

Northdale

NORTHDALÉ CIVIC ASSOCIATION COMMUNITY NEWSLETTER



NCA Deed Restriction Committee Report

Tom Murray
Chairman

It is with both relief and a little amazement that we have made it through three quarters of this very odd and difficult year. It is hoped that all of our Northdale neighbors are healthy, safe, wearing masks, washing hands and social distancing.

Despite COVID19 concerns, typical daily issues have come to the attention of the Northdale Civic Association Board. Among the issues, Deed Restriction Violations continue to vex both residents and the Deed Restriction Committee. There continue to be several properties that do not adhere to the restrictions. After repeated, documented attempts to work with certain property owners, one owner on Honey Vista Circle in particular, a suit has been filed with Hillsborough County Court system. As this report is written, that owner has 15 days to respond to the NCA's attorney. Please understand that this drastic measure is a last resort to work with the owner on caring for the property and to give the neighbors some relief in dealing with a decaying house and overgrown yard. Residents who refuse to maintain the home and yard impact the whole neighborhood. The NCA, through the Deed Restriction Committee, works to make sure that Northdale remains attractive and desirable in the real estate market.

Many members of the NCA Board have gotten complaints that cars are parked on the road and could block emergency vehicles. This is a valid concern but a situation that Board members are in no position to resolve. You need to call the NON-emergency line of the Hillsborough County Sheriff's Office to inform them of the situation. The number is 813-247-8200.

A helpful tool for Northdale residents is northdale.org. Residents are strongly encouraged to go to this site frequently to get immediate and accurate information on all things Northdale. It is especially informative when checking for the specifics in Deed Restrictions for each Village (e.g. Gables 1, 2, 3, Claywell, etc.) NCA Board members get frequent questions, generally complaints, about the conditions of other people's properties. *Does a Deed Restriction violation exist? Whose responsibility is it to fix the problem? Why are improvements/changes not being made? Why is it taking so long...* Many, if not most, of those questions/concerns can be addressed simply by clicking on the "Deed Restrictions" link at northdale.org. From the home screen take the next step and click on

the "Deed Restrictions" side tab, then the "Complaint Form" to fill out the form. Please understand that, due to very limited funding (especially this year), as many violations as possible will be addressed.

NCA Deed Restriction Complaint Form

Name	
First <input type="text"/>	Last <input type="text"/>
Address	
Address Line 1 <input type="text"/>	
Address Line 2 <input type="text"/>	
City <input type="text"/>	State <input type="text" value="v"/>
Zip Code <input type="text"/>	
Phone <input type="text"/>	Email <input type="text"/>
Explain Issue	
<input type="text"/>	
Please include Pictures Here	
Upload <input type="button" value="Upload"/> or drag files here.	
Violation Address	
Address Line 1 <input type="text"/>	

Some violations go beyond the scope of neighborhood deed restrictions. (E.g. an unregistered vehicle stored on a driveway or side yard; potholes) In these situations, it's best to go to the Hillsborough County website at hillsboroughcounty.org. By clicking on "At Your Service," followed by "Code Violation Request," there will be additional information and a form to complete. This action brings another resource in dealing with violations.

It can be frustrating living near a neighbor who violates deed restrictions. The NCA Board recognizes this and has attempted to put aids in place to file a complaint so that a letter can be sent to the violator. One approach that will never work is sending anonymous letters to Board members. The NCA DOES NOT respond to anonymous letters! As mentioned before, please complete this form including contact information, explanation of the issue, optional pictures and the violating address. Once submitted this information goes directly to Merit (NCA@MeritFL.com).

Deed restrictions represent the negative side of this truly great neighborhood that we live in. It is hoped that folks are actually reaching out to support each other, checking that neighbors are doing OK during this pandemic, especially the elderly and more vulnerable members of our community. Let's keep fingers crossed that there will be a vaccine and treatment soon.

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PRESIDENT'S LETTER

I wish that I could be announcing an upcoming *Sock Hop, Concert in the Park, or Trunk or Treat* night at Northdale Park that have been popular in past years. Then there is the *5K Pumpkin Run and 1 Mile Walk* which the NCA has sponsored for 18 years. However, none of these events can be held in 2020 due to COVID-19. In addition, we've cancelled the *Fall Community-wide Garage Sale* that we had scheduled for September 19. Our hope is to be able to bring all of these activities, as well as the *Northdale Family Fun Festival & Parade* and *Easter Egg Hunt*, back in 2021.

The NCA hopes that we'll soon be able to restart our community outreach projects which have already assisted several seniors and veterans in need of help. If you are interested in joining this team of volunteers or want to learn more about it, or maybe know someone in need of help, please email NCA Board Member, Jim Salgado at bluesuiter62@hotmail.com.

I want to thank Jessica Watterson for her many years of service on the NCA Board. She did an outstanding job being the NCA's point person for the 5K race. She recently left the board due to a heavy workload at her day job. We wish her all the best.

The Northdale community thrives on strong leadership. We are currently in search of a Northdale homeowner that is interested in serving on the NCA board. The qualifications for this position are the following: 1) they are an NCA member, 2) they care about maintaining the home values in their neighborhood and 3) they wish to help their community thrive and stay in the forefront of communities in the area. The applicant will most likely be a person with an already too busy schedule, but is willing to take on another 'job' because they truly care about Northdale and are willing to donate about an hour or two of their time each month. Please contact me if you're interested.

The Deed Restriction Survey remains active from the main page of the community website. I encourage residents to take a few minutes to fill it out. I do ask that respondents please keep their comments civil.

I want to remind residents that the official Deed Restriction documents for each village are available on the community website www.northdale.org. They are the first place to look for answers to what is, or is not, permitted. If you're still not sure of the answer, we're here to help. The NCA will not get involved in animal issues or conflicts between neighbors.

In 2019 the NCA contracted with outside vendor, Merit Management, to conduct deed restriction inspections and monitor the resolution of violations. However, residents still have the option to request an investigation of a possible violation themselves from our community website. A photo can be attached to the complaint form which is very helpful in documenting the problem. Merit receives the form directly when it is submitted. Be aware that there is a multi-step process that Merit follows which allows residents time to resolve a problem.

Residents can utilize Hillsborough County's 24/7 online customer service center, *At Your Service* to submit requests for service on: Animal Issues, Roads & Sidewalks, Code Violations, Trash & Recycling, Water & Sewer, etc. The website is: www.hillsboroughcounty.org/atyourservice. A photo can be submitted with the request and a number will be assigned so you can track its progress.

The NCA will resume in person board meetings once the Northdale Park Recreation Center reopens to the public. In the meantime, we will continue to hold online ZOOM meetings on the second Tuesday of the month at 7 P.M. If you'd like to be a participant, please send me an email request at least two days prior to the meeting date. **LIKE us on Facebook** to keep abreast of what is happening in the community.

Please slow down and be watchful for children as school is back in session.

Sincerely, *Ann Frisbie*

Frisbie_annv@verizon.net • (813) 968-8460

Northdale website at www.northdale.org

Northdale Civic Association Annual Membership

Name: _____

Address: _____

Phone Number: _____

E-Mail: _____

Annual dues are \$50.00. 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

Thank you for your support!

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.



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CODE: ND090220 EXP: 9/30/20

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 \$50.00. All members are eligible to run for NCA Board positions in elections held each January. 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 Estates I - 813-968-8460
Vice President: Tom Murray – Gables I - 781-760-7959
Secretary: Alicia Moreno – Bay Levitt - 813-963-1412
Treasurer: Bill Castens – The Woodlands - 813-833-0102

NCA BOARD DIRECTORS

Robert Demeo – Golf Club Estates III - 813-546-0873
Nelson Marcano – Golf Club Estates II - 813-732-9998
Martha Hughes – Fox Hollow - 813-477-0924
Robert Mantler – Claywell - 813-843-2137
Angela Bianco – The Hammocks - 813-586-0243
Raymond Powell – Silverhill - 813-264-6157
Amar Dembla - Gables III - 813-265-3225
James Salgado – Country Mill, Brentwood Park & Fairway Villas - 813-610-2115
Ann Frisbie (Acting) - Gables II - 813-968-8460

DEED RESTRICTION VIOLATIONS

The Deed Restriction documents for each of the “villages” that make up Northdale are available on the community website www.northdale.org. Select “**Deed Restrictions**” from the left side of the Main Page and click on the picture of the entrance to your “village” (e.g. Bay Levitt, Gables I, etc.) The deed restriction file will be displayed and can be printed off for your records.

The NCA has contracted with Merit Management Association-Perfected (“Merit”) to conduct periodic neighborhood inspections and act on their findings of deed restriction violations. In addition, residents may request an investigation of a possible violation themselves from the Northdale website, www.northdale.org. From the left side of the Main Page, click on “**Deed Restrictions**”, page down and Select “**Complaint Form**” and fill it out with all pertinent information. A photo can be attached with the form to help document the problem. Select “**Submit**” to transmit the form directly to Merit at NCA@MeritFL.com. Deed Restriction Complaints must be in writing.

When a deed restriction violation is found, Merit will send a letter to the homeowner(s) with a request to correct the problem(s). Merit will then complete a second inspection. Merit will send a second letter if the homeowner has not corrected the violation(s). Merit will then complete a third inspection. If the violation(s) remains after the third letter, legal action will be pursued. The resident will be notified of this step in the fourth letter. If there are extenuating circumstances that prevent a homeowner from correcting the violation(s), it is recommended they document the reason by writing to Merit at NCA@MeritFL.com.

The NCA will not get involved in conflicts between neighbors, animal complaints or landscaping issues due to drought.

The Community CALENDAR

Please Note:

Due to COVID-19 the NCA & NSTD will hold online ZOOM meetings until the Northdale Park Recreation Center reopens to the public.

September 8

NSTD Meeting
7:00 PM
Northdale Park
BCG Conference Room

September 15

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

October 5

Last date to register to vote

October 6

NSTD Meeting
7:00 PM
Northdale Park
BCG Conference Room

October 13

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

October 10 - November 1

Early Voting dates for
2020 General Election

November 3

2020 General Election

November 10

NSTD Meeting
7:00 PM
Northdale Park
BCG Conference Room

November 17

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

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Cannot be combined with any other offer. Total savings varies on equipment. \$150 savings on standard electric/gas water-heater, \$250 savings on GE Hybrid Heat-Pump water-heater. Cannot be applied to past purchases or estimates. See dealer for details. NRTHDL0818

IERNA'S | 813-948-6355

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MUST PRESENT COUPON AT TIME OF SERVICE
IERNA's Heating & Cooling | 813-948-6355

Coupon Code: NRTHDL0818

SAVE ON PLUMBING REPAIR

up to \$40 OFF

MUST PRESENT COUPON AT TIME OF SERVICE
Cannot be combined with any other offer. Based on 20% discount of total repair bill, up to \$40 maximum. See dealer for details. NRTHDL0818

IERNA'S | 813-948-6355



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Cannot be combined with any other offer. Offer only valid when purchasing a complete 15+ SEER Bryant® System. Cannot be applied to past purchases or estimates. See dealer for details.
IERNA's Heating & Cooling | 813-948-6355

Coupon Code: NRTHDL0818

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Northdale

OWLS

Older, Wiser, Lively Seniors

Monthly Meetings normally on 1st Tuesdays are currently suspended.

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.

"OWLS Love Labor Day Parties... But Not This Year!"

When Hillsborough County closed all Parks & Rec buildings in mid-March the Owls Club activities were put on HOLD as the Northdale Park shut down. Limited Northdale Park activities restarted in June including the use of all buildings for the 10 kids to a room summer program activities. In September the buildings are anticipated to open in a similar fashion (10 seniors per room) for Owls games & activities. However due to the size of most club activities and the social distancing rules expected to remain in force, it likely will be winter before the Owls resume significant activities. We will post updates on the OWLS fb page and the website at www.NorthdaleOwls.com.

Please be patient. Hillsborough County statistics have not been favorable and Owls are in the more at risk age group and some have health issues. On the positive side, most of us are active, not in nursing homes and are still enjoying life! We encourage you to stay busy, eat healthy and wear PPE when required. This too shall pass and we hope to see you all hooting soon... maybe at the December Owls meeting!

Still Got Questions?

Contact Bill Castens at (813) 833-0102



NORTHDALE SPECIAL TAX DISTRICT

It's amazing to realize that summer will soon be over and that we will be entering the "cooler" months. Just as the months have moved ahead, there has been progress with some projects funded by the Special Taxing District. Unfortunately, more time will be needed for others.

Earlier in the summer, the wall at the corner of Northdale Boulevard and Deep Creek Lane was damaged by a drunk driver. The wall repairs have been completed. It needs paint and a few finishing touches. After sitting damaged for a few months, it now looks great!

It would be nice to say that similar progress has been made with the wall project between Braesgate Lane and Dawnview Drive. Before action can be taken to do the actual repairs, the wall needs to be surveyed and the report provided. In addition, easements need to be obtained from all abutters.

Along with keeping grassy areas trimmed, US Lawns completed other work on common areas. The flowers at the entrance at Northdale Boulevard and Dale Mabry have been replaced. Also, mulch has been spread around the trees on Northdale Boulevard and Northdale Boulevard Extension.



Finally, The Northdale Special Tax District Board is looking for new members. The Board members are known as "Trustees" and the money they manage comes from the \$130 tax included with the Property Tax. Usually, a Trustee is elected and they submit papers to be included on the November ballot. Because it is too late to file papers, new Trustees will be appointed by the current Board members. Please consider becoming a NSTD member and take an active part in your community. Your membership will be greatly appreciated!

Thank you,

Tom Murray President, Northdale Special Tax District Board



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

Tom Murray
President

Earl Albright
Vice President

Bill Castens
Treasurer

Don Hachey
Secretary

Ronny Garcia
Frank Giordano
Ray Klaus
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:

September 8, 2020
October 13, 2020



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To learn about how we are keeping you safe from COVID-19, visit [AdventHealthCarrollwood.com](https://www.AdventHealthCarrollwood.com).

 [FloridaOrthoExperts.com](https://www.FloridaOrthoExperts.com)

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PENDING PARK OPENING WEEKLY RECREATION PROGRAMS FOR OWLS

Sponsored by: Hillsborough County Parks, Recreation Department in partnership with the Northdale Owls
 Contact: Raheem Douglas at douglasr@hillsboroughcounty.org

Aerobics "Lite"	Mon/Wed	9:30am-10:30am	\$2/class
BBOB'S (Bill's Blooming Orchid Buddies)	4 th Tues	Contact: Bill Castens	(813) 833-0102
Couples Dance Class – Level 1	Mondays	7pm-8:30pm	\$10/class (6 Class req.)
Couples Dance Class – Level 2	Wednesdays	7pm-8:30pm	\$10/class (6 Class req.)
Games:	Bridge	Tues/Thurs	Contact: Shirley Beller (813) 961-5495
	Cards & Games	Tuesdays	Contact: Kay Farland (813) 889-7972
	Hand & Foot	Tues/Thurs	Contact: Kay Farland (813) 889-7972
	Hand & Foot	Fri	Contact: Rose Oursler (813) 909-8082
	Mah Jongg	Mondays	Contact: Hilda Hodges (813) 416-3317
	Mah Jongg	Wednesdays	Contact: Marie Alley (813) 962-0063
Laughter Yoga	Sundays	Contact: Tonya Gold	Free!
Line Dance – Beginner1	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
Pickleball Lessons – Beginning Players	Tues/Thurs	9:00am-10:00am	Free!
Sing Along With Owls	Wednesdays	Contact Ed Rodriguez	(813) 810-9733
Strut with Your Mutt	Mon/Thurs	4:30pm-5:30pm	Free!
Table Tennis	Mon/Wed	11:00am-1:00pm	Free!
Tai Chi	Mondays	12pm-1pm	Free!
Ukulele Lessons	Tues	10:30am-12 Noon	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) 833-0102

Like Northdale OWLS on Facebook

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 one of the "Lock Boxes" in all 3 Buildings at Northdale Park.



Community Food Pantry

... strives to end the physical and emotional hunger of families in our community in a dignified manner.



We are open

Wednesdays from 9am - 11pm
and Sundays from 12pm - 2pm.

Anyone in need is welcome!

Groceries will be placed in your vehicle by volunteers in the drive-through – No need to leave your car!

How Can You Help?

Donations of non-perishable, unopened and unexpired food items are accepted Monday through Thursday 9am - 3pm.

For Monetary donations or to register to *Volunteer* (students welcome to earn required Bright Future hours), visit the Take Action page of our website at:
thecommunityfoodpantry.com.

Our location: 13115 South Village Drive • Tampa, FL 33618

Information line: (813) 963-2772

Website: *www.thecommunityfoodpantry.com*

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GENERAL ELECTION

NOVEMBER 3, 2020

DATES and DEADLINES

Deadline to register or change party: October 5, 2020

Early Voting: October 19 - November 1, 2020 7am-7pm

Vote by Mail: Ballots will begin mailing out on September 24, 2020 and completed ballots must be received by 7pm on November 3, 2020

CHECK YOUR STATUS

Use voter information lookup to:

- Review and update your voter registration information
- Look at your personalized sample ballot
- Check your Vote By Mail requests
- Track your Vote By Mail ballot to see when it went out and when it was received
- Find out where you vote on Election Day
- See your voter activity for the past 12 months

Information from the Supervisor of Elections website: VoteHillsborough.org

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