.shumatetruckcenter.com](http://www.shumatetruckcenter.com)

250 Trucks, Vans, Dumps, Cranes, &  
 Busses. Deal Directly With The Owners.



Plumbing Problems? Forget About It!  
 We Treat You Like Family!

Free service call with repair.

**\$25 or 20% OFF**

WHICHEVER IS GREATER

Not honored with any other discounts or coupons



**WISE GUYS  
 PLUMBING INC.**

Lic # CFC044169

813-968-HELP 1-866-552-WISE

**hello  
 gorgeous**  
 PHOTOGRAPHY

Capture the Moment

In Studio or On Site

John Santamaria  
 813.495.4925

[info@hellogorgeousphotography.org](mailto:info@hellogorgeousphotography.org)



★★★  
**HOT RATE for SUMMER**

14 MONTH CD SPECIAL

**1.20%**  
 APY\*

Karen Borden  
 SVP, Branch Manager  
 NMLS ID 517462

Chris Garlinghouse  
 Assistant Branch Manager  
 NMLS ID 477973

Carrollwood Office  
 3702 W. Bearss Ave.  
 Tampa, FL 33618  
 P: 813.397.4960  
 F: 813.397.4961

\* The Annual Percentage Yield (APY) is effective as of 8/1/2014. Minimum \$10,000 deposit to open the account, with funds not currently held at US AmeriBank. Interest begins to accrue on the business day you deposit your funds. We use the daily balance method to calculate the interest on your account. This method applies a daily periodic rate to the principal in the account each day. Interest is compounded daily and credited monthly. If you close the account before interest is credited you may receive the accrued interest. An early withdrawal penalty may be imposed. Fees may reduce earnings on account. Offer is valid for a limited time. Some transaction limits may apply.

**US AmeriBank** LOCAL. INDEPENDENT.

[www.usameribank.com](http://www.usameribank.com) Member FDIC



Attention Original Carrollwood Residents:

**City of Angels Salon**

3679 W. Waters Ave (813) 931-1200



Call Now For An  
 End Of Summer Special

- Ladies
- Color Touch Up, Cut, & Style for only \$70+
- Men's
- Shampoo, Cut, & Style for only \$15+
- Kid's 9 & Under
- Shampoo, Cut, & Style for only \$10+

For a Special Treat,  
 Enjoy a Chocolate Enzyme Facial for only \$35  
 and/or Recieve 10% off Nail Services



Services offered include hair, nails, full waxing,  
 and skin care. We make sure you stay up to date with  
 the hottest trends including ombre hair and nails,  
 extensions, and brazilian blowouts. We're here to  
 make you feel as beautiful as you are!

[www.CityofAngelsSalon.com](http://www.CityofAngelsSalon.com)

CityOfAngelsSalonSpa CityOfAngelsSalon



# RE-TECH

SMARTPHONE CENTERS



iPhone 5 screen repair

ONLY **\$72**

- One-year warranty
- Free estimates
- Fast repairs



**Now Open in Carrollwood!**

**14444 N DALE MABRY HWY**  
ACROSS FROM LEE ROY SELMON'S

**813-518-8858**

**RE-TECH.COM**

- Full-service repair center
- Data transfer & recovery
- Off-contract phones
- Prepaid plans
- Accessories
- Hablamos español