



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.

FALL ISSUE 2011

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Letter from the President Linda Peery

It's been a busy year for Board of Directors and our representative at Greenacre Properties, Denise Schek.

The dues were increased for 2011 to keep up with our utilities, insurance payments, and upkeep of our Community Park and common areas. It has been hard, as we all know when the utility companies and insurance companies continually find ways to raise their rates.

Let's start with the nicer things...if you follow our website at: www.cumberlandmanors.org you have noticed the number of homes that have painted, changed their landscaping, added new windows, replaced their roofs and other improvements. **Thank you!** We want to thank you for filing your ARC form prior to doing all this work. The ARC form is on our website on the Architectural Review page and one is in the Welcome Package, for our newcomers. If you were given specific instructions in your approved ARC form, follow them. We keep records of the ARC forms and do check them.

Then we have the home owners who don't take care of their properties. I'm not talking the expensive things like painting, roofing, etc. I'm talking simply mowing, edging and trimming of their lawns, shrubs and trees. We have some people with a serious case of "I don't care" in this community! Well, the rest of us do care and we are so tired of this attitude. Most of us have worked very hard to attain the homes and lifestyles that we have. The economy and problems some of us are experiencing with sinkholes in the community make it more difficult. The insurance companies are trying to get around paying for sinkhole damage. We keep fighting them to keep the homes we worked hard to attain. When someone can't be bothered with mowing their lawns, it gets frustrating for the home owners next door and for the board. If you need help with maintaining your property, let us know, we are your neighbors.

We have been talking to the attorney for the community and trying to find ways to mow these lawns without going

against the law. Maybe you can talk to your neighbor and find out if they are sick (you never know if they've had a heart attack or other illness that prevents them from doing the work themselves); offer to help them. If this fails, please call Code Enforcement at (813) 274-6600 and give them the addresses. You can go to their website at: www.hillsboroughcounty.org/hcce/ Remember, there is one man covering all of Hillsborough County north of I-4! Cutbacks hurt all of us. Code Enforcement will listen to a homeowner faster than a call from a property manager. The staff at Greenacre Properties does a lot for us, but it's our community and we need to step up and make a call.

Our Florida Highway Patrol officer has been very busy ticketing speeders, noise violators and those running the 'Stop Signs'. These tickets average \$150 per violation, save your money and obey the rules!



We will have our **Fall Garage Sale** late this year mainly due to the heat. Mark your calendar now for **October 22nd from 8:00 to 1:00**. We will have a truck for donations located on Beaver for those who would like to donate items after the garage

sale. Make sure these items are usable and not something that should be thrown away. More will be on the website as we get closer to the date.

We are looking for new members to join the board, or a committee. Most of the board members have been on the board for many years and would welcome new ideas and new people. Plan to attend our meeting on November 9th. If you can't attend, but want to volunteer, call Denise at Greenacre Properties, **813-600-1100 Ext. 117**, and leave a message. We meet in January, usually February, April, May, September and November at 7:00 PM and we are usually done around 8:00 or 8:30 (because we talk a lot). We are a good group of people and we want more good people to take an interest in our community.



Do Your Homework

By Vicki Baker

In this day and age we are so inundated with door hangers, people knocking to see if you want trees trimmed, how about some pressure washing, or a mass emailing....well, be smart....do your homework!

It does make us feel a little uncomfortable to respond to these types of businesses that we have not contacted directly....so, be warned. With our current economic times we might think; "that is cheap", "they're here already", "my neighbor just had his done".....be warned.....do your homework!

Don't be foolish....many types of services are very risky and many of these companies do not have the licensing or the insurance to back up the service they provide. The old adage "you get what you pay for" does hold true... careful...do your homework!

Homework Assignment:

Keep in mind that some services could be outside of just maintenance. A great place to start would be our community's **Architectural Review Committee** that can assist in reviewing a certain direction you might like to take to improve your property. Check your Homeowners Deed Restrictions! Don't forget, many improvements must go through our **ARC** for review/approval prior to starting. www.cumberlandmanors.org

Also, the Hillsborough County Building Department www.hillsboroughcounty.org is a great resource to have in knowing what you can and cannot do without a permit. The positive aspect to this is the contractor that you consider hiring must provide the County with pertinent information that qualifies them to work in the County. Depending on the permit, a certified building inspector is required to check the work you have done that your contractor is licensed for. This gives everyone involved the "peace of mind" that the work is staying within the confines of the permit and current building codes: the law.

The Better Business Bureau <http://westflorida.bbb.org/> is an excellent resource to determine if the business is in good standing and is reputable. Lastly, check with Florida Professional Licensing Board www.myfloridalicense.com and Sunbiz www.sunbiz.org They are two great resources that allow you to check on current licensing, and business corporations being active and in good standing with the State.

The last form of educating yourself is to always ask for references. I recommend at least three references so you can verify the contractor's clients and work previously done and determine if they are the company for you. I find this is the best way.

Just do your homework and you will always get an "A" in the process.....good luck!

"Decorative Structures" Regulation

A new rule/regulation governing "Decorative Structures" was sent to every homeowner with their Annual Meeting Notice in 2003.

This regulation will determine the overall size and what the CMHOA BOD considers "Decorative Structures".

Here is the regulation from the BOD:

1. "Decorative Structures", including, but not limited to, statues, figurines, birdbaths, windsocks, lights, feeders, whirlybirds, flag poles, and fountains, greater than 6 feet in height, including any pedestal, or 5 feet in length, will **NOT** be allowed on any residential lot in Cumberland Manors.
2. All "Decorative Structures" must have the prior approval of the Architectural Review Committee, except for seasonal structures. Seasonal structures are those structures that are not expected to be visible on any residential lot for more than 30 days. Seasonal structures must be removed within 30 days of the respective holiday or seasonal period.

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.

Reminders to Our Home Owners

By Richard Ulmer

Greenacre Properties has received several calls/complaints regarding a couple of things that I feel you need to be reminded of. First of all, the deed restrictions call for people to park their cars in their driveways, not on the street. The streets are County maintained, so we can only remind you to park in your driveway. The County also will remind you to remove your car from the street because you are causing a hindrance to any Emergency Vehicle that is trying to get into or out of the community. Do you want to keep EMS from saving a life because they can't get around the cars parked on our streets? Do you want your neighbor backing out of their driveway and into your car? It's happened more than once. We are not talking about the person that parks on the street once or twice, or someone has a party and the cars have to park on the street. We are talking about the constant parking with no regard to the community. **See the County Restrictions and Community Deed Restrictions listed below.**

The second group of calls is regarding the homeowners on Appaloosa who back up to the pond and their back yards front on Beaver. You have a responsibility to mow your section of land on Beaver, whether you take turns with one another or hire a company. The homeowners on Beaver do not appreciate looking at weeds growing across from their homes. Please talk to one another and take care of this.

The third complaint has to do with people not keeping up with the mowing of their lawns in general. Yes, we've had a lot of rain, but we've also had enough days and evenings that you can get out there with your mower and **edger** and take care of your lawn. I pass three houses every day where their grass is higher than others. If you don't have time, find a teenager who needs spending money. These kids aren't finding the summer jobs they used to and are looking for work. Kids, contact us through the website and leave your name and number and we'll add you to our list of vendors for mowing.



A reminder that I have for everyone is that we have a 10-foot alligator in the community. He was reported in Phase II between Appaloosa and Beaver, but has not been caught yet. Yes, we have called a trapper. This alligator can get through the creek, ponds and of course travel down the streets. Please call 911 if you see him and stay away from him. This is a wild animal not a pet. Keep an eye on your children and your pets. Do not let your dogs off their leashes when taking walks.

I'm sorry to have to put out a page like this, but it is part of my job to remind you of your responsibilities as homeowners. I would much rather be putting out a page of jokes than typing this page. I hope that will happen next quarter.

OH, BIGGEST REMINDER

School started on August 23th, so prepare yourselves to be looking for little ones at bus stops and **DO NOT PASS THE BUS BECAUSE YOU ARE LATE FOR WORK!**

Yes, we have people who do that.



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CUMBERLAND MANORS DEED RESTRICTIONS

Section 32. PARKING. Except for passenger automobiles, motorcycles, trucks and vans of one-ton capacity or less, and such other vehicles as the Association from time to time expressly may permit by its rules and regulations (collectively, "permitted vehicles"), no boat, trailer, or vehicle may be parked, kept, stored, maintained, or restored by any Resident anywhere within the Properties, except within the improvements on the Lots severally. Any permitted vehicles owned or controlled by any Resident at all times must be parked upon a Lot and not within any street right-of-way.

Except for emergency repairs, no permitted vehicle may be maintained or restored except within the improvements upon a Lot.

The foregoing restrictions do not prevent the temporary, non-recurring parking of any vehicle, boat, or trailer for a period not exceeding 48 hours upon the driveway on any Lot, nor the routine servicing and repair of any permitted vehicle upon the exterior of any Lot that is completed within 36 consecutive hours.



The Holidays Are Coming!

This is a good time to get in the habit of closing blinds and making sure your vehicles are locked (something you should do every day), and the doors and windows are locked even if you are just going next door.

People are desperate due to the economy. Don't be a victim. Turn outside lights on at night; let a neighbor know if you are going away for any time. Have them pick up your newspapers and mail. Don't "advertise" that you are not home! Make sure the money you spend on gifts for the holidays is not money spent in vain.

Protect your valuables and your home.

