



Cumberland Crier

Publication of the Cumberland Manors Homeowners Association

Reader submission should be mailed to Cumberland Crier, c/o Greenacre Properties, Inc. 4131 Gunn Highway, Tampa, FL 33624 or emailed to the Dschek@greenacreproperties.com. Cumberland Manors reserves the right to withhold publication.

SPRING ISSUE 2012

Award Winning Publisher– IKare Publishing Inc. 813-907-3629
www.ikarepublishing.com - ikarepublishing@aol.com

Welcome Letter and Update for 2012

By Linda Peery

Thank you from all the Board members for electing us to serve Cumberland Manors for another year. The Board conducted its regular meeting after the Annual General Meeting with only two (2) people attending the Annual meeting in January. This couple came to ask questions so they would become better informed home owners. The husband volunteered to assist our Landscaping and Pond committee to become more familiar with the Board members and our community. These are the kind of home owners we hope will attend more often. You don't need to be involved in everything, but ask to assist in something. One of my neighbors volunteered to help with the Christmas decorations next year. Another neighbor's son helped this year putting up lights and decorations at the front entrance and helped me to take them down after the holidays. Maureen Pierce has retired from the Board, and has volunteered to help with the Welcome Packages. We invite you to attend and become more acquainted with all that happens in our community.

Thank you to Maureen Pierce and Les Forman for their years of service as HOA Board members.

Our 2012 Board members are as follows: Linda Peery – President, Richard Ulmer – Vice President, Sheila Lambeth – Treasurer, Vicki Baker – Secretary, and Peter Plant – Director. Thanks to Sheila and Peter for coming back to the Board and keeping Cumberland Manors out of receivership.

To those who didn't feel the need to support your community, beware, next year might be different, and if our community goes into receivership and the lawyers take over the control of our homeowner's association, be prepared to pay upwards of **\$200.00 PER MONTH** in dues to cover their cost. As they can charge whatever they feel is necessary, and at an average of \$350.00 per hour these costs can mount very quickly. So the next time you think your association is not doing what you want, or is costing you too much, think of the alternative.

The Board is in the process of getting bids to replace the play set in the park. We will keep you informed as this major project progresses.

Below find listed the important dates and information for the upcoming year:

2012 Meeting Schedule: March 14th, May 9th, September 12, October 10th, and November 14th

Deadline for Crier is February 7th and August 7th, so that you receive the Crier the 1st of the following month.

The Easter Egg Hunt is scheduled for March 31st. Vicki will take over the Easter Egg Hunt this Year and will be looking for assistance. See her article in this month's Crier.

Community Garage Sale – March 10th and October 6th – both are 8:00 am to 1:00 pm. We will do our best to schedule a pickup after the garage sale around 1:30 pm for those who want to donate their left-over items.

We have a new email address to our website for home owners to ask questions about our community. It is faq@cumberlandmanors.org Feel free to ask away. This is not a complaint section! Any complaints should be forwarded to Greenacre Properties so they can get your details and handle the situation and/or call upon the Board. Check out the website today!

It's been an extremely dry winter and many lawns are dry and brown. Many lawns are pure weeds. Late February and early March is a great time to have the weed killer put on the yard and then start fertilizing so you have a beautiful, green lawn coming in. Remember, you can still mow and trim despite the condition of your yard. Curb appeal is everything! See Vicki's article. Many of us are working on our New Year's Resolutions to lose weight, so the walkers and bikers are out in force. Please trim bushes and tree limbs away from the sidewalk. It's not fun ducking to keep from getting a limb in the face. How's your Home Owners Insurance? It's a shame, but we must think that way.

We are hoping to find a way to work in a community event this year. Anyone with contacts to Publix, SweetBay, Sam's, Costco or any company that would be willing to donate food, beverages, desserts, gift cards, or discounts to our cause would be welcome. Please join us at our meeting in March or May and let us know your thoughts, your ability to assist us and ideas you may have about a community event in the fall. Let's do a little partying this year.





March 31st Marks our 5th Annual Easter Egg Hunt @ Cumberland Manors Park

The Hunt for candy filled Easter Eggs will be starting promptly at 10 am finishing up at Noon. Find that "SPECIAL CRYSTAL EGG"

kids and parents enjoy some refreshments while the kids search the park for their prizes. There is a Hoppin' good time for all, and don't forget about a surprise visit from the world famous "EASTER BUNNY"!!

DON'T BE A SQUARE, JUST AN OVAL..SEE YOU THERE!



Put a Lid On It!

It appears the vultures in our area are a very hungry lot! Many of us, myself included, just set our bags of garbage out at the end of the drive and go to work. After we leave, the vultures descend. They have found a new restaurant in town.

Apparently there isn't enough "road-kill" to satisfy their tummies, so they are tearing the garbage bags open and eating away. They are throwing the items not fit for consumption, not my cooking, into the street or around the drive, leaving a big mess to clean up. It's not only unsanitary, it's unsightly and a holy terror for a person to clean up! So please stash your garbage in a garbage can with the lid tightly on, or pour pepper on the bags when you set them out. I use pepper and so far it has worked for us. We've only had to clean up one mess and then we heard about the pepper. Try it. It is definitely better than cleaning up after the vultures!

Don't you just love a happy ending?

LADDER SAFETY - It Is Time To Take a Look at That Roof By: Vicki Baker

SAFETY – Putting ladders in their place

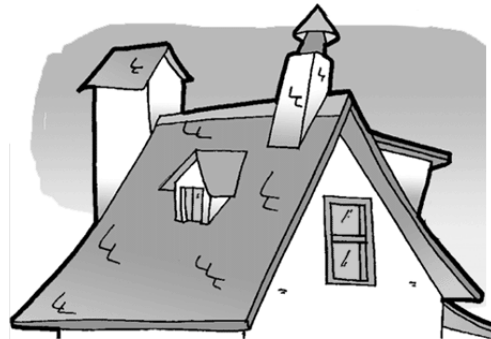
Now that the holidays are over it's time to take down the lights and evaluate the roof covering condition at the same time. Most all ladders have safety instructions regarding weight limitations, correct set up operations, maintenance, etc. Make sure to examine ladders (especially the garage attic pull-down stairs) for wear and broken parts. Properly storing a ladder is also important to prevent damage from vehicles and ensure that wood decay or corrosion doesn't compromise the structural integrity. Remember to always look for electrical hazards when working indoors and especially outdoors.



MAINTENANCE – Roof coverings and openings

How did the asphalt/fiberglass roof shingles do after the long summer heat, wind and rains? Do you have any cracked, torn or missing shingles? Notice any curling on the edges? How about holes in the roof from fireworks or stray bullets from New Year's revelry? Now is the time to get a nice tube of roofing tar, a caulking gun and carefully put a nice bead of tar under, around and through any possible area of roof penetration.

This is, by far, the best preventative home maintenance you can do!



RENOVATION – Replacing the roof covering – Is it time, already?

Since you are already in the roof observation mode, check inside your gutters for any fiberglass granules found inside your gutters or on the ground along the drip line. This is an indication that it's time to start budgeting for a new fiberglass shingle replacement. The Central Florida rule of thumb is a fiberglass shingle roof will need replacement approximately every 16 years. Maybe a year or two longer if it is a multi-dimensional or architectural style fiberglass shingle. A conservative budget is \$3.50/square foot for a multi-dimensional shingle roof replacement. Don't forget to add 15-20% more for the slope of the roof when performing your rough estimate.

CURB APPEAL – It's never too late to make a good trim impression

Trimming back hedges, bushes and ornamentals during the cool months is ideal. A sharp looking yard doesn't take much effort and is even quite easy now. Two hours of yard maintenance per week per person per house is a general rule. This is an easy and affordable routine to keep the house exterior always looking its best. This is a great time of year to add some roses, azaleas and/or bougainvillea. Even planting them in large pots and setting them out among the flower beds looks wonderful. Planting larger bushes this time of year is optimal since they don't need to struggle against the heat to establish the root system etc. These plants grow well in our climate and highlight the beauty of the architectural features of every West Central Florida home.



Stormwater Systems in Your Neighborhood

If properly maintained, stormwater ponds help prevent flooding and filter out pollutants before they reach streams, rivers, lakes, wetlands, ground water, estuaries and, ultimately, the gulf.

This agency has the authority to oversee that the water ways in our development are maintained and free of non-native plants and are not causing any damage to the native wildlife that depends on these water ways.

Our development is built on a system of these ponds and other wetlands to control the flow of storm water drainage through out. This system is dependent on ponds and other wet lands being maintained to allow the storm waters to flow from one to another. Without the proper flow of water between the various ponds and wet lands, we would experience flooding of our streets and, when the water doesn't flow, to the homes around the ponds.

Each of us that lives on one of the ponds owns some of the land under the ponds, but the water in the ponds belongs to SWFWMD, and if they don't feel that the pond is being maintained properly, and according to their rules and regulations, they can, and will, *fine* all of the homeowners around the offending pond and perhaps the association as well.

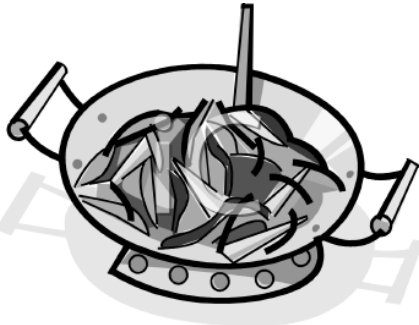
So let this be a warning to everyone of us who enjoys the view of water out our back door that we must take responsibility for the proper maintenance of our ponds.

The association maintains all of the ponds and wetlands on the common property in accordance with the Permitting Requirement set forth by SWFWMD. But it is the **individual home owners** that are responsible for their own piece of their pond.



The ponds where residences are responsible for the pond maintenance included:

1. The pond in the front of the development between Heathridge Drive and Forrestal Drive. This pond borders on Redvale Drive as well.
2. Pond at the end of Songbird Way
3. Retention ponds along the north side of Beaver Way, these are owned by the residence of Appaloosa Dr.
4. Ponds behind Montreat Way and Appaloosa Drive
5. Pond between Appaloosa Drive and Steeplechase Drive.
6. And everyone who lives along one of the many wetlands areas on Appaloosa Drive, Forrestal Drive, Secret Court, Frontier Lane and Songbird Way.



**Our Recipe
This Quarter:**

**Italian Pasta
Stir-Fry**

Serving Size: 4

8 ounces linguine -- cooked
1 medium zucchini -- sliced
1 medium onion -- chopped
2 medium chopped tomatoes -- peeled, seeded
1/4 cup fresh parsley
1 tablespoon olive oil
2 cloves garlic -- pressed
1 teaspoon dried basil
1 teaspoon dried oregano
1/8 teaspoon salt
1/8 teaspoon pepper
1/4 cup grated Parmesan cheese
Cook pasta according to package directions.
Keep warm.

Heat olive oil in a skillet. Press the garlic into the skillet. Stir-fry for 15 seconds. Add zucchini and onion. Stir-fry 2 to 3 minutes or until crisp tender. Add tomatoes, parsley and seasonings to the skillet. Gently stir 1 to 2 minutes or until thoroughly heated. Remove from heat. Stir in warm pasta and Parmesan cheese. Serve immediately.

Per Serving: 312.3 Calories, 6.7g Fat, 11.8g Protein, 52.1g Carbohydrates, 5mg Cholesterol, 201mg Sodium



***We have a
problem with on
street parking
in our
neighborhood.***

What is allowable in Hillsborough County?

On street parking is allowed as long as certain parameters are met these include:

1. No parking in front of a public or private driveway.
2. No parking within 15' of a fire hydrant.
3. No parking within 20' of a crosswalk at an intersection.
4. No parking within 30' upon the approach to any flashing signal, stop sign, or a traffic control signal.
5. Parked vehicles must be facing the direction of traffic flow and be within 12" of the curb or pavement edge.

These laws are enforceable by the Sheriff's Office. If you notice a consistent problem contact the Sheriff's Office and the Community Resource Deputy (CRD) at 813-247-0330.

