

Northdale

NORTHDALE CIVIC ASSOCIATION COMMUNITY NEWSLETTER



NCA Deed Restriction Committee Report

Tom Murray
Chairman

As many of you are aware, deed restrictions enforcement continues to be a major issue in Northdale. In an effort to improve our community and maintain its value, the Northdale Civic Association will be partnering with the Northdale Special District to carry out this challenging task. To this end, Merit Management will continue to be the third party entity providing professional support and guidance to the two boards.

Teams of observers from Merit will, like last year, continue to inspect the various neighborhoods in Northdale. From these inspections, letters describing deed restriction violations will be sent to property owners and residents. In response to concerns from the Civic Association and complaints from residents, Merit has completely upgraded their software for tracking and notifying deed restriction violators. Descriptions in the letters will be more specific and backed up with actual photos of the problem(s). Also, there will still be additional letters sent to violators if there is no progress in correcting the identified deed restriction violations.

It is not the intent of either the Northdale Civic Association (NCA) or the Northdale Special District (NSD) to bring any property owner or resident to court, but demonstrated lack of response to violation letters and/or chronic disrepair of a property could give us no choice but to pursue legal action. By this point, the property has failed multiple inspections and mediation is offered. Properties in this situation take away from the appearance of their neighborhood and create both frustration and possible danger for surrounding neighbors. Do not take receiving a letter as a challenge to see how far the process could go or how long you can avoid giving your property the needed attention.

For those folks who receive violation letters and have an extenuating circumstance, this process has some reliefs in place. When you first receive a letter and you have an issue such as advanced health problems or you are already in the process of making repairs (e.g. you have someone coming to paint your house), please contact

MERIT right away. If appropriate, assistance may be available through a community service program.

If you need further information about Deed Restrictions and enforcement in your village, please visit northdale.org. This site will help inform you as to the “why’s and wherefores” of Deed Restrictions for your specific village. Once on this site you can click on “Deed Restrictions” and also contact Merit Management and even fill out a form if you have a concern about a property that Merit should check.

It has been said many times in these Reports that Deed Restrictions are important to the survival of Northdale. Neat, attractive, well-kept properties not only show that residents care but they also ward off crime. So...please treat any violation letters as a **reminder** that we all have the responsibility to maintain our property and keep our neighborhood looking attractive, desirable and safe.

Thank you,

Thomas Murray

Deed Restriction Committee Chairman

Special Note: Trees, vines and shrubs on the common grounds, mainly the land on the OTHER side of your wall, is under the



jurisdiction of the Northdale Special District. If you believe that any of these plants are invasive to your property, please contact the Northdale Special District BEFORE you hire any licensed arborist or tree specialist to prune branches or you decided to spray the vines with weed killers. You could be financially responsible for the damage you could do.

PRESIDENT'S LETTER

Greetings to all Northdale residents and homeowners:

First and foremost, I hope everyone is doing well and in good health. Certainly this past year was quite challenging as we all braved the ups and downs of a pandemic that unfortunately continues to alter our way of life; but we will get through this together. As newly elect President of Northdale Civic Association (NCA), I want to start my first letter by sharing a message of gratitude and thanksgiving to the everyday heroes on the frontlines of this pandemic who each day put their lives on the line to serve and protect us during these challenging times. To all nurses, doctors, firefighters, police, caregivers, teachers and volunteer's... *thank you for all you do. Your dedication and selflessness gives all of us hope in our time of need.*

The January 2021 NCA Board of Directors meeting was held as scheduled for general business and to fulfill its annual Election to the Board as describe under the NCA ByLaws. NCA Election to the Board of Directors culminated with the selection of yours truly (Nelson Marcano) as the newly elect President and Mr. James Salgado as Vice-President. Mr. Bill Castens was re-elected as Treasurer and Ms. Alicia Moreno was re-elected as Secretary. Congratulations to newly elected Board of Directors. On behalf of the newly elect NCA Board of Directors, I want to thank outgoing NCA President, Ms. Ann Frisbie and Vice-President Mr. Tom Murray for their exceptional and unparalleled dedication and service to the NCA and the greater Northdale community. Serving in the NCA Board of Directors is one of the toughest volunteer roles of all, and Ms. Ann Frisbie and Mr.

Tom Murray both have performed with faithfulness and tenacity. *Thank you for job well done.* I am grateful for your vote of confidence and I look forward to all of us working together in the near future.

Before looking into 2021 and sharing my goals for the NCA in 2021, I want to finish one order of business worth mentioning which was last year's winners of the Northdale Holiday Lights Contest. The 2020 Northdale Holiday Lights Contest winners are; in first place, 16305 West Course Drive (also 1st place winner in 2019); second place, 4205 Summerdale Drive and in third place, 16109 Gardendale Drive. Congratulations to the winners and thanks to all for the outstanding support and successful 2020 Holiday Homes Lightning Contest. We are especially proud of last year Holiday Lights event not because of the contest but because it represented a sign of hope during these uncertain times. *Well done!*

So What's Ahead in 2021:

My goals for the NCA in 2021 are: 1) Increase NCA membership – one common question we hear often is, what does the NCA do and why should I join? This is why starting with this NCA newsletter it will be mailed to all residents and homeowners. Additionally, I'm asking board members to review and update our business rules (ByLaws) where residents can get involved in issues including the NCA Committees, Social and Activities such as; the Family Fun Festival, the Pumpkin Run, the Easter Egg Hunt, and others; 2) Better accountability and responsive to homeowner/resident concerns – by engaging membership on matters involving our neighborhoods, facilities, common areas, county services,

deed restrictions, governance, etc. and 3) Transparency on NCA membership funds – another common question often heard is why should I join the NCA and where is my \$50 going? Message received and this is why I'm asking the NCA Treasury to publish regularly about projects and events that the NCA is funding so residents can see where funds are being utilized.

Another important milestone currently in the works is the transformation and re-structure of oversight and management of Deed Restrictions for Northdale. The enforcement of deep restrictions within Northdale will continue to be provided by Merit Management on behalf of NCA. Moving forward, the NCA will embark in a partnership with Northdale Special District to provide oversight and overall management of Northdale deed restrictions. This partnership will add value to the enforcement of deed restrictions and hopefully eradicate any appearance of conflict of interest on the part of NCA board members potentially rendering decisions impacting our own neighbors.

Finally, I would like to welcome Hector Fernandez, to the NCA Board of Directors. Hector will be the representative of Golf Club I Village. I look forward to an even more productive year. We thank each one of you. The Board meetings are held on the third Tuesday of every month in the Northdale park building "B" game room at the Northdale Recreation Center starting at 7:00 PM. Members of the public are always welcome and input is truly appreciated.

Nelson Marcano
President, NCA

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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EVENTS & ENTERTAINMENT

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- ...to be closed.
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- ...to stay away.
- ...to be missed.
- ...to start over.

**Together we'll know
what it's like**

- ...to rebuild.
- ...to be stronger.

But we need your help.

Donate NOW.



Jazz with Jim

Watch it in person or online!

Fri., Mar. 19 • 7:30 pm

Fri., Apr. 16 • 7:30 pm

See it in Person: \$13 member
\$18 gen. admission

Watch Online: \$10



Photo Credit: Chaz D Photography

Meshuggah-Nuns!

Music, Book & Lyrics by Dan Goggin

Watch it in person or online!

Sat., Apr. 10 • 8 pm

Sun., Apr. 11 • 4 pm

Sat., Apr. 17 • 8 pm

Sun., Apr. 18 • 4 pm

See it in Person: \$21 member
\$25 gen. admission

Watch Online: \$10



Meshuggah-Nuns! is presented by arrangement with Concord Theatricals on behalf of Tams-Witmark, LLC.

www.concordtheatricals.com

Behind Closed Doors

Written & Directed by Marc Sanders

Thu., Apr. 22 • 8 pm

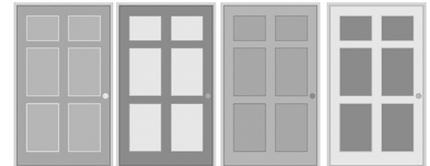
Fri., Apr. 23 • 8 pm

Sat., Apr. 24 • 8 pm

Sun., Apr. 25 • 4 pm

See it in Person: \$20

BEHIND-CLOSED-DOORS



BY MARC S. SANDERS

Visit CarrollwoodCenter.org for details. = Virtual Event or Streaming Available

IN THE GALLERY

"Spring Expressions" Gallery Event

Fri., March 12 • 5:30 – 7:30 pm

Free. To ensure social distancing, please RSVP with Michele Stone at curator@carrollwoodcenter.org.

Spring Expressions w. TESA

The Two of Us w. Bernard & Gwendolyn Aqui-Brooks

Corridor Featured Artist w. Patrick Mitchell

Mouth Artist Overcomes Obstacles w. Sara May

Schedule a tour at curator@carrollwoodcenter.org

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: Nelson Marcano - Golf Course Estates II - 813-732-9998

Vice President: James Salgado - Fairway Villas, Brentwood Park & Country Mill - 813-610-2115

Secretary: Alicia Moreno – Bay Levitt - 813-963-1412

Treasurer: Bill Castens – The Woodlands - 813-833-0102

NCA BOARD DIRECTORS

Gerald Johnson - Golf Club Estates I - 813-787-3103

Robert Demeo – Golf Club Estates III - 813-546-0873

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

Hector Hernandez Jr. - Gables I - 516-643-7385

Zachary Sechrist - Gables II - 813-344-7371

Amar Dembla - Gables III - 813-265-3225

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



Meeting Location Note:

Northdale Civic Association
& Northdale Special District
meetings are held in
Building B - game room
Northdale Park & Rec Center
15550 Spring Pine Drive
Tampa, FL 33624

March 9

NSD meeting
7:00 p.m.

March 16

NCA meeting
7:00 p.m.

April 13

NSD meeting
7:00 p.m.

April 20

NCA meeting
7:00 p.m.

Residents are always welcome
and your input is truly
appreciated.

Please remember
to wear a face mask
and adhere to
social distancing.

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Doug McCracken
President

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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.

WE WERE READY TO HOOT AGAIN...
THANKS TO COMMISSIONER HAGAN & STAFF
WE ARE GETTING CLOSER!

When Hillsborough County closed all Parks & Rec buildings in mid-March, 2020, all OWLS Club activities were put on hold. We tried to restart meetings in December 2020, but due to increasing positivity rates of Covid-19 and concerns associated with large group indoor gatherings, the OWLS continued to suspend all but small group activities.

The suspension of large group indoor gatherings at the county park will continue until the positivity rate drops to an acceptable level. The answer is to get vaccinated, but that has been a *frustrating process for most seniors!* Our pleas to Ken Hagan, District 2 County Commissioner, who always supports our club, were recently answered. Hillsborough County Emergency Management on Feb 5th deployed a mobile unit to provide 520 vaccine dosages to inoculate OWLS & 65+ seniors. What a blessing!



If you are ready to get out and resume some social activities now with safeguards in place, you may want to register for some of the small group programs at the Northdale Park. Contact Park Program Supervisor, Raheem Douglas (813) 450-6502 to get the latest details.

Time will tell, but we *hope to have one heck of a July 6th large group gathering at the restart of monthly meetings of the OWLS at Northdale Park.* If we do meet, wear your Red, White & Blue and celebrate the U.S.A. Most of us have many blessings!

Whatever you decide, we encourage you to stay busy, eat healthy and wear PPE when required.... And go out of your way to thank Commissioner Hagan (HaganK@hillsboroughcounty.org) for helping us get our life back on track.

Still Got Questions?

*Contact Bill Castens at
(813) 833-0102*



NORTHDALE SPECIAL DISTRICT

Our last meeting was held Wednesday February 9th.

The Northdale Special District is responsible for maintenance of the common areas and ponds in the Northdale Community. Some of the initiatives we are pursuing are as follows.

- People continue to speed and lose control of their cars, as evidenced by 4 crashes in the previous few months, resulting in damage to the walls. I am happy to report that all those repairs have been completed and that insurance claims were filed on all. No expense to the Northdale Special District is expected. Unfortunately, there was another crash last week, damaging a wall. The claim has already been submitted. When a wall has been repaired, the concrete has to cure for a couple of weeks before the wall can be painted.

- The Northdale Special District is looking into having electrical distribution centers installed on the back of the monument walls at the entrance to Northdale. This will hopefully resolve electrical issues that were experienced with the holiday lights this past season.

- We are having a sign audit conducted of all the subdivisions in Northdale. Many subdivisions are not clearly marked and lack decorative plantings as well. This process will most likely take several months. The end result will hopefully be a more uniform and updated look.

- The Northdale Special District has reached an agreement with the Northdale Home Owners Association (NHOA) to take over responsibility for monitoring and the enforcement of deed restrictions. Please see Tom Murrays' article for more information elsewhere in this publication.

Finally, we are one Board member short. Anyone interested in serving on the Board should contact a Board member. The Board meets on the second Tuesday of every month at 7PM in the Northdale Park and Recreation complex. Visitors are always welcome at our Board meetings.

Earl Albright

Vice President



NORTHDALE SPECIAL DISTRICT

WHAT is the NSD?

The Northdale Special 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 District Board of Trustees

Tom Murray
President

Earl Albright
Vice President

Anthony Rodriguez
Treasurer

Don Hachey
Secretary

Bill Castens
Ronny Garcia
Ray Klaus
Anthony Romano

Contact Information

813-381-5435
Northdale Special District
3433 Lithia Pinecrest Rd
#301
Valrico, FL 33596
rick@meritfl.com

Northdale Special District meetings are held at
7:00 p.m.
Building B - game room
Northdale Park &
Rec Center
15550 Spring Pine Drive
Tampa, FL 33624

Next meetings are:

March 9, 2021
April 13, 2021

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At Paws to Stalls Pet Sitting, we treat your pets like family. We provide personalized care in your home, keeping your pets on their regular schedule while providing lots of love.

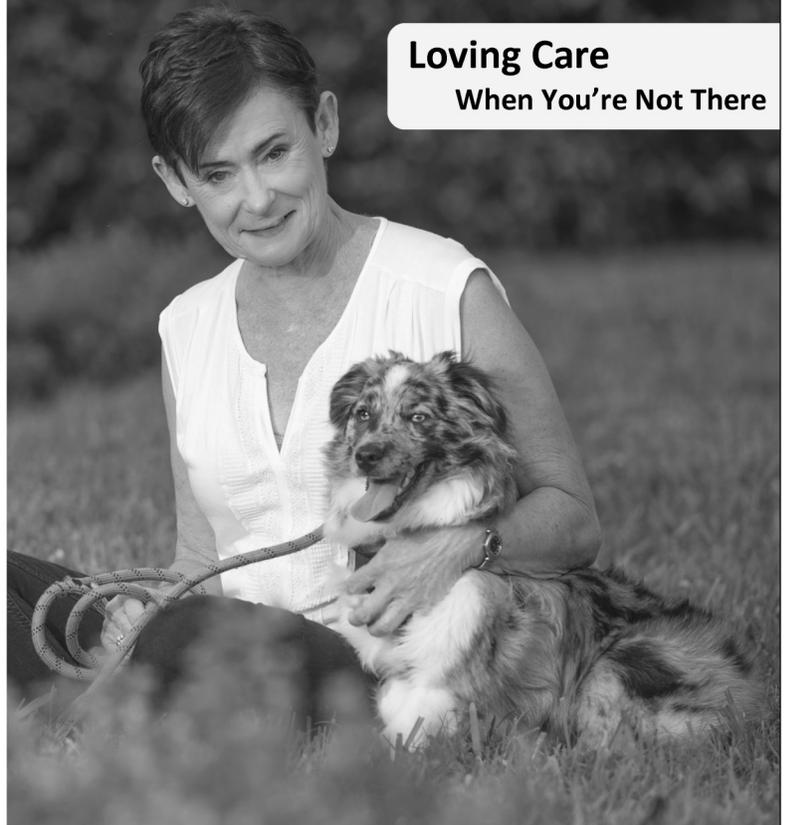
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Pet sitting visits include feeding, play, walks. **Daily dog walks** for potty breaks and exercise. **Horse Care:** Cleaning stalls, feeding, grooming, turn-in and turn-out.

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When You're Not There



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)	4th 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

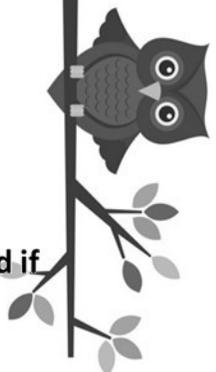
Your reservation is made upon RECEIPT of your payment... Please itemize each event.

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.



Don't let fear stop you from getting your child the care they need.

Don't delay getting essential medical care for your child. We've put enhanced safety measures in place to help keep you and your child safe.

COVID-19 has stopped people from doing many things. But we can't let it stop us from getting our children medical care when they need it most. St. Joseph's Children's Hospital is helping to keep our patients safe by following guidelines from the Centers for Disease Control and Prevention (CDC) for safety processes and cleaning procedures. This makes sure that everyone can feel secure while your child gets the care they need. **Learn more: [StJoesKidsER.org](https://www.stjoeskidsER.org)**



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EXP: 3/31/21

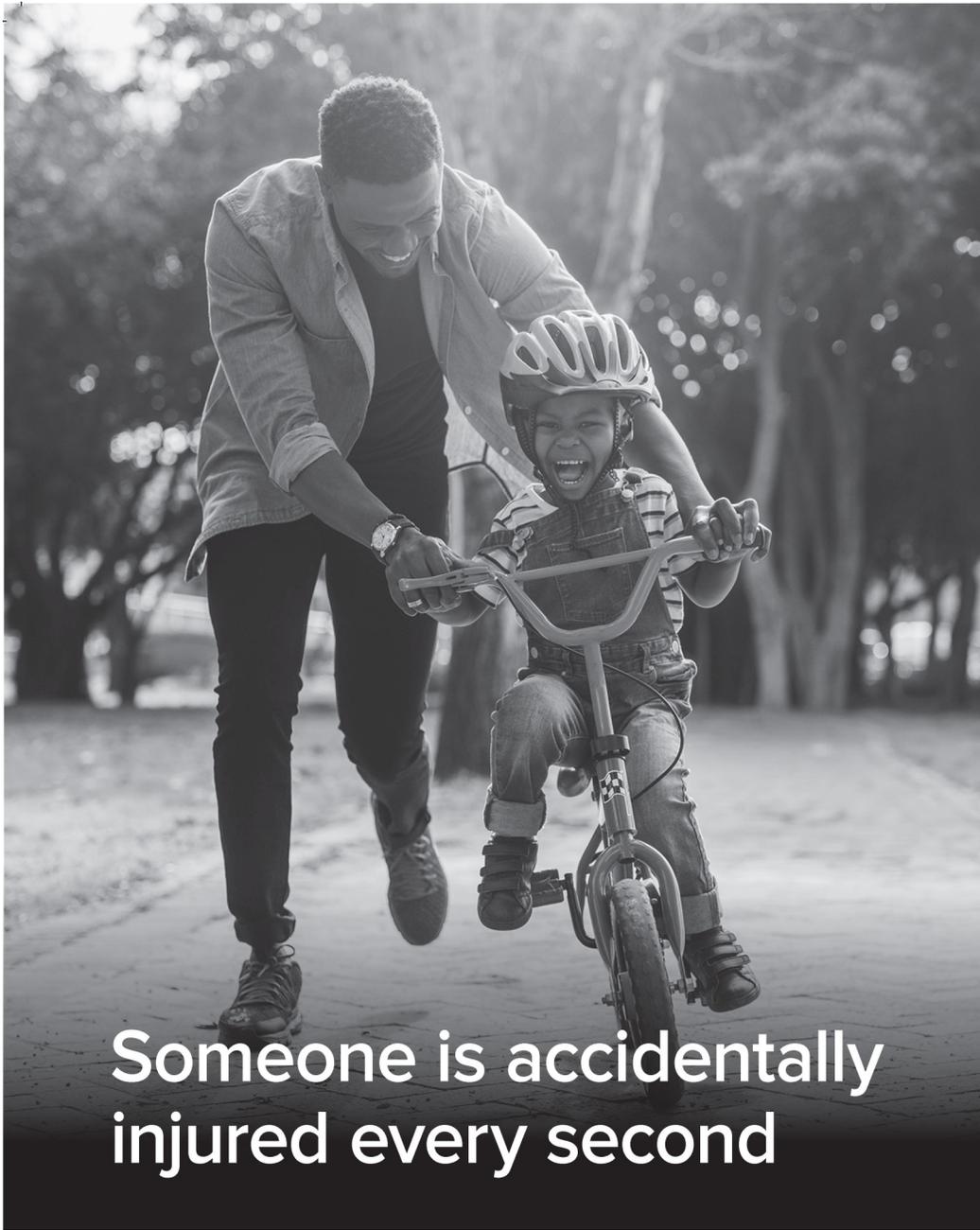
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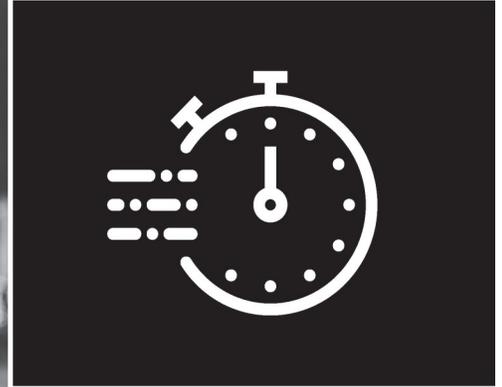
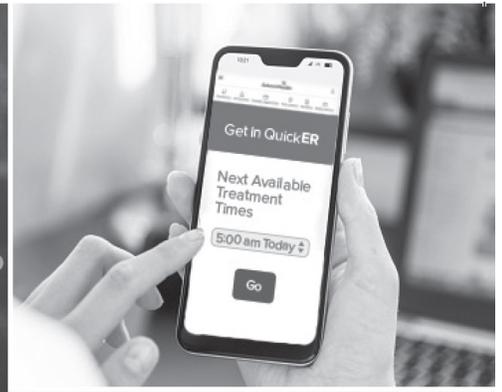
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