

Northdale

NORTHDALE CIVIC ASSOCIATION COMMUNITY NEWSLETTER



from the PRESIDENT

June 1st marked the start of the NCA's 2018-2019 NCA Membership Campaign and I'm glad to report it's off to a great start. I want to thank all of you that have already responded by sending in your \$35 annual payment. I truly appreciate the many residents that made an additional donation as every dollar helps support Northdale. Only with the commitment of membership dollars is the NCA able to continue to provide deed restriction enforcement services and provide community events for our residents. I can only hope that more of our homeowners will join their neighbors in supporting the NCA so that we have the resources to do more.

On **Friday, August 10th**, the Northdale Civic Association, in partnership with Hillsborough County Parks & Recreation Department, Northdale Park, is proud to sponsor a "**Meet the Candidates Night**" event in the Bill Castens Gymnasium at Northdale Park Recreation Center. Event hours are **5:30 p.m. to 9:00 p.m.** We begin the evening's program at 5:30 p.m.

with a one hour informal "Meet & Greet" with the candidates. This is a chance to visit with the candidates and gather information prior to the primary. Candidate introductions and speaking times begin at 6:30 p.m. I encourage you to take this opportunity to learn more about the candidates running for both State and local Hillsborough County races so you can make an informed decision before casting your vote.

If you have questions about voting, such as; how to register to vote, how to change your voter information, how to obtain an Absentee/Mail Ballot, etc. answers can be found on the Hillsborough County Supervisor of Elections website: www.votehillsborough.org or call 813-744-5900. Here are some important dates to keep in mind:

- Deadline to Register or change Party for the Primary: July 30
- Early Voting for the Primary Election: August 13 - 26
- Primary Election: August 28

If you haven't checked out *At Your Service*, Hillsborough County's user-friendly, 24/7 online customer service center, I urge you to do so. *At Your Service* is a quick and easy way to submit and track the progress of a request for service or repairs on a variety of topics; such as: Roads & Sidewalks, Code Violations, Public Records, Water & Sewer, Animals, etc. The website is: www.hillsboroughcounty.org/atyourservice A photo can be submitted with your request and a number will be assigned to your submission so you can track its progress.

Summer in Florida brings heat, humidity and mosquitoes. To help decrease the mosquito population, the Florida Dept. of Health urges the public to "Drain and Cover". Drain any standing water sources including boat tarps, garbage cans, flower pots, etc. They also suggest you cover your skin, use mosquito repellent, wear shoes, socks, long sleeves and pants when mosquitoes are most active at dusk and dawn.

I wish everyone a safe summer and a Happy 4th of July.

Ann Frisbie

Email: frisbie_annv@verizon.net
(813) 968-8460

Northdale website at www.northdale.org

Northdale Civic Association Annual Membership

Name: _____

Address: _____

Phone Number: _____

E-Mail: _____

I have feedback for the Board. Please contact me.

I am interested in serving as a Board Member. Please contact me.

I am willing to serve as an advisor to the Board. Please contact me.

I am interested in helping with the membership drive. Please contact me.

I am interested in participating in Northdale's Citizen Patrol program. Please contact me.

Annual dues are \$35. Please make your check payable to the Northdale Civic Association. Interested in joining the Northdale OWLS? Find a registration form at WWW.NORTHDALE.ORG.

The \$15 annual OWLS' dues are included with your NCA membership.

Mail Payment to: Northdale Civic Association, 3853 Northdale Blvd. Box 374, Tampa, FL 33624

Or, you may pay using your credit or debit card online at: WWW.NORTHDALE.ORG

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CARROLLWOOD: P. 813.448.6744 • PALM HARBOR: P. 727.269.5344 • ST. PETE: P. 727.300.5005

WHAT IS THE NCA?

The Northdale Civic Association is a volunteer organization whose mission is to make Northdale a better place to live and increase property values by enforcing the deed restrictions to which each homeowner is legally subject.

The NCA is also the organized voice of Northdale, and represents residents when issues affecting Northdale are raised by Hillsborough County, the State of Florida and other governing bodies.

The NCA issues this Newsletter and organizes the following events and programs: Welcome Wagon, Easter Egg Hunt, Community Garage Sales, Family Fun Festival, Northdale Pumpkin Run, Holiday Decorating Contest, Meet the Candidates, and the Northdale OWLS (Older, Wiser, Lively, Seniors). Board meetings are open to the public and held on the 3rd Tuesday of the month except December.

HOW TO JOIN THE NCA

Forms are available in each edition of the Northdale Newsletter. There are forms online at www.northdale.org.

HOW TO JOIN THE BOARD

ANNUAL MEMBERSHIP IS ONLY \$35.00. All members are eligible to run for NCA Board positions in elections held each May. Elections for those positions are made by the sitting board at the monthly board meetings. The dates of those meetings are posted in the Community Calendar.

NCA BOARD OFFICERS

President: Ann Frisbie – Golf Club I - 968-8460
Vice President: Tom Murray -Bay/Levitt – 781-760-7959
Secretary: Jan Marshburn – Golf Club II – 285-3199
Treasurer: Bill Castens – The Woodlands – 340-9436

NCA BOARD DIRECTORS

Robert Demeo – Golf Club III -546-0873
Frank Giordano- Gables I -961-9259
Martha Hughes – Fox Hollow -477-0924
Robert Mantler – Claywell - 843-2137
Bruce Poli – The Hammocks -727-424-1785
Raymond Powell – Silverhill – 264-6157
Claude Siler-Nixon – Gables III -362-4667
Nancy Stearns – Country Mill, Brentwood Park, Fairway Villas -961-4438
Jessica Watterson -Gables II -630-569-2479

DEED RESTRICTION VIOLATIONS

Residents can request an investigation of deed restriction violations. Complaints need to be in writing or submitted online. The NCA conducts periodic neighborhood inspections and will act on their findings when necessary.

To request an investigation of a possible deed restriction, follow the instructions at www.northdale.org or, if you prefer, mail us a complaint. Print out an online form and mail to NCA Deed Restrictions at 3853 Northdale Blvd. #374, Tampa, Fl. 33624.

When a violation occurs, a letter will be sent to the violating homeowner with a request to correct the problem. After a reasonable amount of time passes, and the problem persists, the coordinator may contact you with the available options. Some of these options could include legal action against the homeowners.

The NCA will not become involved in conflicts between neighbors, animal problems or landscape issues due to drought.



July 3

There will be no OWLS
Monthly Luncheon
In July

July 10

NSTD Meeting
7:00 PM
Northdale Park
BCG Conference Room

July 17

NCA Board Meeting
7:00 PM
Northdale Park
BCG Conference Room

August 7

OWLS Monthly Luncheon
11:00 AM
Northdale Park
Bill Castens Gymnasium

August 10

Meet the Candidates Night
5:30 – 9:00 PM
Northdale Park
Bill Castens Gymnasium

August 14

NSTD Meeting
7:00 PM
Northdale Park
BCG Conference Room

August 21

NCA Board Meeting
7:00 PM
Northdale Park
BCG Conference Room

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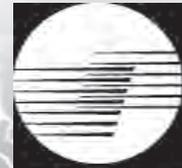
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NCA DEED RESTRICTION COMMITTEE REPORT

Misinformation: We get requests to investigate an alleged violation in ways that we do not prefer. Phone calls and e mail complaints limit us because we need legal documentation to proceed with a complaint. If you think you see a violation then PLEASE file the proper form found on our web site at www.northdale.org/ Some folks tell us they do not want to file a form because they want to remain anonymous. For the record we do not divulge any complaint to anyone. Now, if a situation occurs and it finds its way to mediation, then a mediator may insist on knowing the name of the person filing the complaint. If that rare occasion occurs we will let you know before hand and let you make the call to go forward with the complaint. I assure you it is impossible to see everything, all the time, for 2600 homes. So if you think there is a violation that needs attention, then file a complaint. That form allows us to maintain proper records and helps with a reasonably follow up system.

Although I reported on this before, let me again explain the procedure when there is a violation and the property is a rental. We send the violation letter to both the resident and copy the owner. Many times the property owner intervenes to have a situation corrected.

Animal issue: For some reason these past few weeks we have been asked the question, when the County animal control people pick up cats and take them to be neutered, then why are they returned to the same neighborhood? I have no idea why. I suggest you call Animal control at 813-744-5660 and ask them that question.

One thing that stands out when doing a neighborhood inspection are trash cans parked in front of a garage. Ask any realtor what they think about that. Ask the question about property values and what that appearance of trash cans in view left alone in front does to the values. Most of the time I am sure that the folks that read this article are not the offenders of the trash can issue. I suggest you approach your neighbor about this in a mannerly fashion. Maybe you can ask them "have you ever received a violation letter about your trash cans parked there?" Maybe they will get the message..

For the umpteenth time let me mention recognizable numbers on your property. We had a situation last month when an emergency vehicle had a difficult time finding an address after midnight. When someone needs medical attention ASAP the last thing we would want is for the emergency vehicle to have difficulty finding the proper home. Please post your address in plain view. Enough said.

Please remember that the NCA Board meets every third Tuesday of the month except December. Come and hear firsthand what we do, and not from hearsay. We urge you to share your thoughts with us by coming to a meeting or even writing to us via e-mail at www.northdale.org/ at contacts.

Frank Giordano
Deed Restriction Chairman

LOCK IT UP!

*Auto Burglary
Prevention Tips*



Simple Steps to Prevent Auto Burglary

1. *Close your windows and lock your doors in your driveway or in a parking lot, every time.*
2. *Do not leave valuables in plain sight in your car. Lock them in the trunk.*
3. *Park where your car will be frequently and easily seen.*
4. *Park in well lit areas when possible.*
5. *Install and use a car alarm.*
6. *Never leave your vehicle unattended while the engine is running, even if only for a minute. This is state law.*
7. *If possible, park in a garage with the door secured.*



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Sept. 2016

Dec. 2016

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Help your AC system stay efficient
& prevent costly breakdowns



Northdale OWLS

Older, Wiser, Lively Seniors



Monthly Meetings on 1st Tues – 11 AM @ Northdale Park

Our Mission is to create a growing network of co-ed seniors, to provide social activities, local events, travel, entertainment and educational seminars in common interest groups as ways to safely enjoy our lives.

“America, the Beautiful.... OWLS Are Very Patriotic!”

- Jul 4, Wed – **Yacht StarShip’s 3 hour VIP Dinner & Tampa Fireworks Cruise!**
Jul 8, Sun – Carrollwood Players: **Ripcord** – a comedy.
Jul 14 & 15, Sat - Sun – Fresh **Mango Run & Haunted Stay** at Seminole Inn, Indiantown!
Jul 18, Wed - **Lunch Bunch, Romano’s Macaroni Grill** (Separate Checks).
Aug 2, Thurs – **Rays vs. Angels** baseball & dine at **Ferg’s Sports Bar & Grill** afterwards.
Aug 5, Sun – Carrollwood Players: **Annie and the Itch** – a comedy.
Aug 7, Tues – **Singing OWLS** entertain at the monthly luncheon.
Aug 8, Wed – **Raymond James Museum Tour of Western Art. New & exquisite!**
Aug 10, Fri – **Meet The Candidates Night** at Northdale Park. **Be an educated voter!**
Aug 20, Mon – **Bunco Party Luncheon at Brunchies**, 14366 N. Dale Mabry Hwy.
Aug 29, Wed – **Lunch Bunch, Heights Public Market** (Separate Checks).
Sept 4, Tues – **Bill Castner & Karen Kallin Kallin** performing tunes from OWLS generations!
Sept 5, Wed – Scott Deitche’s **Y’bor City Mafia Crime Tour!**

Weekly Activities include:

Adult Volleyball, Aerobics Lite, BBOB’s (Bill’s Blooming Orchid Club), Bridge, Bing-Owl, Board Games, Crocheting/Knitting Club, Hand & Foot Cards, Line Dancing, “Dress A Girl Around The World”, Mah Jongg, Pickleball, Singing Hooters, Strut Your Mutt, Table Tennis, Tai Chi, Walking Club, Meals on Wheels Deliveries, & Yoga

For other scheduled events and more, see **Owls website at:**
www.NorthdaleOWLS.org

*Still Got Questions? Talk to any member of the OWLS,
or contact Bill Castens at (813) 340-9436*



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craigarndt@allstate.com



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STOP FOOLING AROUND...GET SLIM!!

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Sept. 2016

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This program **REGULARLY** results in the
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Start up includes: Appetite Suppressant Medication, Fat Burner Injection, EKG, Laboratory/Blood Work,
Medical Doctor Consultation & Exam, Diet Program, Exercise Guide, Fat Burner Capsules & Pharmaceutical Vitamins

Just the Facts

High Sale Price	\$300,250.00
Low Sale Price	\$165,000.00
Average Sale Price	\$247,999.00
Average Price per sqft	\$ 140.73
Average Days on Market	24
Homes Sold	35
Pending	22
Currently on the Market	16

What Stands Out

Last time we talked about the low inventory in Northdale. Well, not much has changed on that front, but that has definitely contributed to our biggest mover of the last two months. The nearly \$7 rise in price per sqft would normally be the highlight of the numbers, but coming out of nowhere the average days on the market dropped by a full week. We have been writing this article for over 6 months now and average days on the market has consistently stuck around 30. Now that's a pretty solid number. That means on average homes in Northdale sell in about a month. However, the consistent low inventory has created additional demand. This has driven the average time to sell down to 3 weeks. That in addition to the rising price per sqft means that people really want to be your neighbors! (Data was comprised from ND homes sold over the last 90 days ending on 6/5)



Bonus

Inspections are the red headed step child of real estate. They can be expensive, they can hold up the deal and it can be confusing trying to understand what they mean. Just about every real estate contract written has some sort of right to inspect built in. Typically, it includes a 10-15-day window in the beginning of the escrow period that the seller is obligated to allow the buyer to inspect the property. During this time, the buyer has the right to walk away with their deposit for any reason whatsoever. In fact, many contracts state it is at the buyer's sole discretion during that period. Why is this the case? It's because Florida is what is called a buyer beware state. In other words, it is the buyer's responsibility to discover any potential issues with the property. With few exceptions, it is very difficult to hold a seller responsible for any potential issues once the home is sold. Therefore, don't waste your inspection period. Make sure you hire experienced professionals to check every nook and crevice. Let them test, prod and search for potential issues, because once you sign the final dotted line it belongs to you. (All data is courtesy of Realtor Multiple Listing Service. Mortgage data was taken from the Florida Realtors website. Opinions included are not meant to be taken as facts, but are the professional opinion of the below agent. If you are working with a Realtor, please disregard any advertisements. All requests for business are meant solely for those not currently represented. Joe Benson is a licensed Real Estate agent)



Joe Benson
Benson Family Realty
813-324-1384
joebenson@bensonfamilyrealty.com
www.bensonfamilyrealty.com



“WEEKLY RECREATION PROGRAMS for OWLS”

*Sponsored by: Hillsborough County Parks, Recreation & Conservation Department
in partnership with the Northdale Owls -- Contact Becca Mendoza at 813-981-4237*

Adult Indoor Soccer	Fridays	6:00pm-8:30pm	Free!
Adult Volleyball	Fridays	6:30pm-8:30pm	Free!
Aerobics “Lite”	Mon/Wed	9:30am-10:30am	\$2/class
BING-OWL (BINGO)	1st Fri	9:30am-11:30am	Bring a Gift

Simply bring a wrapped gift to participate. Neat prizes and Owl-Bucks!!! Just show up!

BBOB’S (Bill’s Blooming Orchid Buddies)	4 th Tues	Contact: Bill Castens	(813) 340-9436
Games:	Bridge	Thursdays	Contact: Shirley Beller (813) 961-5495
	Cards/Games	Tuesdays	Contact: Kay Farland (813) 889-7972
	Hand & Foot	Thursdays	Contact: Kay Farland (813) 889-7972
	Mah Jongg	Mondays	Contact: Hilda Hodges (813) 416-3317
	Mah Jongg	Wednesdays	Contact: Marie Alley (813) 962-0063

Laughter Yoga	Sundays	12 Noon-12:30pm	Free!
Line Dance – Beginner1/Beginner2	Mondays	10:30am-12 Noon	\$2/class
Line Dance – Beginner2/Improver	Thursdays	10:30am-12 Noon	\$2/class
Line Dance – Intermediate	Fridays	10:30am-12 Noon	\$2/class
Nutrition Class	Thursdays	2:00pm-3:00pm	Free!

Contact Pat Cullina at 813-335-3818 for more information or to register.

Pickleball Lessons - Beginning Players	Tues/Thurs	9:00am-10:00am	Free!
Pickleball Play (Experienced Players)	Tues & Thurs	11:00am-2:00pm	Free!
Pickleball “Other Play”:	Mon 9-2 Wed 6:30–8:30pm, Sat 8am – 1am + Outdoors anytime		
Sing Along With Owls	Wednesdays	Contact Ed Rodriguez	(813) 810-9733
Strut with Your Mutt	Mon/Thurs	4:30pm-5:30pm	Free!
Table Tennis (Ping Pong)	Mon/Wed	11:00am-1pm	Free!

Table Tennis for all adults and seniors. Contact Becca Mendoza at 813-981-4237 for more Info.

Tai Chi	Call for Dates	1:00pm-2:00pm	Free!
Technology Workshop	2 nd Mon	3:30pm-5:00pm	Free!
Walking Club	Tues/Thurs	8:00am-9:30am	Free!
YOGA for Seniors	Fridays	11:30am-12:15pm	\$5/class

Our Mission...

is to create a growing network of co-ed seniors, to provide social activities, local events, travel, entertainment, and educational seminars in common interest groups as ways to safely enjoy our lives.

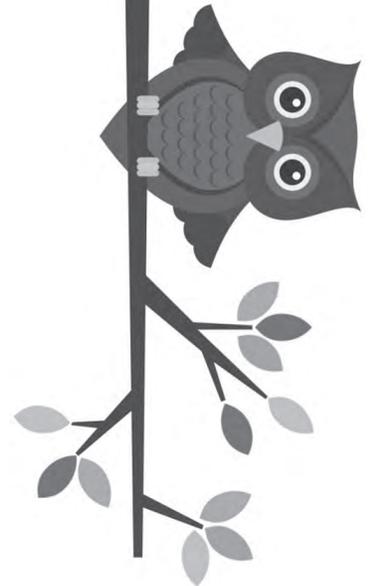
Our Refund Policy... is to reimburse you for prepaid events if you give prior notification, and if we can resell ticket to another participant, usually day of event.

Checkout the website at www.NorthdaleOWLS.org, or visit Northdale Park for details on how to join...

Still Got Questions? Talk to any member of the OWLS, or contact Bill Castens at (813) 340-9436

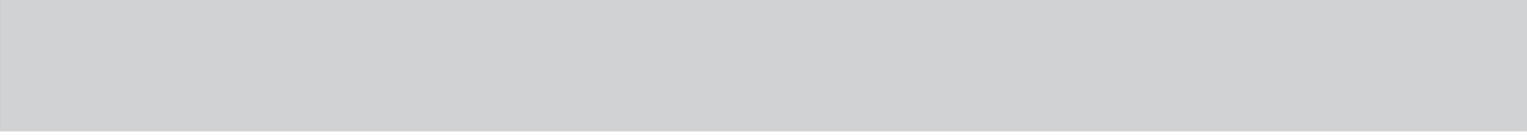
Your reservation is made upon RECEIPT of your payment... Please itemize each event.

Make checks payable and mail to:
Northdale OWLS, 3853 Northdale Blvd., # 374, Tampa, FL 33624
 Or
DROP Payment in “Lock Box” at Northdale Park, Bldg. B





NORTHDALE SPECIAL TAX DISTRICT



The hurricane season is upon us and we remind you once again to stock up on supplies such as batteries, canned food and water. A good rule of thumb is one gallon per day per person. Should evacuation become necessary, have a plan in place dealing with your family's needs as well as the safety of your pets.

The Miami Herald recently published a list of 15 things to do before a hurricane watch is issued and updates can be checked online by going to www.nhc.noaa.gov. Some of the list included filling your gas tank, filling propane tanks for grills, checking all battery equipment as your radio may become your only link to the outside world. Refill prescriptions, collect important papers and place in a water tight container and determine your safe room if you are not in an evacuation zone.

Also, don't announce your vacation plans on social media, likewise your children, as to when you are gone. Basic steps to take while gone include stopping mail & newspaper delivery or have a trusted neighbor pick up. Set lights, TV or radio on a timer, varying the times, so it appears someone is at home, never hide a key outside, arrange to have your lawn cut and make sure windows & doors are securely locked.

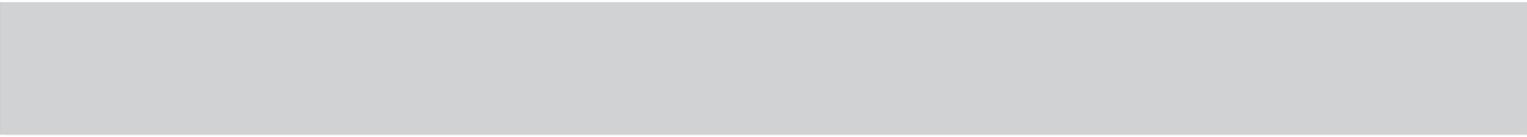
US Lawns has begun making changes and/or replacements to bring our community landscaping back from our cold snap. You should already be seeing improvements.

Wall repairs, replacement and painting is an ongoing project and the Trustees have reviewed these needs and will continue to repair on an as needed basis throughout the community. We are currently accepting bids on current wall painting where needed as well as replacements.

Remember, our community safety depends on your eyes and ears. Stay alert and report any unusual activity immediately to the Sheriff's office by calling 911 or their non-emergency number 813- 247-8200.

Nancy Stearns,

President





NORTHDALE SPECIAL TAX DISTRICT

WHAT is the NSTD?

The Northdale Special Taxing District is a Hillsborough County dependent tax district. The District was originally set-up under a State ordinance, but in 1992 was adopted under County ordinance #92-35. The County collects the taxes for the District and provides the ordinance or regulations that give authority to the District. Funds are derived from the County non-ad valorem tax of \$130 per residential unit. Residents in single family homes, along with apartments and condominiums are assessed \$130. Also, all properties within Northdale boundaries including businesses and other non-profit groups are taxed based on an equitable per residential unit basis.

The District is responsible for maintaining the common areas throughout Northdale. These areas include the main entrances coming into Northdale, landscaping in common areas alongside roadways and medians, neighborhood entrances, the outer surface of the block walls and along the roadside. The District also maintains selected lakes and wetland areas along the main roadways in Northdale.

The District is governed by a Board of nine trustees who are elected by the public or appointed by the Board. Board members must be registered voters and reside in Northdale. The trustees receive no compensation for their work. The board has hired an administrator to complete many of the day-to-day details of the District. The administrator is a sub-contracted (paid) position.

Although the District does maintain the common areas in Northdale, there are many areas that the District does not control. The District does not maintain roads, street lighting, street signs or utility lines. Also, the District does not maintain private property or enforce deed restrictions. Deed restrictions are enforced by the Northdale Civic Association (NCA). The District and the Civic Association are two different and separate bodies. The District is a public governmental body and the Civic Association is a private association of Northdale residents. Only the Civic Association has authority to issue deed restriction warnings.

Although separate, the District and the Northdale Civic Association work to achieve the same goal of making Northdale a great place to live.

Northdale Special Taxing District Board of Trustees

Nancy Stearns
President

Tom Murray
Vice President

Eli White
Treasurer

Don Hachey
Secretary

Angel Bustelo
Frank Giordano
Ray Klaus
Bill Castens
Earl Albright

Contact Information 813 381-5435

Northdale Special
Tax District
3433 Lithia Pinecrest Rd
#301
Valrico, FL 33596

rick@thefloridasolutions
group.com

Tax District Meetings are held on the second Tuesday of each month at 7PM at Northdale Park, Bill Castens Gymnasium Conference Room.

**The next meetings
will be held:**
July 10, 2018
August 14, 2018



The Northdale Civic Association, in partnership with the Hillsborough County Parks & Recreation Department, Northdale Park, is proud to sponsor:



MEET THE CANDIDATES NIGHT

Friday, August 10th

In the Bill Castens Gymnasium

Northdale Park Recreation Center

15550 Spring Pine Drive, Tampa, FL 33624

Informal Meet & Greet with the candidates from

5:30 P.M. to 6:30 P.M.

Candidate Introductions & Speaking Times are from:

6:30 P.M. to 9:00 P.M.



We invite you to come learn more about local candidates before the

August 28th Primary Election

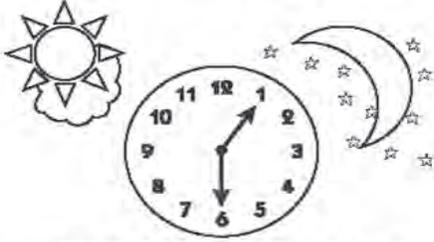
(Early voting dates are August 13th - August 26th)

Be an informed voter and please make sure you vote!

Contact Information: Ann Frisbie 813-968-8460, e-mail: frisbie_annv@verizon.net

www.northdale.org

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Sempra J.

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William L.

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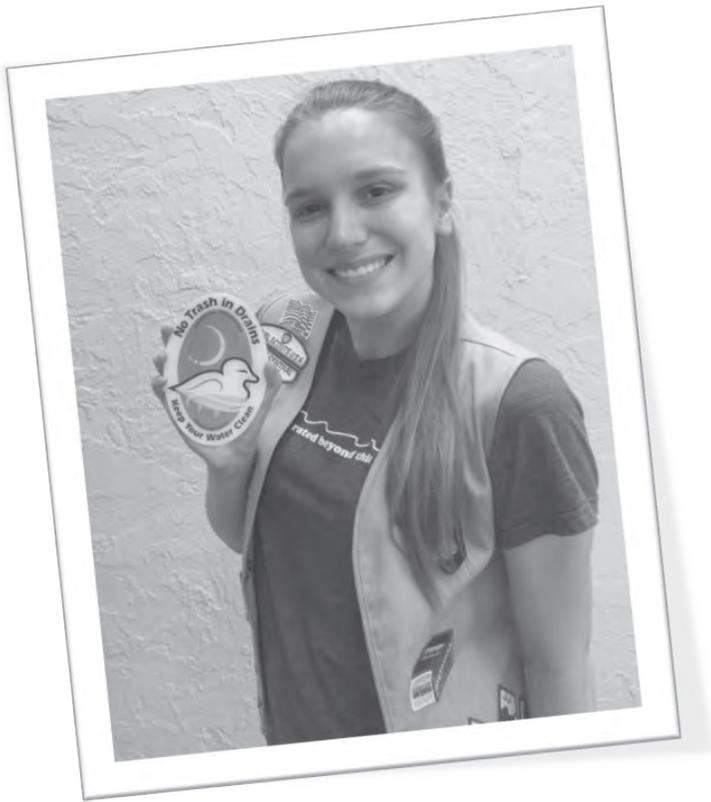
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Rachel Roberts completed her Girl Scout Gold Award project to benefit the Northdale community. She placed 300+ drain signs (as seen in photo) to inform the community of the damages of dumping oil, trash, fertilizer, and other chemicals down the storm drain. The drains lead into our waterways, and dumping can harm the wildlife which include ducks, turtles, and fish. Rachel also created a YouTube video about the project and other important information. Look it up by searching "Preventing Pond Pollution by Rachel Roberts". If you see storm drain signs either missing or in disrepair, please contact www.HillsboroughCounty.org/AdoptAPond to get replacement signs for your area. Every individual impacts a community, help make a change!



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- ♥ **Lowers cholesterol.** Exercise lowers your cholesterol level, which decreases the risk to your heart.
- ♥ **Strengthens heart and cardiovascular system.** The elevated heart rate you get from walking will help lower your heart rate when you rest.
- ♥ **Increases production of endorphins, improving mental and physical health.** Endorphins are the body's natural way to decrease stress, helping you to relax, and people often find they feel better and sleep more soundly.
- ♥ **Weight loss or weight maintenance.** Studies have shown that walking regularly can help you lose weight, and keep unwanted pounds from returning.



www.FloridaHealth.gov



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