

WHAT'S HAPPENING IN OUR COMMUNITY?

 Welcome

June Activities

 PG. 2

Sink hold Repair List

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RULES Reminder

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IT'S YOUR NEWSLETTER

*"Don't forget to tell yourself
positive things daily! You
must love yourself internally
to glow externally."*

Hannah Bronfman

There has been a lot of progress behind the scenes this month, but YOU will start to see the changes in the very new future. Our sidewalks and lawns will be repaired, homes will become compliant and the pool will be refreshed and the community will become cleaner. Feel free to email us at cloverplacecondoassn@gmail.com.



JUNE ACTIVITIES

A LOT HAPPENS IN A MONTH!

June has been full of activities in regards to setting up a priority list of “things to do” for the board and our new Management company.

- We have met with Cloverplace lawyers to discuss changes that need to be made to our docs to make them more 2019 friendly. Some of the changes we desire are very simple, some complex but we want to make sure every decision made, is made within the law and for the benefit of our community.
- Home owners were invited to join some board members at the pool to discuss what things they desire to change in the community. Sinkhole cleanup is number one on the list. Encouraging homeowners and renters to follow community rules, fix up the pool once the sinkhole repairs are done, and do more maintenance with the trees and bushes around the pool fence were all discussed.
- The hedges that were planted behind the houses on Lake St. George have been dying due to lack of water. We have had them looked at and there will be a vote in the next meeting to have a sprinkler system installed there and to add colorful flowers to each entrance at the Cloverplace signs.
- **WATER YOUR NEWLY INSTALLED LAWN!** Those who are lucky enough to get new grass after the sinkhole repairs need to water them twice a day for a month to have them root properly! If you don't, the grass will die and it will NOT be replaced. If you have an investment home, please inform your renters that they NEED to water! If you have any questions contact one of your board members listed below.



WARNING

- **NO DOGS IN THE POOL!** Yes you read that correct. There was a dog spotted with its owners at the pool recently, and as much as we love our furry kids, they are not allowed to swim in the pool or be in the gated pool area. There have also been kids under 16 years old without an adult, and there have been reports of kids running and playing rough. Please read and adhere to the pool rules. They are there for everyone to keep us happy and safe.





SINK HOLE REPAIR LIST

Our recent Sinkhole Restoration committee met on 25th to discuss what needs to be done to make sure homeowners get the work done they need to make them whole again. The sinkhole repair company has told us ***“if they broke it, they’ll fix it”***. So let’s help them and you to get this done.

Below is the Sinkhole Repair Report that has been created for us to keep track of what needs to be fixed. We are asking you to fill this out with details of your damage. It’s pretty self-explanatory with a list of possible problems that you can simply check off and a section for comments. You are also invited to attach any relevant photos you may have. When you are finish, please email it to: Kelly0320@verision.net.

These will all be inserted into an Excel program so that they can be kept track of and scheduled. Also, be aware that there is only a certain amount of time that is allotted to get these repairs completed, so documenting them is to your benefit. But please do not add things in that you want repaired that were not the cause of the sinkhole teams. Everything will be checked and verified for legitimacy.

We also have asked the sidewalk and grass guys to let homeowners know in advance when they’ll be making the repairs. Let us know if they don’t.

Cloverplace Sinkhole Repair Inspection Report for

Name _____

Address _____

Phone number _____

Property damage items

	Damage	EarthTech	Cloverplace	Comment
Front door				
Driveway				
Entrance sidewalk				
Garage Door				
Outside lighting				
Gutters/ downspouts				
Soffits/ fascia				
mailbox				
Exterior paint				
Brick siding/stucco				
foundation				
Air conditioner				
windows				
Sliding glass door				
patio				
pavers				
lawn				
pottery				
drainage				
Landscape plants				
Fence/gate				
Retaining wall				
Sprinkler system				
hose				
electrical				
cable				
Bench				
Lawn ornaments				

Additional comments: (If you wish you may attach photos)

WHEN FILLED OUT EMAIL THIS LIST TO: KELLY0320@VERIZON.NET

TAKE PRIDE IN YOUR COMMUNITY

Does your yard look like the first photo or the second? Let's do our part to keep our homes and yards looking great. Don't risk getting a letter from management asking you to get your homes in compliance. Don't risk getting a fine.





PAINTING AND CLEANING NEEDED!



There are some homes in the community that need some TLC. If yours is one that needs some attention, you could be getting a letter soon! Don't risk it. A little house cleaning or painting will make your home look new again. (There are some people listed below who can help-not affiliated with any board member).



Got Junk? Get rid of it!

If you have stuff you need to get rid of, DON'T leave it out in the yard or at curb side. ***You will be fined!*** Call someone:

Junk Removal Joe - <https://junkremovaljoe.com/>

Stand Up Guys Junk Removal - <https://standupguys.biz/florida/locations/palm-harbor-junk-removal/>

Junk Buddy - <https://yourjunkbuddy.com/>



CRIME ALERT!

- **Crime** is still very low in our community but there has been a few here that you may want to know about

[illegible]

- Cloverplace Board Member Meetings open to all!

July 18, 2019	BOD Meeting
August 15, 2019	BOD Meeting
September 19, 2019	BOD Meeting
October 17, 2019	BOD Meeting
November 21, 2019	Annual Budget / Board Meeting
December 19, 2019	BOD Meeting

- **Updated Cloverplace website**

The old website has been updated with current information we all need like the condo docs, our rules and regulations, roof replacement information and colors, paint colors and much more. The address is www.cloverplace.org. Got to cloverplace.myhoast.com to review other private community documents such as meeting minutes, budget info, etc. Our new management will also provide Cloverplace website space where all owners can look at other information as soon as that has been set up, we'll provide you the information necessary to login.

[illegible]

House Cleaner and Painter

➤ If you are looking for a painter, this professional has offered a good deal to our community.

*****THE FRONT MUST BE PAINTED TO LOOK COMPLETE. NO SPLITTING DOWN THE MIDDLE.**

JOE FERNANDEZ, WWW.EXPERTREMODELING813.COM,



Joe can offer a discounted price to make arrangements easier for everyone. It will be \$1800 an entire unit price. Each owner can provide \$900 each for labor. That wouldn't include paints, but all of our customers receive a 70% discount from Sherwin Williams on all high quality paints. The estimated cost for paint for each unit as a whole would be around \$350. If both owners agree to have the whole house at the same time, they would split that bill down the middle. Each owner would be responsible for \$1075 each that is including labor and paints for their half.

Each home *2 units*

\$1800 in labor

\$350 for paints

Total: \$2150

Split cost \$1075 each

Price includes:

- Pressure washing
- Minor crack repairs
- Window caulking
- Painting: Exterior doors and garage door, Exterior walls, Exterior soffit and trim

Agreements would all be done in contract and will have a 1 year workmanship warranty from www.ExpertRemodeling813.com and a 15 year warranty thru Sherwin Williams on all paints.

Conditions: Both parties would have to provide payments the day of scheduling up front for half and final payment would be due the day of completion.

If you are interested, contact Joe at www.ExpertRemodeling813.com or call Joe at 813-591-5322 and let him know you talked to board member Kathy Curtis from Cloverplace and he'll honor this agreed upon deal.

Before you get started this is where to get the forms for painting so that you can get the approval from the board and you purchase the correct colors. You can get the forms you need at <http://cloverplace.org/forms.html>. Look under Architectural Change and then click on Paint to get the form. **NOTE: If you try to purchase the paint elsewhere will not adhere to the specifications above and you may end up having to repaint again with the correct colors above.**

Here are the home colors that need to be purchased by The Sherwin-Williams store on 580 and 19 the original supplier and our color spec is available and you will get a 10% discount if purchased by yourself.

Original:	Gray Brick	
Trim:	Mount St. Helens #309 – 18M	Siding/Stucco: White Shadow #308 – 36P
Original:	White Brick	
Trim:	White Shadow #308 – 36P	Siding/Stucco: Mount St. Helens #309 – 18M
Original:	Red Brick	
Trim:	White Shadow #308 – 36P	Siding/Stucco: Beech #306 – 36P

➤ House cleaner – **Ninja Power-Soft Wash** – Mike Kilgore, President 727-388-4969

www.ninjpowersoftwash.com

This can make your house look new from top to bottom! They start by protecting your landscaping, get on the roof and start spraying a light soft cleaner that will not harm the shingles. It gets rid of the black and green mold, dirt and grim and it is very affordable. \$500 for the entire home – That's \$250.00 per side!!! And if you want the sidewalks and driveway cleaned they can do that too.

- Important phone numbers (can also be found on www.cloverplace.org)

IMPORTANT PHONE NUMBERS	
Animal Services	727-582-2600
Association Data Management	727-799-0031
Palm Harbor Chamber of Commerce	727-784-4287
Pinellas County Sheriff (non emergency)	727-582-6200
Pinellas County Schools - Transportation	727-587-2020
Pinellas Suncoast Transit Authority (PTSA)	727-540-1800
Duke Energy Customer Service	800-700-8744
Duke Energy - Light Repair (option 3)	727-582-2600
Property Appraiser	727-464-3207
Spectrum	855-657-7328
Verizon Customer Service	800-837-4966
Waste Connections	727-572-6800

YOUR 2019 BOARD MEMBERS

BOARD OF DIRECTORS

President: Maureen Glynn
Vice President: Kathy Curtis
Treasurer: Michael Neff
Secretary: Diane Trepany
Director: Mariann Mccarthy

Our Management Company

Association Data Management

Frank Parrish
36434 US 19
Palm Harbor, FL 34684
P: +1 (727) 799-0031
info@associationdatamanagement.com

COMMUNITY RULES

We have community rules that help us be good neighbors. Here are a few to always keep in mind.

1. **Don't park on the grass**, there are pipes under there and they could break under the weight of a vehicle.
2. **Don't leave any type of large items curb side**: tables, beds, chairs, appliances at curb side for the garbage men to pick up. They won't. If you need something hauled away, post it on "free, curb side" on Craig's list or you can call Junk Removal Joe at 727-599-1522 or anyone else of your choice.
3. **Garbage** can only be put to the curb after 4 pm the day before pick up, which is Tuesdays and Fridays. Remember to put cans away the by the next morning.
4. **Please clean up after your pet**. Pet waste stations are located all around the neighborhood for that use. Remember Pets need to be on leashes.
5. **DO NOT ALTER THE LOOK OF YOUR HOME**: You cannot change the colors, roof materials, fences, doors or lights. These are in our docs. If you are wanting a change, please contact a board member for approval.
6. **All pool rules** must be followed for all our safety.
7. **LANDLORDS AND RENTERS** – You must be registered with the board so we know who is in our community. Applications must be submitted and approved prior to selling or renting your homes. Not doing so can result in unpleasant consequences. Also, REGISTER YOUR PETS!
8. **Speeders on Phlox Drive**: It has been brought to our attention that there are few residents that have been speeding on this road. The speed limit is posted in the community and is 15 mpr. Violators will be notified.

"Rules help us live
our lives when we
lose the will to do it
on our own"

— Yvonne
Woon, Dead
Beautiful



CONDOMINIUM DOCUMENTS RULES AND REGULATIONS

For documentation that you should be aware of while living at Cloverplace you can review our Condominium Documents at <http://cloverplace.org/condodocs.html> click on “Cloverplace Condominium Documents” link in the content. To view our updated rules and regulations go here: <http://cloverplace.org/rules.html> click on “Rules and Regulations” link in the content.

Cloverplace.myHoast.com

For more updated news, contracts, documents, go to <http://cloverplace.myhoast.com> updated information. As we receive the news, we will post it there for homeowners only. Sorry but renters will not get access to this site.