



# CARROLLWOOD VILLAGE VOICE

A LEGACY COMMUNITY

"BEST OF THE BEST" AWARD FROM HILLSBOROUGH COUNTY

## A MESSAGE FROM SUZANNE AND LINDSEY:

SPREAD THE WORD! If you are receiving this email, please encourage your Carrollwood Village neighbors to visit [www.CarrollwoodVillage.com](http://www.CarrollwoodVillage.com) on their computers or mobile devices, and register their email and phone information so that they too can be in the know. We are not using this information for any other reason other than to inform our residents, in a timely manner, on all of the exciting events and progress that is happening in our community!

We welcome your input! If you would like to submit an article, a photo or have a question please send it to [communications@carrollwoodvillage.com](mailto:communications@carrollwoodvillage.com)

The editorial board members at the Carrollwood Village Voice are excited to live in our "Legacy Community" that is striving to be one of the Top 25 communities in the USA. We look forward to the community input to make this a one of the kind, best of the best ways residents communicate with their neighbors.

Have a safe and happy Memorial Day.

Lindsey and Suzanne



# **MAY 2019 HALLMARK OF EXCELLENCE AWARD**

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Warm congratulations to our Village homeowners at 13721 Attley Place in Windemere West. Frank and Gina Miranda have owned and immaculately maintained this Rutenberg style home since 1998.



# CARROLLWOOD VILLAGE COMMUNITY WIDE POND CLEAN UP

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The Community Wide Pond Clean Up took place on Saturday, April 27th. The volunteers of all ages met at the new Carrollwood Village Park at 9 am to register and identify the ponds where they would be working. The banks and shallow water of 11 of our ponds were cleaned of trash and limbs. Over 170 pounds of trash was collected in 90 minutes by 24 volunteers. Very impressive as the most frequently collected items were Bud Lite cans and plastic water bottles.



# CARROLLWOOD VILLAGE COMMUNITY WIDE POND CLEAN UP

The volunteers left looking forward to the next pond event, teenagers earned much-needed community volunteer hours and we got to know more Villagers.

Special recognition to Domino's Pizza at 11406 N Dale Mabry Hwy. 813-963-3030 for donating the pizzas! The new owner Bill Welker, wife Jemma and son Benjamin even delivered the pizzas stayed to visit awhile then enjoyed the new park.

Also big thanks to Stevie Aucoin, owner of Village Lawn Care and Dave. They donated the trash bags, drove the golf cart to collect the trash and disposed of the trash.



# CARROLLWOOD VILLAGE PARK: SEVEN MONTHS & GROWING!

It's hard to believe the Carrollwood Village Park is already seven months old! What's even more amazing is how much more progress has been made in those seven months.

When the park opened in October, available amenities included walking/jogging trails, outdoor exercise stations, a scenic boardwalk, two dog parks, pavilions, and a great lawn. Since then, construction has been announced, if not started, for additional amenities to include a playground, splash pad, pump park, boardwalk with LED lighting, nature center, observation pier, amphitheater, solar trail lighting, and more. Some projects, such as the playground and amphitheater, are already completed. All of the amenities planned in this second phase of construction are estimated to be completed at the end of 2020.



The park has also been the host site for two significant events: The Run Run Rudolph 5K and Family Fun Run presented by Carrollwood Village HOAs last December and The Big Bounce America 2019 last month.

Over the last few months, we have been collecting questions from the community regarding the park. Special thanks to Phase II President Adrian Madhosingh and Carrollwood Park Conservancy (CPC) Board Member Bill DeMare for providing answers and insights.

## Who is Carrollwood Village Park open to?

The Carrollwood Village Park is a Hillsborough County park that is open to the public to enjoy. For more information, visit the URL below:  
<https://www.hillsboroughcounty.org/en/locations/carrollwood-village-park>

## Are there any rules for using the dog park?

The dog park located inside of the Carrollwood Village Park belongs to Hillsborough County. Since this is a county park, the county operates all of the amenities. The URL below provides a phone number to contact along with a link to Hillsborough County dog park rules and regulations.

<https://www.hillsboroughcounty.org/en/locations/carrollwood-village-park-dog-park>

## Is fishing allowed at the park?

Yes, fishing is permitted, but only catch and release.

## When will the Sheriff's Department start using the training facility at the park?

The Sheriff's Department was waiting for the air-conditioning to be installed before using the space.

## How are special events scheduled?

Hillsborough County Parks & Recreation handle the rental agreements for large community events like The Big Bounce America 2019. The county works with the CPC to evaluate each proposal and considers the opinion of the CPC when making final decisions on those types of events.



## How can I rent a pavilion for a private party?

Hillsborough County Parks & Recreation rents more than three dozen picnic shelters and meeting rooms for private use. They're scattered throughout the county and can accommodate groups of different sizes. Picnic shelters are available by the day, with costs ranging from \$40 to \$225, depending on a shelter's size.

Meeting rooms are rented by the hour, with reasonable fees assessed for space and set-up/maintenance. The facilities are in demand, particularly in springtime. Reserve the site that meets your needs as early as possible. To rent a shelter go to [HCFLGov.net/Parks](http://HCFLGov.net/Parks). Shelters must be vacated 30 minutes prior to the park closing.

## Occasionally, there is an odd smell around the park. What is it and what can be done?

Engineers involved with the project said there might be an odor from time to time. Unfortunately, the engineers are not able to guarantee the park will be 100% odor-free all of the time; however, if you notice an odor, please contact the Hillsborough County Public Works. It is possible the odor is a sign that they need to check the industrial equipment.

## Where can I learn more?

Yes! Visit [www.carrollwoodvillagepark.com](http://www.carrollwoodvillagepark.com) for more information, updates and to get involved. You can also follow the CPC (@ForThePark.TAMPA) and the park (@CarrollwoodVillagePark) on Facebook.

# OUR NEW POLLINATOR GARDENS – COME SEE THEM!

Please take a stroll down Sussex across from Waterfall Way and across from Khilani Court. We had to take down dead pine trees which left empty spots perfect for pollinator gardens! On day 1, butterflies already started finding them! It was a treat to see!



As you walk by, you may note the plants are small, but they will grow. This is because we:

1. We were very frugal with the HOA's money in buying plants
2. We used only natural nurseries that do NOT treat the plants with chemicals like the big box stores. The chemicals that the bog box stores use add cost and can kill the pollinators.

Pollinators you can expect to see visiting these gardens:

1. Hummingbirds (ruby throated)
2. Butterflies
  - a. Monarch, Monarch caterpillar or, Monarch chrysalis
  - b. Eastern Swallow Tail butterfly, Caterpillar and Chrysalis



# OUR NEW POLLINATOR GARDENS – COME SEE THEM!

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Garden at Sussex and Khilani

Plants you will see in this garden are:

1. Lavender (good for bees and butterflies)
2. Mystic Spire Salvia (good for bees, butterflies and hummingbirds)
3. Goldenrod (not the kind causing allergies!) (good for bees, butterflies, hummingbirds)
4. Tickseed (good seed provider for birds)
5. Crepe Myrtle tree (good food provider for birds)



Garden at Sussex and Waterfall

Plants you will see in this garden are:

1. Red Salvia (a butterfly and hummingbird favorite!)
2. Milkweed (larval host to Monarch butterflies)
3. Tickseed (good seed provider for birds)
4. Butterfly bush (good nectar provider for butterflies, bees and hummingbirds)
5. Fennel (larval host for Swallow tail butterflies)
6. Zinnia (nectar favorite of bees, butterflies)

The third test garden is being planted at Sussex and Lytton.

# MORTGAGE LOAN REQUIREMENTS FOR HOMES LOCATED IN A PLANNED UNIT DEVELOPMENT (CARROLLWOOD VILLAGE) WITH A HOMEOWNERS ASSOCIATION

Several homeowners in the Village have questioned their Board of Directors about the amount of the reserves we have in the budgets. They were worried that maybe it would be hard for their properties to qualify for a mortgage, especially a FHA or VA mortgage if the Homeowners Associations did not have adequate reserves. To answer this question, we reached out to a local expert, Craig Duncan with First Security Mortgage Services, Inc. located on Carrollwood Village Run.

Carrollwood Village is a Planned Unit Development (PUD) with a Homeowners Association (HOA). There are different mortgage guidelines to meet when securing a home loan for a purchase as well as refinancing an existing loan and that depends on whether you live in a Single Family Residence (SFR), Townhome or a Condominium. If your home is a SFR or a Townhome, there are no HOA loan guidelines that need to be met or approved for a loan. If your home is a condominium, then loan guidelines are more stringent for financing to be warrantable (per Fannie Mae and Freddie Mac, the two primary investors buying these loans on the secondary mortgage market from the lenders). Some of the requirements for condos to be approved are:

1. Condominium Association (COA) has to be in good standing no active or pending litigation (if so then a letter from the attorney stating the COA isn't being countered sued and the Lender isn't at risk of losing its 1st position lien may be acceptable)
2. 10% in reserves each month of the budget and 15% on dues
3. No more than 15% of the total units may be 60 days past due
4. A single owner or entity cannot own more than 10% of the total units
5. Proper master insurance coverage is in place.

A way to avoid having a complete review of the Condominium Association including their reserves by a lender is the borrower has a 75% loan to value or a purchase with a 25% down payment. With a 25% down payment or 75% LTV, guidelines call for "a limited review", whereby the lender just needs to know that there isn't an active or pending litigation and, if not, then the condo will be warrantable/approved. FHA and VA will require that the condominium project is on their approved list - very few condominium communities are approved. Please note these guidelines have been in place for some time but are subject to change.

In Carrollwood Village the owners of Townhomes and Condominiums belong to two associations, the master HOA and the sub- association for their smaller community.

If you have more questions regarding mortgage requirements please call our resident expert, Craig Duncan who provided the information for this article.

Craig Duncan  
**Senior Loan Officer**  
**Licensed Mortgage Broker NMLS#228321**  
**First Security Mortgage Services, Inc.**  
**Serving Florida since 1993"**

13915 Carrollwood Village Run, Tampa, Fl. 33618  
 P: (813) 264-6606 ext. 115, cduncan@firstsecuritymtg.com

# RESIDENT'S CORNER

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*I am a resident in Phase III and would like clarification as to when the Community Patrol should be called vs the Hillsborough County Sheriff's Office (HCSO).*

Thanks for asking. **First if it is an emergency or you feel threatened call 911!** You can then call the Community Patrol to alert them of the problem. The Community Patrol is there to help the residents of Phases II and III with issues that are not a priority for HCSO.

To reach the Community Patrol in Phases II and III between 7 AM and 11 PM call (813)263-8660. The non-emergency number for HCSO is (813)247-8200.

## **A list of reasons to call the community patrol:**

Fishing in the ponds: First, the patrol will verify that they are a resident. Then if they are a resident they will be asked to move to a green space in a common area or move to the new Carrollwood Village Park. They cannot fish directly behind your house.  
Netting of fish in the ponds

Motorized watercraft being used in the pond

Vacation Watch – complete the form found on Carrollwoodvillage.com and the Community Patrol officer will check your house while you are away.

Lost or found pet

Solicitor canvassing your street. Officers will check their license.

The same car keeps driving through your neighborhood and you do not recognize it or the occupants

Parking on the sidewalk

Parking on the grass – either along a common area or in front of a house

Equipment, tennis court or basketball court being misused. The following are NOT allowed on the courts: bikes, skate, roller blades, skateboarding, pets.

Vandalism of common areas

You feel uneasy coming home and would like the community patrol officer to walk you to the door

One time wellness check

Strangers loitering in neighborhood or common areas

Loud party

When in doubt call the Community Patrol – they are on duty to help the residents.

**A list of reasons to call the Hillsborough County Sheriffs Office - 911:**

You have an emergency or feel threatened

Child/Elderly abuse or neglect

Animal abuse

Break-In

Loud party

**IF IN DOUBT CALL 911 FIRST --- THEN THE COMMUNITY PATROL**



## **WELCOME COMMITTEE UPDATE**

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The Carrollwood Village Welcome Committee has been busy 1st Quarter welcoming new Villagers.

Kristine Glein, Phase I reports that 18 new residents were welcomed. Phase II & III welcomed 13 new residents each.

The Welcome Committee is always looking for more members and vendors to contribute to the items in the "Welcome Bag".

Please contact us at [communications@carrollwoodvillage.com](mailto:communications@carrollwoodvillage.com).

# WHAT TO PLANT IN MAY



**Salvia**



**Torenia**



**Wax Begonia**



**Clivia Lily**



**Aztec Lily**



**Amazon Lily**

**Annuals:** Plants that can take summer heat include salvia, torenia, wax begonia, coleus, and ornamental pepper

**Bulbs:** Some lilies do better when their roots are crowded. Try planting Amazon, Aztec, and Clivia lilies in containers to increase blooming

**Herbs:** Plant heat loving herbs, including basil, Mexican tarragon, and rosemary.

**Vegetables:** Southern favorites to plant now are okra, southern pea, and sweet potatoe

**Pests:** Harmful insects become more active as the weather warms. Watch for thrips, scale, and mites on ornamental plants.

**Gardenias:** While some yellowing of older leaves is normal, yellowing of new growth usually indicates a micronutrient deficiency.

**Oleanders:** Chewed or ragged leaves indicate oleander caterpillars at work.

**Lawn insects:** Watch for damage from chinch bugs in St. Augustine and begin scouting for newly hatched mole crickets in Bahia lawns.

**Tomatoes:** Watch for pests, disease, and nutritional disorders on tomato plants.

**Trees:** Prepare for hurricane season by checking trees for damaged or weak branches and prune if needed. Hire an ISA certified arborist.



**Tarragon**



**Basil**





## RESIDENT CALENDAR

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May 15 Phase III Annual Meeting Carrollwood Cultural Center 7 PM

May 27 Phase I Board Meeting Carrollwood Cultural Center –  
Cancelled in observance to Memorial Day

May 28 Phase II Board Meeting Carrollwood Cultural Center 7 PM

May 29 Phase III Board Meeting Carrollwood Cultural Center –  
Cancelled due to Annual Meeting May 15

June 24 Phase I Board Meeting Carrollwood Cultural Center 7 PM

June 25 Phase II Board Meeting Carrollwood Cultural Center 7 PM

June 26 Phase III Board Meeting Carrollwood Cultural Center 7 PM

# CARROLLWOOD VILLAGE HOA EVENTS

## Family Game Night

Presented by Carrollwood Village HOAs  
May 24 / 6:30 to 8:30 p.m.  
Carrollwood Cultural Center

Get your game face on and join other families as you roll, draw, spin and strategize your way to certain victory in classic games like Battleship, Connect 4, Hungry Hungry Hippo, Life, UNO, Trouble, Mousetrap and Sorry. After a few hours with family, neighbors, and friends, you'll be riding that victorious feeling all weekend long. Free to attend.



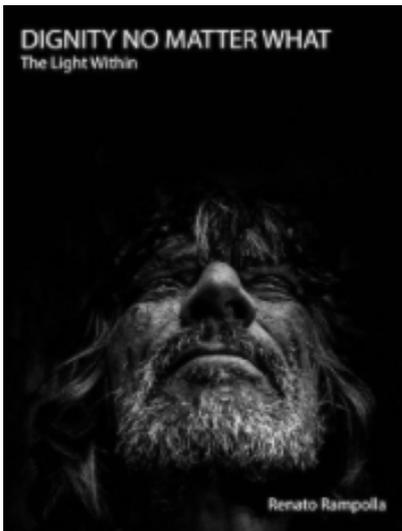
## “Lemony Snicket’s A Series of Unfortunate Events”

Presented by Carrollwood Village HOAs  
June 28 / 6:30 p.m.  
Carrollwood Cultural Center

Join us for a free showing of Lemony Snicket’s A Series of Unfortunate Events, part of the Summer Movies Series presented by Carrollwood Village HOAs. Healthy snacks and beverages will be provided.

### About the Movie

After the three young Baudelaire siblings are left orphaned by a fire in their mansion, they are carted off to live with their distant relative, Count Olaf (Jim Carrey). Unfortunately, Olaf is a cruel, cunning man only after the inheritance that the eldest Baudelaire, Violet (Emily Browning), is set to receive. The children escape and find shelter with their quirky Uncle Monty (Billy Connolly) and, subsequently, their phobic Aunt Josephine (Meryl Streep), but Olaf is never far behind. Rated PG



## The Lecture Series welcomes Renato Rampolla, photographer

Presented by Carrollwood Village HOAs  
July 10 / 6 p.m.  
Carrollwood Cultural Center  
RSVP with Aaron Washington at  
[aaron@carrollwoodcenter.org](mailto:aaron@carrollwoodcenter.org)

For 18 months, photographer Renato Rampolla met with homeless people on the side of roads, under over-passes, make-shift camps, and in alleys throughout the United States. He listened to their stories and took their portraits.

There are more than 550,000 homeless people in the U.S. alone, and they are living – rather they are existing – a deplorable existence.

Rampolla will host a lecture to discuss his book of portraits, excerpts of their conversations, and poetry that he considered as he met with them.

(CONTINUE TO NEXT PAGE)



## "Spider-Man: Into the Spider-Verse"

Presented by Carrollwood Village HOAs

July 12 / 6:30 p.m.

Carrollwood Cultural Center

Join us for a free showing of Spider-Man: Into the Spider-Verse, part of the Summer Movies Series presented by Carrollwood Village HOAs.

### About the Movie

Teen Miles Morales becomes Spider-Man of his reality, crossing his path with five counterparts from other dimensions to stop a threat for all realities. Rated PG



## "The Princess Bride"

Presented by Carrollwood Village HOAs

August 2 / 6:30 p.m.

Carrollwood Cultural Center

Join us for a free showing of The Princess Bride, part of the Summer Movies Series presented by Carrollwood Village HOAs.

### About the Movie

The Princess Bride is a fairytale adventure about a beautiful young woman and her one true love. Tragically separated, Westley (Cary Elwes) and Buttercup (Robin Wright) must battle the evils of the mythical kingdom of Florin to be reunited with each other. Rated PG

## Event presented by the Carrollwood Cultural Center

Strings in the Spring

May 18 / 7 p.m.

Carrollwood Cultural Center



Pianist Franz Josef Mantini welcomes Florida Orchestra Principal Cellist James Connors to the 2019 edition of Strings in the Spring at the Carrollwood Cultural Center. This special program features three grand masterpieces that explore the sublime intricacies of both the cello and piano individually, followed by Mr. Mantini and Mr. Connors joining forces in one of the most passionate works ever written for piano and cello. Tickets: \$14-\$20

**Everything starts at the Center.**  
▶ Coming Soon



MAY 18 Strings in the Spring  
 JUNE 1 **In the Light of Led Zeppelin**  
 JUNE 7 The Carrollwood Winds  
 JUNE 8 North Tampa Market  
 JUNE 18 Princess Ball  
 with the Carrollwood Jubilee Big Band  
 JUNE 21 Jazz with Jim  
 Sponsored by AARP  
 JUNE 22 Girls Night Out Comedy Show  
 JULY 19-20 "Singin' in the Rain"  
 Sponsored by Chickar Wireless  
 Produced through arrangement with K&L

**CARROLLWOOD CULTURAL CENTER**  
4537 Lowell Rd., Tampa, FL 33618





  
 (813) 922-8167  
 CarrollwoodCenter.org  
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**In the Light of Led Zeppelin**  
 June 1 / 8 p.m.  
 Carrollwood Cultural Center

Inspired by the musical evolution of both Jimmy Page and Robert Plant, In the Light of Led Zeppelin brings a new musical interpretation of the Led Zeppelin Experience the same way Page and Plant presented it in 1994 through 1998. Tickets: \$22-\$28



**Girls Night Out Comedy Show**  
 June 22 / 8 p.m.  
 Carrollwood Cultural Center

Our Girls Night Out Comedy Show features an all-female line-up of hilarious women who will keep you roaring in-between sips of chardonnay. For this installment, we are pleased to welcome headliner Juanita Lolita along with Tiffany Barbee and Sheena Reagan. Tickets: \$14-\$20