



# TAMPA PALMS NEWSLETTER

Newsletter Budget Meeting Edition, 2014

## TPOA Annual Meeting Residents Get Sneak Preview

### The New Meeting Room Is Almost Ready

Tampa Palms voting reps and audience found that work on the new meeting room(s) is on time and on budget.



It was just an empty field when the silt fences went up in Feb. 2014.

By April 2014 construction was on its way.



In July 2014 the shape was clearly visible.

It's August and now the inside space is starting to shape up.



### A Walk- Through, No Hard Hat Required

Jo Ann Conrad, Bonnie French and Dave Hollowell guided voter reps and audience members through the new meeting facility.

The Compton Park facilities, including the new meeting and recreation room, are only available to Tampa Palms (TPOA) owners.

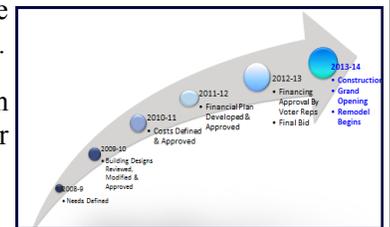


The new facility is designed to create more space for such Tampa Palms organizations as the Boy and Girls Scouts, Chess Club, individual village organizations, and at the same time provide residents a way to remain in the community for their parties and other celebrations.

As the time line displays, this project has been under development for more than seven years and has benefitted at every level from wide community participation.

The new meeting room will be open late Oct or early November.

(See related article page 2)



September 2014



# Liberty Middle School



## Liberty Middle School 3rd Annual McTeacher Spirit Night Celebration

Teachers and students gathered at McDonald's Restaurant located at The Pointe Shopping Center for some school bonding and eating time.

As Liberty's Principal, Mr. James Ammirati stated, "It's a time for students to see teachers in a different light. Here the kids and teachers spend quality social time together in an environment outside of school."



## The ALS Ice Bucket Challenge Was More Than a Hoot!

Mr. Ammirati accepted his challenge from Hillsborough County Superintendent, Mary Ellen Elia.



But it didn't end there.

Mr. Ammirati challenged Mr. Pursley,

Mr. Wood, and Mrs. Hernandez



No one came out dry.....but a good time for a good cause was had by all.

# Women's Club Celebrates With Potluck Brunch

The traditional Potluck Brunch kicked off the Fall season with a bang. New friends and old comrades alike shared a delicious luncheon and caught up on their summer activities while making plans for the up-coming events.



The October activity is quite an activity. Marianne Trublehorn will transport everyone to the Club's own "Munich-west" at Compton for an authentic Oktoberfest.



Remember fire regulations limit attendance to 64 people, so it is members plus one guest/spouse.

Compton Park  
Sunday, October 19  
5 PM  
\$13/per person

For reservations please contact Nikki Smith: her email is [nikki.smithmsw@aol.com](mailto:nikki.smithmsw@aol.com).

### Shopping On Amazon? Make A Donation

Reminder: Amazon.com .... at no cost to you.... when ordering from Amazon.com, there is an option to direct a donation from Amazon to the charity of your choice. Several TPWC charities are in their data base! Amazon simply donates a percentage of your purchase to the charity of your choice such as OASIS New Tampa, Rich House, House of Hope, Kids and Canines and more....

**Save The Date...**  
**Saturday December 7<sup>th</sup>**  
 Tampa Palms Country Club  
**Tampa Palms Women's Club**  
**Winter Ball**  
**6pm: Social Hour with passed Hors d' Oeuvres and Cash Bar**  
**7pm: Dinner, and Dancing to live music by Nunes at Night**  
**Silent Auction 6-9pm. (Payment by check please)**  
**Black Tie Optional**



## Chiles Elementary

### Chiles Honors ALS Support

The month of September began with a very important class instruction on the condition of ALS and its effects on those diagnosed with it. Every student became aware of a medical condition and how important it is to support a medical cause.

On Friday Sept 19th Students and Faculty gathered together in the school fields to participate in the worldly important ALS Ice Bucket Challenge. All present were handed a Red Solo cup filled with ice water.



Chiles' Principal, Dr. Evans gave the go ahead and everyone stood up in support of the cause, dousing their heads with the cup of water.

Support did not end there however.

Throughout the month our Chiles families sent in envelopes stuffed with quarters, nickels, dimes, dollars and checks raising a total of \$2,452.01 to help fight ALS! By the end of the month, a representative from the local Chapter of the ALS Association visited the school and was presented on the school's Morning Show with the large check. Chiles' families were pleased to hear all money donated would in fact be used to support local Hillsborough county residents affected by this terrible condition.

### Chiles Teaches Flu A Lesson



Hillsborough County Healthy Schools is coming to Chiles in October and kicking off its Flu season program. Oct 8<sup>th</sup>-17<sup>th</sup> families have the option of getting their child vaccinated this flu season at no cost to them.

Students were sent home with the important information including a contact for any questions regarding this program. The Healthy Schools program contacts are 800-566-0596 or email at [info@healthyschoolsllc.com](mailto:info@healthyschoolsllc.com)

## Tampa Palms Elementary



### A Note From Principal, Kimberly Keenan

Dear Families,

Fall is here! The year is already "blowing by" so quickly. It has been such a pleasure watching your children learn and grow each day at Tampa Palms.

#### A very special thank you!

A very special thank you to Mr. Tucker, the Manager at the Tampa Palms' Publix, for being such a generous business partner to our school. Mr. Tucker has donated school supplies to support the needy children at our school. Mr. Tucker has also given us water and yummy treats for special events at our school.

#### Some Special Activities In October

**Conference Night** is scheduled for Thursday, October 16th from 3:30-8:30pm. This is a wonderful opportunity for you to discuss your child's progress and share your observations with the teacher. Please contact your child's teacher to schedule a conference for Conference Night.



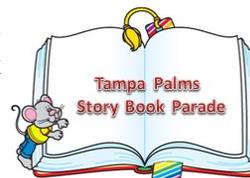
#### Red Ribbon Week is Monday, October 27<sup>th</sup>-Friday, October 31<sup>st</sup>.



Our school-wide theme this year for Red Ribbon Week is to "We Rule! We are a Bully and Drug Free School". Please be sure to talk with your child about the importance of a healthy drug-free life! .

#### Story Book Parade Friday, October 31st.

Please encourage your child to dress up as their favorite book character and bring the book to the parade.

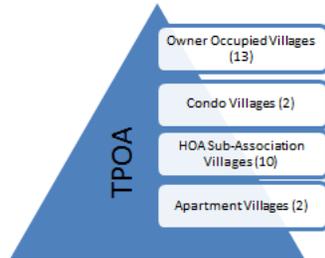


All parents who have completed a Volunteer Applications are welcome to come and watch the parade.

## The Villages of Tampa Palms

Tampa Palms is comprised of twenty-seven residential villages (referred to as associations in the governing documents). Twenty-five are owner occupied and two are apartment home villages.

Four types of villages make up the residences of Tampa Palms including: standard single family home villages, condominium-type villages, HOA sub-association villages, and apartment villages.



A question came up at the Budget Meeting as to why some villages have sub-associations and others do not.

The answer lies in the developer's vision for each village that was created. Sub-Associations (and condo associations) are required in certain instances, such as to provide:

- ◇ Gates and private roads
- ◇ Private pools or tennis courts
- ◇ More restrictive standards

Sub-associations must adhere to the TPOA regulations but may have stricter rules. The owners in sub-association villages must pay for their amenities, plus the costs of maintaining and reporting for the HOA or condo sub-association.

The original developers made the decision that fifteen villages would have only the TPOA Master Association and no HOA or condo sub-associations. This decision was made before any property was sold.

**Only the actual owner of a property can encumber the deed by creating a sub-association.**

Two villages, Westover and Huntington, formed HOA sub-associations after they were developed in order to gate their community. 100% of owners in these villages had to agree to modify their deeds.



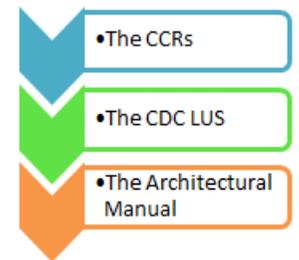
## Updating Tampa Palms Standards

It was announced at the Budget Meeting that the Architectural Standards for the TPOA will be updated. Revisions should be available by January for owner review.

There are two types of standards represented in the Tampa Palms governing documents:

- ◇ Use restrictions, such as the requirement to secure out of sight garbage cans and make certain properties do not appear unkempt. (Article XII in the CCRs)
- ◇ Architectural standards detailing what can be built, changed and located on Tampa Palms properties. (Article XI in the CCRs.)

The TPOA's authority to impose architectural standards is solid, flowing from the deeds to the Covenants Conditions and Restrictions (CCRs) to the Community Development Code - called out in the CCRs, to the Architectural Manual.



These restrictions were created to maintain the look of an upscale community. The TPOA Board-appointed RMC/CMC Committee is charged with applying these standards to any requests for changes. Unfortunately the existing standards are not very specific in a number of areas.

Florida law was modified and now requires very specific standards, spelled out in the documents.

FS 720.3035 (1) Architectural control covenants; parcel owner improvements; rights and privileges.—

[Authority to allow or disallow] .... shall be permitted only to the extent that the authority is specifically stated or reasonably inferred as to such location, size, type, or appearance in the declaration of covenants or other published guidelines and standards authorized by the declaration of covenants.

According to emerging case law and the advice of the TPOA's general counsel, an example of what this means is as follows:

If the documents state *only concrete driveways may be used*, then it may be inferred that a gravel driveway must be disapproved.

If the documents do not state specifically what must be used or what cannot be used, then any application must be approved.

Updates will be developed, based on the standards that have always prevailed in Tampa Palms.



# New Tampa Rotary Clay Shoot and Dinner

## Fundraising Event in Memory of Charter Member Joe Amon to Benefit Club Projects

The Rotary Club of New Tampa will host a Clay Shoot and Dinner for experienced and non-experienced shooters on:

Saturday, October 25, at  
Fishhawk Sporting Clays,  
13505 Hobson Simmonds Rd  
Lithia, FL.  
Tel 813-689-0490



The inaugural event is being held in memory of Joe Amon, a charter member of the New Tampa Rotary Club, who died last year.

Joe was a true Rotarian and a man who gave his time, talent, and treasures unconditionally through the Rotary Club of New Tampa, Krewe of Sant' Yago, and numerous other Tampa organizations.

Proceeds from the event will support several causes and charities that Amon cherished through the Rotary Club of New Tampa Foundation.

The fundraising event begins with registration at 2 p.m., followed by a safety talk at 2:45 p.m. The shoot runs from 3 until 5 p.m. The event concludes with dinner served at 5-5:30 p.m.

An individual fee of \$125 includes 50 shells (12 or 20 gauge), 50 clay targets, ear protection, use of a golf cart, dinner with beer and wine, and a raffle ticket for prize drawings. Cash prizes will also be awarded. Teams of four can register for a \$500 fee. There are also sponsorships available for a Station (\$200), Silver (\$600), and Gold (\$1,000) which include various benefits depending on the sponsorship level. The cost for dinner only is \$20.

There is a minimum of one shotgun required per foursome. Rentals will be available. Eye protection is also required but not provided.

For more information, visit [www.newtamparotary.org](http://www.newtamparotary.org) or contact Eric Longphee, Rotary Club of New Tampa Fundraising Chair, at 813-202-1105 or via email at [Eric.Longphee@RaymondJames.com](mailto:Eric.Longphee@RaymondJames.com).

## Community Director: Jo Ann Conrad Property Manager: Bonnie French

16101 Compton Drive M-F 9 AM - 5 PM

Phone: 977-3337

Fax: 978-8067

E-Mail: [tpoamail@aol.com](mailto:tpoamail@aol.com)

Web Site: [www.tpoa.net](http://www.tpoa.net)

### Board of Directors

Bill Edwards, President 972-4238

Jake Schoolfield, Treasurer 428-1455

Barbara Shimer, Secretary 971-8063

Andy Miller, Vice President 977-3933

Marianne Trubelhorn 977-3337

### CDD

16311 TP Blvd. West

Maggie Wilson, Consultant Phone: 977-3933

Fax: 977-6571

E-Mail: [cdd.tampa@verizon.net](mailto:cdd.tampa@verizon.net)

### CDD Board of Supervisors

Gene Field 977-1162

Patty Maney 977-7129

Jake Schoolfield 428-1455

Jim Soley 977-7875

Bill Shimer 971-8063

### ABM (Landscaping)

Joe Laird, Project Manager 267-1756

### Tampa Palms Parks

Compton Park 972-0897

Hampton Park 972-5699

River Park 971-6241

### Police & Fire

**911**

Non-Emergency Police 231-6130

Non-Emergency Fire 223-4211

### Local Schools

Tampa Palms Elementary 975-7390

Lawton Chiles Elementary 558-5422

Liberty Middle School 558-1180

Freedom High School 558-1185

### Miscellaneous

Street Repairs 622-1940

TECO 223-0800

Progressive Waste Management 248-2820

Water Department 274-8121

New Tampa Rec Center 975-2794



# October 2014 Calendar



SUN	MON	TUE	WED	THU	FRI	SAT
			1 10-2 Private Event 6-9 Fly Fishing	2 10-2 Women's Club 5-7 Private Event 8:30-9:30 Private Event	3	4 10:30-3:30 Private Event 5-10 Private Event
5 9-12 Private Event 1-6 Private Event	6 9-11 Private Event 6:00-8:00 Private Event	7 1-4 TPWC Canasta 6-9 Chess Club	8 12-4 Private Event <b>6-9 Chess Club</b>	9 10-2 Women's Club Bridge 7-9 Private Event	10	11 11 AM - 4 Private Event 5-10 Private Event
12 9-12 Private Event 1-6 Private Event	13 9-11 Private Event 3:30-5:30 Private Event 6:30-8:30 Private	14 12-4 Private Event 6-9 Chess Club	15 10-12 Private Event	16 7-9 Private Event	17 5-10 Private Event	18 11-4 Private Event 5-10 Private Event
19 9-12 Private Event 1-6 Private event 6-8 Private Event	20 9-11 Private Event 3:30-5:30 Private Event 6:30-8:00 Private	21 1-3 TPWC Board 7-9 Sterling Manor Annual HOA 5 PM TPOA Board	22 6-9 North Tampa Arts 10-12 Private Event	23 10-2 Women's Club Bridge 7-9 Private Event	24 5-10 Private Event	25 11-4 Private Event 5-10 Private Event
26 9-12 Private Event 1-6 Private Event	<b>27</b> 9-11 Private Event 7-9 Faircrest HOA	28 12-4 Private Event 6-9 Chess Club	29 5-10 Private Event	30 6-9 Nottingham HOA	31 5-10 Private Event	

## NOVEMBER 2014

						1 11-4 Private Event 5-10 Private Event
2 9-12 Private Event 3-8 Private Event	3 9-11 Private Event	4 	5 10-12 Private Event 6-9 Fly Fishing	6 10-2 TPWC 6 PM Reserve Annual Meeting	7 5-10 Private Event	8 11-4b Private Event
9 9-12 Private Event 11:30-4:30 Private	10 9-11 Private Event 3:30-5:30 Private 6:30-8 Private	11 12-4 Private Event 	12 10-12 Private Event <b>6-9 CDD Meeting</b>	13 10-2 TPWC Bridge 6-9 Westover	14 4-5 Private Event 5-10 Private Event	15 5-10 Private Event
16 9-12 Private Event 1-6 Private Event	17 9-11 Private Event 3:30-5:30 Private 6:30-8 Private	18 1-3 TPWC Board 6-9 Chess Club	19 10-12 Private Event 6-9 North Tampa Arts	20 10-3 Private Event 6:30-9 Kensington Annual Meeting	21 5-10 Private	22 5-10 Private Event
23 9-12 Private Event 1-6 Private Event	24 9-11 Private Event 7-9 Faircrest HOA	25 12-4 Private	26 <b>All Tampa Palms Parks Closed at Noon</b>	27 <b>Parks Closed</b> 	28 <b>Compton Offices Closed</b> 5-10 Private Event	29 11-4 Private Event 5-10 Private Event
30 9-12 Private Event						



## **Tampa Palms CDD Meeting Agenda**

**October 8, 2014 at 6:00 p.m.  
Compton Park Recreation Building  
16101 Compton Drive, Tampa, FL 33647**

1. Roll Call
2. 2014-15 Budget Hearing
5. Strategic Planning
6. Public Comments
7. Board member Discussion items
8. Consultant Reports
  - BB Downs Updates
  - Park Fees
  - Camera Use Policy
  - OneSource Rebranding
7. Public Comments
8. Board member discussion items.
9. Adjourn

## **OneSource Rebranding**

Did you notice a new name on the maintenance vehicles around Tampa Palms? The OneSource logo is gone, replaced by ABM.



ABM purchased OneSource Golf and Landscape in 2007 but continued to operate under the OneSource brand. OneSource is one of a number of subsidiary businesses that ABM operated under a variety of names.

As of September 1st, ABM introduced a “OneABM” initiative, rebranding both the core ABM businesses and the operating subsidiaries. It is the same staff, with a new logo.

