



ARBOR GREENE  
GAZETTE

An Arbor Greene CDD Publication

*September  
'23*



### Our Promise

As we continue to live by our PROMISE, part of our mission is to not only act as a leader to the real estate industry, but also add value to our community.

In an effort to GIVE BACK and DO MORE, My Tampa Home Team is committing to donating to a local charity of our client's choice after each closing.

We started this mission in 2021 and we have been able to give back to wonderful organizations such as Heartfelt Ministry, Melech Hospice House, Wounded Warrior Project and so many others.

813-263-2211

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HOME TEAM



## Laurie + Matt Dykeman My Tampa Home Team

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*How may we best serve you?*



# Arbor Greene

## COMMUNITY DEVELOPMENT DISTRICT

### CDD PROGRESS REPORT: CELEBRATING OUR ACHIEVEMENTS AND LOOKING FORWARD

As we approach the conclusion of the CDD fiscal year, we wish to bring attention to several noteworthy aspects pertaining to projects, the budget, and community involvement. Once again, through the collaborative efforts of the Board of Supervisors and the dedicated CDD staff, numerous valuable projects, events, and enhancements have been successfully realized within the community, all in alignment with a meticulously planned budget.

Over the course of the past fiscal year, significant accomplishments include the establishment of 2 new pickleball courts, enrichment of the Community Center playground through the addition of a tot lot and swing sets, the successful transition of 64 tennis court lights to energy-efficient LED technology, ongoing enhancements to road and sidewalk safety, integration of 2 streetlights to bolster pedestrian safety at crosswalks, and the tireless commitment of our maintenance team in stewarding the expansive 600-acre expanse of Arbor Greene.

Remarkably, the budget has maintained its stability, and in some cases, even experienced reduction over the last decade. In the face of substantial escalations in costs related to essential commodities, services, wages, and supplies in recent years, we extend our gratitude for the Board's prudent planning, thereby preventing any necessitated fee increments.

With the approval of the budget during the August meeting, we are pleased to announce the continuity of unchanged CDD fees for the upcoming fiscal year 2024. It is acknowledged that operational and maintenance costs remain inherent-

*CONTINUED ON PAGE 4...*

### AGCDD - MANAGEMENT TEAM

For complex inquiries or when seeking support for ongoing AGCDD-related concerns, please consider reaching out directly to our CDD Management Team. Contact details are provided for your convenience. Don't hesitate to reach out! Our Management Team will do their best to respond promptly and offer support when possible. Find peace of mind knowing that they've got your back!



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*Community Manager*

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*Assistant Community Manager*

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**GABE ELMORE**  
*Community Relations Manager*

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### AGCDD - BOARD OF SUPERVISORS

**STEVE ECKHARDT**  
*Chairman (11/24)*

**MICHAEL S. CANDELLA**  
*Vice Chairman (11/24)*

**MIKE CANDELLA**  
*Supervisor (11/26)*

**SCOTT DERBY**  
*Supervisor (11/24)*

**MATT DYKEMAN**  
*Supervisor (11/26)*

### WHAT IS THE PURPOSE OF THE ARBOR GREENE CDD?

The Arbor Greene CDD is organized similar to other local governments in Florida, with a legislative body composed of a five-member board known as the Board of Supervisors. Through the AGCDD, we can offer our community and its residents a broad range of community-related services and infrastructure management to help ensure the highest quality of life possible.

### CONTACT US

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attendant@arborgreene.com  
www.arborgreene.com

### FOLLOW US

@arbor\_green  
@Arbor Greene Community

### COMMUNITY CENTER OPERATING HOURS

Sunday | 8:00am-8:00pm

Monday-Friday | 5:30am-10:00pm

Saturday | 8:00am-10:00pm

...CONTINUED FROM PAGE 3

-for the CDD, and we are strategically reserving funds to adequately accommodate forthcoming projects in the years ahead. Anticipated endeavors encompass road resurfacing, pool restoration, pond bank rehabilitation, court refurbishment, landscape revitalization, and general facility enhancements.

Enthusiasm resonates as we anticipate the myriad occasions fostering resident congregation and a genuine sense of community. These opportunities encompass leisurely strolls throughout the community, participation in activities like tennis, pickleball, swimming, and workouts at the Community Center, as well as engagement in planned events. Notably, our signature holiday events and a series of themed social gatherings throughout the year enhance these prospects.

We implore you to seize the splendor of this remarkable community and fully embrace its offerings, ensuring no moment of enrichment is missed.

## ARBOR GREENE GIVES BACK: A SEASON OF GIVING AND GRATITUDE

The spirit of community is alive and thriving in Arbor Greene! We wish to extend our heartfelt gratitude to everyone who participated in our recent School Supply Drive. The outpouring of generosity was nothing short of remarkable, and it fills us with pride to be part of such a benevolent community.

But our mission of giving doesn't stop there. As autumn colors paint our neighborhoods, we are ramping up our philanthropic efforts. This October, we are thrilled to introduce our food drive initiative, "It's Haunting to be Hungry". All the collected supplies will find their way to "Feeding Tampa Bay", ensuring that our efforts help in alleviating hunger within our broader community.

As the festive spirit of November approaches, we invite residents to partake in our cherished tradition—the Salvation Army Angel Tree. It's a chance to spread festive joy, as residents can pick up their "Angels" and fulfill the gift wishes of children in need. This time of year reminds us that small acts of kindness can create ripples of happiness.

Our dedication to community service doesn't end there. In the coming months, we'll be introducing even more philanthropic opportunities. We urge everyone to stay tuned and get involved.

A special shoutout to resident Ronda Decell—her relentless passion and commitment to seeking and organizing these charitable endeavors have been the driving force behind our community's spirit of giving.

Let's continue to come together, Arbor Greene, and make a positive difference in the lives of many.



## A LOOK BACK: NEW TAMPA'S JOURNEY TO TODAY

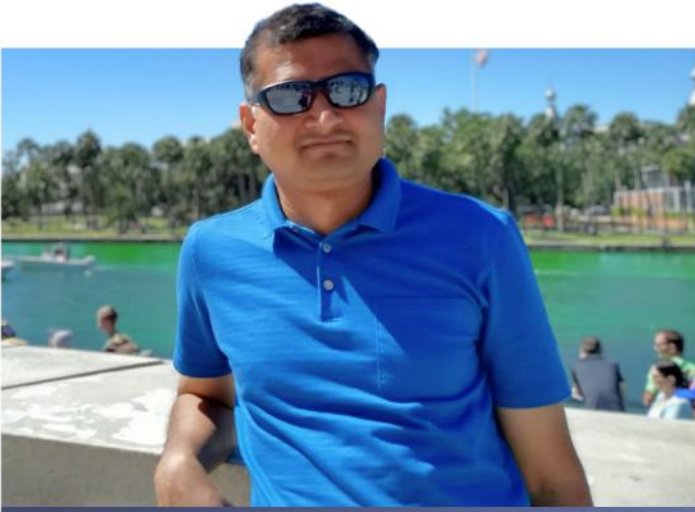
In the mid-19th century, New Tampa was a quiet patch of land within Florida's expansive terrain. By the late 1980s, things began to change. The area, spanning 24 square miles, was officially embraced by Tampa in 1988, marking the beginning of its journey from obscurity to prominence.

Geographically, New Tampa finds itself nestled among notable neighbors. It's bordered by Lutz to the west, has the University community to the south, which houses the University of South Florida, Wesley Chapel to the north, and Thonotosassa's Morris Bridge Road on its eastern side. While Wesley Chapel isn't formally a part of New Tampa, ask locals, and many view it as an extended part of the community.

New Tampa's growth is impressive. In 1990, it was home to just over 7,000 people. By 2000, that number had ballooned to over 26,000—a nearly 273% increase. By 2005, estimates suggest a population of around 37,350, making it a significant contributor to Tampa's overall growth.

Historically, Pebble Creek stands out as the area's longstanding neighborhood. Meanwhile, within Tampa's boundaries, Tampa Palms is recognized as one of the earliest developed areas. Interestingly, Tampa Palms began making its mark when New Tampa was still in its early stages, but its significant development came in the 1990s.

In summary, New Tampa's transition from a dormant district to a thriving hub is a testament to its potential and the vision of its residents and developers. Today, it stands as a key part of the greater Tampa region, a symbol of growth and progress.



# Arbor Greene

## HOMEOWNERS ASSOCIATIONS

### MASTER HOA

#### MASTER HOA - BOARD OF DIRECTORS

- Cindy Walton ----- *President (2025)*
- Mike Griffin ----- *Vice President (2025)*
- Noreen Luetkeke ----- *Secretary (2024)*
- Lalit Patil ----- *Treasurer (2025)*
- Scott Derby ----- *Director (2024)*
- Jim Cox ----- *Director (2024)*
- Sue Waldman ----- *Director (2025)*

#### MASTER HOA - PROPERTY MANAGER

-  Tiffany Sullivan, *Terra Management Services LLC*
-  813 . 374 . 2363
-  [tsullivan@terramanagers.com](mailto:tsullivan@terramanagers.com)
-  [www.arboregreeneHOA.com](http://www.arboregreeneHOA.com)

### CARRIAGE HOMES HOA

#### CARRIAGE HOMES HOA - BOARD OF DIRECTORS

- Stacy Bartlett ----- *President*
- Gig Brown ----- *Vice President*
- Douang Athitang ----- *Secretary*
- Lae Tolbert ----- *Treasurer*
- Jim Tyson ----- *Director at Large*

#### CARRIAGE HOMES - HOA PROPERTY MANAGER


-  Kim Small, *Westcoast Management and Realty Inc.*
-  813 . 908 . 0766
-  [kim@wcmanagement.info](mailto:kim@wcmanagement.info)

### DEVONSHIRE HOA

#### DEVONSHIRE HOA - BOARD OF DIRECTORS

- Jack Pultorak ----- *President*
- Joe Marciano ----- *Vice President*
- Robin Chagares ----- *Secretary*
- Linda Churchill ----- *Treasurer*
- Kathleen Nidasio ----- *Board Member at Large*

#### DEVONSHIRE HOA - PROPERTY MANAGER

-  Cory Mallory, *Unique Property Services Inc.*
-  813 . 879 . 1139 | ext. 104
-  [cory@uniquepropertyservices.com](mailto:cory@uniquepropertyservices.com)

## GET TO KNOW THE HOA BOARD OF DIRECTORS

### MEET LALIT PATIL - HOA TREASURER

Originally from India, where he was born to a veterinarian father and a dedicated stay-at-home mom, Lalit's journey to Arbor Greene began with his education. He completed his undergraduate degree and MBA in India and then ventured across the globe, diving deep into the IT world. For the past 22 years, Lalit has been harnessing his expertise, ensuring seamless communication, collaboration, and delivery in his roles, including his current position as Software Development Manager at Amazon.

However, it's not all about bits and bytes for Lalit. With camera in hand, he has an immense passion for nature and landscape photography, a hobby that beautifully dovetails with his love for traveling. From the vast terrains of Mexico City to the bustling streets of Toronto, Lalit has seen a good portion of North America. His next big adventure? Visiting 50 American National Parks.

Family is at the heart of Lalit's story. He resides in the Landing with his loving wife Smita and their two sons, Tanush and Sid. Their move from Toronto to Tampa in 2017 introduced the family to our thriving community which they now cherish.

In addition to his professional and personal pursuits, Lalit is deeply committed to giving back. From volunteering in areas affected by natural disasters to joining the HOA board, his mission is clear: meet wonderful neighbors and make a positive difference. As Arbor Greene continues to flourish, we're fortunate to have dedicated and vibrant members like Lalit Patil.

# STRENGTHENING OUR NEIGHBORHOOD BONDS: FOSTERING UNITY AND SUPPORT THROUGH COMMUNITY CONNECTIONS

In the hustle and bustle of modern life, we often overlook the treasures right outside our doors - the connections that breathe life into our neighborhood. Our community is not just a collection of houses; it's a vibrant tapestry woven with relationships that form the heart of who we are. Let's take a journey into the art of building connections within our neighborhood, unlocking a stronger sense of unity and bolstered support that transforms our surroundings.

**The Warmth of a Heartfelt Greeting:** It all begins with a simple yet impactful gesture - a genuine smile paired with a friendly "hello." Whether it's during your morning stroll, while tending your garden, or as you fetch your mail, taking that time to exchange greetings with neighbors opens doors to conversations that can spark lasting connections.

**Forging Bonds through Shared Experiences:** From impromptu chats during a morning jog to rallying together to support our local soccer team, shared experiences lay the foundation for strong relationships. Imagine the joy of block parties, community cleanup days, or open-air movie nights! These events unite us under a shared sky and weave stories into our lives that make our bonds even stronger.

**The Strength of a Supportive Network:** A thriving community is built on the foundation of lending a hand in times of need - sharing groceries, tools, or just lending a sympathetic ear. The heart of our community lies in the support we extend to each other. Imagine a web where help flows effortlessly, and understanding is the currency. Together, we create a safety net that turns life's challenges into manageable steps.

**Nurturing Common Passions:** Beyond our diverse backgrounds, we often share interests that can ignite friendships and deepen connections. Why not harness these shared passions for something greater? By forming clubs - whether focused on gardening, literature, or culinary arts - we strengthen our ties as we learn, create, and cherish moments together. These clubs aren't just about hobbies; they're about weaving our individual stories into the vibrant fabric of our community.

By investing in relationships, sharing our stories, interests, and time, we transform our community into a vibrant tapestry of unity and camaraderie. So, let's step beyond our thresholds, embrace the art of connection, and shape our neighborhood into a haven we're truly proud to call home.

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Turn to the experts



# Tennis & Pickleball

## A BRIGHTER TENNIS EXPERIENCE AWAITS WITH NEW LED LIGHTING!

We are thrilled to announce that our eight Har-TRU Clay Tennis Courts have recently undergone a luminous transformation! As part of our commitment to constantly upgrade and enhance the facilities at our community center, we've made a significant change to the lighting on our tennis courts.

Gone are the days of the original 64, 1,000-watt lamps that once adorned our courts. We've ushered in a new era with the installation of state-of-the-art LED fixtures. But what does this change mean for you?

**Exceptional Energy Efficiency:** LED lights are renowned for their ability to deliver bright, clear lighting while using a fraction of the energy traditional bulbs require. This switch not only aligns with our values of sustainability but also translates into tangible cost savings for our community, approximately \$5,000 each month or more.

**Reduced Maintenance & Longer Lifespan:** These cutting-edge LED fixtures come with an added benefit of decreased maintenance requirements. Say goodbye to frequent bulb replacements, as LEDs are known to last multiple times longer than conventional bulbs, saving both time and resources.

**Enhanced Playing Experience:** For our tennis enthusiasts, these lights offer better visibility, ensuring that every serve, volley, and lob is clearly seen. The superior illumination creates a more vibrant and inviting space, elevating the playing environment to professional standards.

We understand that the conversion process required the temporary closure of some tennis courts, and we sincerely thank you for your patience and understanding during this period. Our vision has always been to provide the best amenities for our community, and this upgrade is a testament to that commitment.

So, whether you're a seasoned player or someone just picking up a racket for the first time, we invite you to experience the difference under these brilliant new lights. We're confident you'll appreciate the change as much as we do.



**JULIE VAZQUEZ**  
*Community Tennis Concessionaire*  
*Owner of 10S4LIFE*  
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**PETER CHOW**  
*Community Tennis & Pickleball Concessionaire*  
*Owner of Peter Chow Tennis Pro, LLC*  
☎ 813 . 451 . 3150  
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## LESSONS & CLINICS

### TENNIS - 10S4LIFE

#### MONDAY

7:00pm-8:00pm Men's Advanced Clinic  
8:00pm-9:00pm Men's 2.5-3.0 Clinic

#### TUESDAY

11:30am-12:30pm Ladies Beginner Clinic  
3:30pm-4:00pm 10S4TOTS (4 yrs)  
4:00pm-4:30pm Red Dot Ball (5-6 yrs)  
4:30pm-5:00pm Red Dot Ball (8-9 yrs)  
5:00pm-5:30pm Orange Dot Ball (9-10 yrs)  
5:30pm-6:30pm Green Dot Ball (11-14 yrs)

#### WEDNESDAY

7:00am-8:00am Ladies Beginner Clinic  
10:30am-11:30am Ladies Adv. Beginner Clinic  
4:00pm-4:30pm Orange Dot Ball (9-10 yrs)  
4:30pm-5:00pm Red Dot Ball (6 yrs)  
4:30pm-5:00pm Orange Dot Ball (7-8 yrs)  
5:00pm-5:30pm Orange Dot Ball (10-14 yrs)  
5:30pm-6:30pm High School Adv.  
6:30pm-7:30pm Mixed Up Doubles Clinic  
7:30pm-8:00pm Ladies 2.0-2.5 Doubles Clinic

#### THURSDAY

6:00pm-7:30pm Ladies 2.0-2.5 Doubles Clinic

#### FRIDAY

10:30am-11:30am Ladies Adv. Beginners Clinic  
6:30pm-7:30pm Mixed Up Doubles Clinic

### TENNIS - PETER CHOW TENNIS PRO, LLC

#### MONDAY

4:30pm-6:00pm Junior Green Dot  
7:00pm-8:30pm Ladies 2.5-3.0 Clinic

#### TUESDAY

9:00am-10:00am Ladies Beginner Clinic  
4:00pm-5:00pm Junior Clinic (5-10 yrs)  
5:00pm-6:30pm Junior Clinic (11+ yrs)

#### THURSDAY

8:30am-9:30am Ladies Beginner Clinic  
7:00pm-8:30pm Men's Clinic

#### SATURDAY

9:30am-11:00am Junior Green Dot

#### SUNDAY

12:00pm-3:00pm Junior Team Tennis League

### PICKLEBALL - PETER CHOW TENNIS PRO, LLC

#### TUESDAY

9:00am-10:00am Adult Clinic  
5:00pm-6:00pm Beginner Clinic  
6:00pm-7:30pm Advanced Beginner Clinic

#### THURSDAY

9:00am-10:00am Adult Clinic  
5:00pm-6:00pm Beginner Clinic  
6:00pm-7:30pm Advanced Beginner Clinic

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## FIND YOUR FIT: SEPTEMBER'S GROUP FITNESS CLASSES

**Core & More:** Join us for this dynamic circuit-style class aimed at enhancing your balance, core stability, posture, cardiovascular fitness, and fall prevention skills. Open to all fitness levels, you'll find progressions and regressions to cater to your needs. Move in diverse directions for a comprehensive workout!

**Strength for Moms:** Attention all Moms! Elevate your fitness journey with this inclusive circuit-style class. Designed to boost overall fitness and physical strength, this session challenges both large and small muscle groups, leading to growth and improved movement. Suitable for every fitness level, this class empowers Moms to excel in their daily activities.

**Full Bodyweight Workout:** Experience the ultimate metabolism boost and body fat burn in this comprehensive class. Engage major muscle groups while gaining strength through a variety of movements. Unlock your full potential with this effective full-body workout tailored to all fitness levels.

**Lower Body Sculpt:** Dive into a circuit-style session dedicated to enhancing lower body power and strength. Combining bodyweight exercises, cardio, plyometrics, and light weights, this class suits all fitness levels. Don't forget your mat, water, and towel as we sculpt and strengthen your lower body!

**Strength & Function:** Discover a low-impact, strength-focused class that emphasizes functional movements and balance. Ideal for all fitness levels, this session helps enhance stability while improving overall strength. Join us for a workout that empowers you to move confidently in your daily life.

Scan this QR Code to access a complete schedule of Group Classes and when you're ready sign-up for the class that suits your needs!



# Health & Wellness

## TRAINER SPOTLIGHT: REGGIE LEWIS OF JOY THRU FITNESS

We're proud to highlight one of the standout trainers from our health and wellness partner, JOY Thru Fitness: Reggie Lewis.

Reggie is more than just a certified personal trainer; he brings over 30 years of experience to the table. Throughout his career, he's worked with a broad range of clients, from kids aged 11 to seniors up to 94 years old. Whether it's budding athletes or those just starting their wellness journey, Reggie has been there to guide them.

His 30-minute workout sessions stand out for their effectiveness. They're designed to get you fitter and leaner, no matter your age or fitness background. What's key to Reggie's approach? He takes the time to get to know your current fitness levels, health status, and personal goals. This helps him create a workout plan that's just right for you.

Reggie's areas of expertise include:

- Body Transformation and Weight Management: Helping you achieve and maintain your fitness goals.
- Sport Specific Conditioning: Boosting performance for athletes.
- Youth Fitness: Encouraging young ones to embrace fitness.
- Senior Fitness: Keeping our older community members active and fit.

If you're looking to start or enhance your fitness journey, Reggie is here to help. With his wealth of experience and personalized approach, you'll be in good hands. Join us in welcoming Reggie to our community and consider him for your next fitness endeavor!



## MORNING BOOST: KICKSTART YOUR DAY WITH POSITIVE AFFIRMATIONS

Begin your day with a dose of positivity by practicing affirmations. Speak words of encouragement and optimism to yourself, setting the stage for a brighter mood and a productive day ahead. Embrace phrases that uplift your spirits and foster a positive mindset, helping you navigate challenges with confidence. We extend a heartfelt thank you to Coach Heather for her ongoing dedication in enriching our community with valuable Health & Wellness tips. Your contributions inspire and empower our residents to embrace healthier lifestyles and well-being.



### HEATHER SHOURDS

*Health & Wellness Concessionaire,  
CEO of JOY Thru Fitness*

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✉ info@joythrufitness.com

## DARK CLOUDS ON THE HORIZON: WHEN TO EXIT THE POOL AND WHY

---

Picture this: You're floating in your pristine pool soaking up the sun, when suddenly, a menacing dark cloud starts creeping onto your sunny horizon. No, it's not an unexpected plot twist in a summer blockbuster; it's Mother Nature reminding you of some important pool etiquette!

**The 30/30 Rule:** Heard of it? When you see lightning, start counting until you hear thunder. If it's 30 seconds or less, it's time to exit stage left (or just, you know, the nearest pool ladder). Stay out for at least 30 minutes after the last clap of thunder. Better safe than sorry!

**The Wind's Whistle:** A sudden gust of wind can be a telltale sign of an approaching storm. If your beach ball's flying faster than you can swim, it's probably best to wrap up the pool party.

**When Rain Pours:** A little drizzle never hurt, but if it's coming down in sheets and you can't see the pool's edge, safety first! Heavy rain can obscure your vision and make swimming a tad bit tricky.

# Aquatics



**BRIAN AHERN**  
Head Coach, *Tampa Elite Aquatics*  
Community Aquatics Concessionaire  
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**Hail's Tale:** On the off chance that ice starts dropping from the sky (yikes!), it's a no-brainer. Save that ice for your lemonade and get out of the pool!

In short, while your pool may be a hub of relaxation and fun, it's essential to remember that when dark clouds loom, it's time to zoom... back indoors! Don't fret; these clouds are just temporary gatecrashers.

Safety is always in season, and there's plenty of sunshine forecasted for your pool in the days ahead. So, gear up for many more sun-kissed splashes. Until then, happy (and safe) swimming!



## PACK LIKE A PRO: ENSURING EVERY FAMILY POOL DAY IS PERFECT WITH OUR ULTIMATE CHECKLIST!

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Ahoy, families! School may be back in session, but the Summer weather keeps on giving. A day by the pool is the perfect way to bond and beat the heat. To ensure your clan is prepped and primed for the ultimate pool day, here's your family-focused packing guide:

**Swimsuits for All** - From the tiniest tot to the head of the household, ensure everyone has their swim gear ready.

**Sunscreen Squad** - Protecting the whole family from the sun is crucial. Stock up on kids-friendly SPF and don't forget to reapply, especially after those splash battles!

**Terrific Towels** - One for each family member! Bonus points for those with fun prints or characters for the kiddos.

**Casual Cover-Ups** - Easy to slip on and off, these are great for when little ones need a break from the water or for parents to lounge in by the poolside.

**Shady Business** - Sunglasses for the adults and some fun, goofy shades for the kids. Plus, a wide-brimmed hat for extra protection and style!

**Hydration Station** - Pack a cooler with refreshing drinks to keep everyone hydrated. Think water, juices, and some chilled treats for the adults.

**Snack Attack Pack** - Kids (and adults) can get hungry after all that swimming! Pack some healthy snacks like fruit slices, crackers, and dip.

**Safekeeping Bag** - A waterproof pouch or bag for storing phones, wallets, and other essentials. We don't want any unexpected dives!

Now, here's a golden tip for location choice: While your backyard pool is always a classic, consider venturing out to one of our community center pools. They're kept at a family-friendly 83-86 degrees year-round! Just imagine: the kids having a ball in perfectly tempered water, and parents basking without a care. With two to pick from, you'll find the perfect poolside setting for your family day out.

So, the next time the sun's shining bright and the kids have that pool glint in their eyes, grab your gear, follow our checklist, and head to the perfect pool destination! Here's to making waves and memories!



# STAGING SUCCESS: THE UNSEEN SIDE OF COMMUNITY CELEBRATIONS

Arbor Greene's community events have evolved significantly over the years. These gatherings, once more intimately attended affairs, have burgeoned into grand spectacles that many eagerly anticipate. While past newsletters have highlighted the impressive attendance numbers, this feature aims to shed light on the intricate process behind these communal celebrations.

**The Birth of an Idea:** The journey of each event begins almost a year in advance. A proposed calendar, packed with event concepts for the upcoming year, is presented to the Board of Supervisors. This Board plays a pivotal role in refining these ideas. Some concepts receive immediate approval, while others undergo adjustments to better align with the community's aspirations.

Every event, at its core, is defined by a unique name and a vibrant theme. The "Greene Gatsby" is a prime example of this approach. Inspired by the Roaring Twenties and F. Scott Fitzgerald's classic, this name seamlessly integrated Arbor Greene's spirit with the era's grandeur. Similarly, for the 2022 Arbor Greene Halloween Spook-tacular, instead of a singular theme, a montage of classic Halloween monsters was conceptualized, giving attendees various thematic experiences.

**Bringing the Vision to Life:** Once the Board's approval is secured, the Arbor Greene team embarks on a collaborative brainstorming journey. They weave together elements that resonate with the community's preferences and what's feasible logistically.

Vendor booking is an essential cog in this wheel. While some vendors, like those for Santa's Family Pancake Breakfast, are secured almost a year in advance, others might be confirmed just weeks before the event.

**Spreading the Word:** Marketing is crucial in ensuring a successful turnout. The community is kept in the loop through a combination of printed newsletters, digital advertisements, mass e-mails, social media announcements, and striking banners prominently displayed at Arbor Greene's entrance.

The RSVP system has proven invaluable. It not only gauges the community's enthusiasm but also provides a benchmark for logistical preparations.

**Assembling the Pieces:** As the event nears, the procurement of supplies and decorations kicks into high gear. The team thrives on innovation, often handcrafting props and decorations to maximize the event budget without compromising on the ambiance. These crafted pieces, be it giant volcanoes or faux chandeliers, imbue the event with a distinct charm.

The hard work and creativity of the Greene Management Team, the CDD staff, and countless volunteers make these visions tangible. Their combined efforts, from conceptualizing to constructing, transform these ideas into reality.

**Event Day:** Leading up to the flagship events, like the Halloween Spook-tacular or Santa's Family Pancake Breakfast, preparations often extend into the wee hours. But the joyous faces, laughter, and community bonding on the event day make all the effort worthwhile. Each gathering serves as a learning experience, helping refine and elevate future events.

In essence, while Arbor Greene's community events are moments of festivity and joy, they are also a testament to the collaboration, creativity, and dedication that underpins their success.

## SAVE-THE-DATE FOR THESE UPCOMING COMMUNITY EVENTS

**DIWALI**  
FESTIVAL OF LIGHTS

10 . 21 . 23

**FRIGHT NIGHT**  
AN ADULT HALLOWEEN  
EXTRAVAGANZA

10 . 27 . 23

THE ARBOR GREENE  
**HALLOWEEN**  
SPOOK-TACULAR

10 . 28 . 23

**VETERAN'S**  
COFFEE CONNECTION

11 . 11 . 23

THE ARBOR GREENE  
**HARVEST**  
FESTIVAL

11 . 18 . 23

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## CITY OF TAMPA CONSTRUCTION GUIDELINES: WHAT HOMEOWNERS NEED TO KNOW

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Embarking on a construction project? Stay informed about the City of Tampa's permitting requirements and ensure your project adheres to standards that protect our community and the environment.

### Understanding Key Ordinances:

- **Maintaining Drainage Patterns (Sec. 21-8):** Any construction, grading, or activity that alters surface or subsurface drainage patterns is prohibited if it negatively affects neighboring properties or public rights-of-way.
- **Safeguarding Public Drainage Systems (Sec. 21-9):** It's illegal to introduce foreign matter (like trash, construction materials, or pollutants) into any public drainage system, including streets. Damaging or obstructing these systems is also considered a public nuisance.
- **Applying for Permits (Sec. 21-26):** Apply in writing on official forms, detailing the nature and location of the work. The city might ask for additional plans or information. Once compliance with all regulations is verified, a permit will be granted upon fee payment.
- **Drainage and Earthwork Permit Requirements (Sec. 21-27):** Before starting any excavating, grading, filling, or stockpiling activities, a permit is necessary. This permit is valid for six months from its issuance date, though extensions can be sought. Non-compliance may lead to a denied extension.

For detailed information on permits, you can visit the City of Tampa Permits website. Should you encounter a stormwater emergency or notice any illicit discharge affecting our Stormwater Management System, it's essential to report it immediately. You can reach out to the City of Tampa Stormwater Division at (813) 274-3101 or the Arbor Greene CDD at (813) 991-9226.

By working together, actively participating, and staying informed, we can ensure that our community not only remains safe and vibrant but also stands as a shining example of environmental responsibility. It's through our collective efforts that Arbor Greene will continue to thrive.

## FROM PAINT TO POWER TOOLS: TIPS FOR FIREPROOFING YOUR HOME RENOVATIONS

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Renovating your home can be a thrilling journey filled with aspirations of a revamped living space. However, with this excitement, it's essential not to sideline safety, especially fire safety. As you embark on this transformative phase, consider the following crucial measures.

Firstly, recognize the flammability of many construction materials such as paint, solvents, and adhesives. Safely store these away from any heat sources in a well-ventilated space, making sure their containers are sealed tight to keep fumes contained.

Furthermore, designate your renovation space as a strict no-smoking zone. A mere ember or accidentally dropped cigarette can swiftly set alight exposed materials or vapors. Always be diligent with your equipment.

Make it a routine to inspect power tools and other electrical apparatus for signs of wear, like frayed cords or malfunctioning switches. These can not only present electrocution hazards but can also be potential fire starters if they malfunction.

As the day wraps up, always clear out accumulated clutter. Leftover piles of wood, discarded paper, or fabric scraps can easily feed a fire. Before you kick off any renovation, be proactive by installing and testing smoke alarms in the area and throughout the house. Early detection can pivot a situation from being a minor mishap to a catastrophic event.

Electrical safety is paramount, so employ Ground Fault Circuit Interrupters (GFCIs) with your electric tools. This minimizes electric shocks and curtails fire risks. Be cautious of overloading outlets and always remember to disconnect tools post-use.

Lastly, be equipped for emergencies. Ensure everyone, from family members to workers, knows the way to emergency exits. Station a fire extinguisher within easy reach in your renovation zone and make sure everyone is adept at using it.

Abiding by these guidelines not only ensures the safety of your revamped space but also garners appreciation from the community for your conscientious efforts.

We extend our heartfelt gratitude to Shirley Entis, our esteemed Neighborhood Watch Coordinator, for her unwavering dedication in providing invaluable safety information to her fellow neighbors.



## DISCOVERING THE WORLD TOGETHER: ARBOR GREENE'S ADVENTURE TRAVELERS CLUB SETS SAIL

The Arbor Greene Adventure Travelers Club is set to have its inaugural meeting on Wednesday, September 13, 2023, from 7:00 PM to 8:30 PM. This newly established resident-led group was designed to foster community bonding through sharing intriguing travel tales, exchanging travel advice, and engaging in lively discussions about potential destinations and forthcoming adventure journeys.

At this premiere meeting, participants will discuss the initial adventure trip to Panama.

The idea for the Arbor Greene Adventure Travelers Club was conceived by Scott Ludlum, a resident of the Arbor Greene Community and a seasoned Custom Travel Specialist. With travel experience covering nearly 40 countries and territories, Ludlum has a rich background in designing personalized travel packages for clients, catering to unique wishes and spanning various global destinations.

A key goal of the Arbor Greene Adventure Travelers Club is to nurture connections between community members with a shared zeal for discovery and exploration.

To ensure the event is set up to accommodate all attendees, interested parties are encouraged to RSVP by visiting [tinyurl.com/AG-ADVENTURE](http://tinyurl.com/AG-ADVENTURE). For inquiries about the club, Scott Ludlum can be contacted at 813.451.1918 or via email at [Scott@PanamaTravelConsultants.com](mailto:Scott@PanamaTravelConsultants.com).

The meeting in September promises an evening of insightful conversations and a collective enthusiasm for the mysteries of travel. All are welcome to partake in the travel-themed festivity.

(Note: This is a newly established resident-led group. This group is not officially sponsored or endorsed by the Arbor Greene Community Development District)

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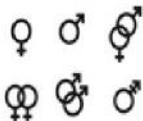
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## SEPTEMBER TAKE-OUT TUESDAYS

SEP. 5TH & SEP. 19TH (5-8PM)

Looking for a fun and delicious way to spend an evening? We bring together awesome food trucks from around the area, offering a mix of incredible eats that have something for everyone. It's the perfect excuse to get out with friends and family for a night of tasty food and community fun.

Take-Out Tuesdays are held on the 1st and 3rd Tuesday of every month, from 5:00pm - 8:00pm. Keep track of the latest updates on Take-Out Tuesdays through Arbor Greene's social media and email notifications.

Coming up on Tuesday, September 5th, we'll be featuring Shula Burger, The Nacho Wagon, and The Kake Shoppe. On Tuesday, September 19th, you can look forward to Charm City Eats, Brazilian Fun Foods, and Little Lenny's Italian Ice. Don't miss out on these awesome foodie experiences right in your neighborhood!

## COMMUNITY MIXER: BRIDGING NEW & FAMILIAR FACES

SATURDAY, SEP. 9TH (6-9PM)

Dive into an evening of connection at our "Community Mingle" event! Newcomers and long-standing residents of Arbor Greene.

Whether you've just moved in or have been a cornerstone of our community for years, this is your chance to meet neighbors you haven't met and rekindle connections with those you have.

Enjoy light refreshments, soft music, and engaging activities that promise delightful conversations. Let's celebrate the unique tapestry of our community.

Interested? RSVP now by visiting ["tinyurl.com/AG-Mixer"](https://tinyurl.com/AG-Mixer).

## TRY THIS DECADENT TAKE ON DEEP-FRIED STUFFED FRENCH TOAST

Thank you to Elliot and Pam Cazes of Parkview for generously sharing their recipe with the community. This mouth-watering creation is sure to impress your taste buds and add some sweetness to your neighborhood and family gatherings.

### INGREDIENTS

- 12 Slices of Thick White Bread
- Cream Cheese (for stuffing)
- Preferred Fruit Preserves (for stuffing)
- Powdered Sugar
- 1 Box of Pancake Mix
- 2 Eggs
- 1-2 Cups of Whole Milk
- Juice of 1/2 Orange
- 1 Tsp of Vanilla Extract
- Preferred Oil (for frying)

### DIRECTIONS

- Pour oil into a fryer or a deep pot and heat it to 350°F (175°C).
- In a mixing bowl, combine 2 cups of pancake mix and 2 eggs. Gradually add milk, mixing until you achieve a thick pancake batter consistency. Stir in 1 teaspoon of vanilla extract and the juice of half an orange until well combined. Set the batter aside.
- Lay out slices of bread. On each slice, spread a generous layer of cream cheese followed by your choice of fruit preserves. Top with another slice of bread to form sandwiches.
- Take one sandwich and dip it into the batter, ensuring it's fully coated. Carefully place the battered sandwich into the hot oil. Fry until it turns golden brown and crispy.
- Use a slotted spoon to remove the fried sandwich from the oil, allowing excess oil to drip off. Transfer the sandwich to a platter lined with paper towels to drain any remaining oil. Repeat the process for each sandwich.
- Once all sandwiches are fried, slice each one diagonally. Lightly dust the sandwiches with powdered sugar. Serve warm with syrup on the side, if desired.

## THE ARBOR GREENE GAZETTE: YOUR VOICE, OUR ACTION!

In mid-August, our Community-Wide Satisfaction Survey went live, and the turnout was phenomenal. Your feedback was not only vast but deeply insightful, helping us pinpoint areas for growth in our newsletter.

We used a 5-point Likert scale to gauge your satisfaction across various facets of the newsletter. From a sample of 50 surveys, we found an encouraging average rating of over 4.5 stars on aspects like design, content, and overall satisfaction. Yet, we're striving for an impeccable 5!

In response, upcoming editions will focus on nurturing community spirit, delving into Arbor Greene's history, enhancing our print's readability, and sharing practical tips for all homeowners. Moreover, anticipate features spotlighting community members, CDD staff, and even content from our community members themselves.

These improvements are just the beginning. We're committed to evolving and ensuring our newsletter remains a valued resource for Arbor Greene. Thank you for shaping our community's voice!



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## FINDING YOUR GREENE THUMB: TIPS FOR FIRST TIME GARDENERS

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Have you ever found yourself admiring a neighbor's vibrant flowerbed, thinking, "I wish I had the knack for that"? Well, the secret is out: with a bit of patience, care, and know-how, you absolutely can. Embarking on the journey of gardening is not just a mere hobby; it's a delightful blend of art and science, and the wonders of it are within everyone's reach.

Starting small is the key. While the allure of a full-blown garden makeover is undeniable, wisdom lies in beginning with a modest plot or a handful of pots. This allows you to nurture easy-to-grow plants like marigolds, sunflowers, or radishes, which can work wonders for a novice gardener's confidence.

But before planting a single seed, choosing the right location for your garden is paramount. Most plants are sun-lovers, craving a good 6-8 hours of sunlight every day. It's worth spending a day observing your intended garden space at various times to pinpoint the sunniest spots.

Once you've settled on a location, turn your attention to the soil. Plants thrive in rich, well-draining soil. If you discover that your garden's earth is more clay than compost or sandier than you'd prefer, worry not. A bit of compost can revitalize even the most challenging terrains. After all, the adage stands true: healthy soil breeds healthy plants.

## CONFRONTING THE SUMMER BLOOM: GUARDING YOUR HOME AGAINST MILDEW AND MOLD

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In the sultry climes of a Florida summer, where the sun blazes bright and humidity reigns, homeowners face a tenacious challenge: mildew and mold. The muggy conditions, coupled with frequent rain showers, create a welcoming party for these unsightly intruders. Regularly inspecting shaded and damp areas, especially under eaves or around gutters, becomes essential as these spots are mold's paradise.

Another vital defense strategy is ensuring your gutters and downspouts are always in top form. They should channel water away from the house foundation, reducing any chance of pooling. For a natural remedy, a mix of equal parts water and white vinegar can be your best friend. Once sprayed on affected regions, letting it sit for an hour before scrubbing and rinsing can work wonders. Vinegar acts as a natural disinfectant, curbing mold's growth.

Power washing, if done gently and with a mild detergent, is an effective way to preemptively banish mold spores. Lastly, if you're thinking of a fresh coat of paint, mold-resistant varieties might be your best bet. They're designed to let water vapor escape, keeping moisture from getting trapped behind paint layers.

Now, let's talk about water. It's a common pitfall for beginners to lavish their plants with too much of it. The secret is to water deeply, allowing the moisture to reach the roots, but to do so less often. And for those early risers, the dawn offers the ideal time to water, minimizing both evaporation and the onset of fungal diseases.

While enthusiasm is a gardener's best tool, a close second is having the right equipment. A solid start would be to invest in quality essentials like a hand trowel, pruners, and a watering can. As you delve deeper into gardening, your toolkit can grow with you.

Every plant, just like us, needs sustenance to flourish. A judicious application of a balanced, slow-release fertilizer can provide the necessary nutrients. But a word of caution: always adhere to the recommended amounts. In gardening, as in life, more isn't always better.


Gardening is as much about continuous learning as it is about planting. Engage with fellow Arbor Greene gardeners, seek wisdom from online forums, or immerse yourself in gardening literature. Yet, even with all the knowledge in the world, patience and persistence remain paramount. There will be setbacks – a plant might wither, pests might invade – but take heart. Every challenge is an opportunity for growth.

And as you traverse this green path, pause to savor the small triumphs. Each blooming flower and each ripe vegetable stands as a testament to your dedication. Beyond the tangible results, gardening offers an avenue to connect with nature. The chirping of birds, the fragrance of fresh earth, and the sheer joy of watching something grow because of your efforts, is unparalleled.

As a concluding note, while your enthusiasm to transform your space is commendable, always refer to the Arbor Greene HOA when considering any exterior landscaping modifications to your home. The joy of gardening is best enjoyed when in harmony with our community's guidelines.

## BOOK CLUB

Looking for a way to connect with your neighbors and discover new books? This club meets monthly to discuss a wide range of books in a deeper context. Whether you're an avid reader or just looking to try something new, this club is the perfect way to engage with literature and make new friends. The book for September is "Demon Copperhead" by Barbara Kingsolver. The book for October will be "Ethan Frome" by Edith Wartin.

 Diane Wheeler  
dianewheeler@verizon.net  
813 . 380 . 7068

 3rd Monday of Every Month at 7:00pm

## SEWING CLUB


This neat group meets regularly at the Community Center to work on a variety of fun sewing projects! Whether you're a beginner or an experienced sewer, this group is a great way to learn new techniques, share ideas, and make new friends who share a passion for sewing. If you're looking for a leisurely, yet engaging, activity then this is the perfect group for you!


 Sue Waldman  
suebo0204@aol.com

 2nd & 4th Friday of every month at 9:00am.

## KINDER CREW

Meeting monthly at the Community Center, this group is ideal for kids of all ages. From toddlers to preschoolers, it's a great space for social growth. Parents collaboratively plan activities, crafts, and games. Plus, it's a chance for you to bond with fellow community parents. Come, connect, and let your child play!

 Elena Esquen  
eesquen@teamrealtymdelivers.com  
727 . 415 . 5192

 First Monday of every month at 10:00am.

# Resident-Led Groups

## BRO'S CLUB

This group is all about bringing the awesome guys in our community together for great conversation and lots of laughs. Of course, they always make time for a cold brew! So whether you're looking to make new friends or just have some fun, Bros & Brews (hosted by the Bro's Club) is the perfect way to connect with other guys in our community. Bring your favorite brew, a snack to share, and join this group at the Community Center! Must be 21+ Older.

 Mike Scheld | mikescheld23@gmail.com | 813 . 390 . 7411

 Last Thursday of every month at 7:00pm.

## WOMEN'S WINE DOWN WEDNESDAY

Do you need a fun and relaxing way to unwind midweek? Join the Women's Wine Down Wednesday group! This group's sole purpose is to provide a fun evening full of laughter and good company. Whether you're new to the area or just looking to make new friends, this group is the perfect way to connect with other ladies in our community. So why not join for a glass of wine (or two) and enjoy some much-needed leisure time! Bring a beverage to sip on, a snack to share, and join this group at the Community Center! Must be 21+ Older.

 Noreen Luetkeke | nluetkeke@verizon.net

 Last Wednesday of every month at 6:30pm.

## THE AG ADVENTURE TRAVELERS

This club is your passport to meet monthly and bond over thrilling travel tales, discuss favorite destinations, and plan group adventures. All trips, whether local or international, are led by a seasoned travel pro from our very own Arbor Greene community! Whether you're a seasoned globetrotter or new to the wonders of the world, this club is your ticket to forming connections and unforgettable journeys. Pack your enthusiasm, share your travel stories, and let's map out our next adventure together at the Community Center!

 Scott Ludlum | scott@panamatravelconsultants.com | 813 . 451 . 1918

 2nd Wednesday of every month at 7:00pm.

## MAKERS' GROUP

Looking for a way to get creative and connect with other crafters in your community? Then it's time to join the Arbor Greene Makers' Group! This group encompasses nearly every artistic medium you could imagine. Whether you're a seasoned crafter or just starting out, this is a great way to learn new skills, get inspired, and make new friends. For so many, crafting is a great way to relax and unwind after a long day! This group does not meet on a set schedule, but rather when needed for group events and projects. Please reach out to this group's Resident-Lead for additional information regarding group activities, workshops, upcoming events and more!

 Beth Derby | refurbishedvintagepets@gmail.com

 Meetings are scheduled on an as-needed basis.

# September

## COMMUNITY CALENDAR



SUN	MON	TUE	WED	THU	FRI	SAT
					<b>1</b> <i>National Cherry Popover Day</i>  <i>National Tofu Day</i>  <i>National Bring Your Manners To Work Day</i>	<b>2</b> <i>National Bacon Day</i>  <i>National Blueberry Popsicle Day</i>  <i>National Hummingbird Day</i>
<b>3</b> <i>National Pet Rock Day</i>  <i>National Skyscraper Day</i>  <i>National Bowling League Day</i>	<b>4</b> <b>Kinder Crew 10:00AM</b>  <i>Labor Day</i>  <i>National Wildlife Day</i>  <i>National Mouthguard Day</i>	<b>5</b> <b>Take-Out Tuesday 5:00PM</b>  <i>National Cheese Pizza Day</i>  <i>National Day of Charity</i>	<b>6</b> <i>National Fight Procrastination Day</i>  <i>National Coffee Ice-Cream Day</i>  <i>National Read A Book Day</i>	<b>7</b> <i>National Buy A Book Day</i>  <i>National Day Of Clean Air</i>  <i>National Acorn Squash Day</i>	<b>8</b> <b>Sewing Club 9:00AM</b>  <i>National Actors' Day</i>  <i>National Dog Walker Appreciation Day</i>	<b>9</b> <b>Community Mixer: Bridging New &amp; Familiar Faces 6:00PM</b>  <i>National Box Wine Day</i>
<b>10</b> <i>National Grandparents Day</i>  <i>National TV Dinner Day</i>  <i>National Swap Ideas Day</i>	<b>11</b> <i>National Hot Cross Bun Day</i>  <i>National Make Your Bed Day</i>  <i>National No News Is Good News Day</i>	<b>12</b> <b>DRB Meeting 6:30PM</b> <b>HOA Meeting 7:00PM</b>  <i>National Ants On A Log Day</i>	<b>13</b> <b>Adventure Traveler's Group 7:00PM</b>  <i>National Bald Is Beautiful Day</i>  <i>National Hug Your Boss Day</i>	<b>14</b> <b>CDD Workshop 6:30PM</b>  <i>National Gobstopper Day</i>  <i>National Eat A Hoagie Day</i>	<b>15</b> <i>National Butterscotch Cinnamon Pie Day</i>  <i>National Toasted Cheese Day</i>  <i>National Double Cheeseburger Day</i>	<b>16</b> <i>National Eat An Apple Day</i>  <i>National Red Panda Day</i>  <i>National Collect Rocks Day</i>
<b>17</b> <i>National Country Music Day</i>  <i>National Apple Dumpling Day</i>  <i>National Pet Bird Day</i>	<b>18</b> <b>Book Club 7:00PM</b>  <i>National Locate An Old Friend Day</i>  <i>National Rice Krispie Treat Day</i>	<b>19</b> <b>Take-Out Tuesday 5:00PM</b> <b>CDD Meeting 6:30PM</b>  <i>National Cat DNA Day</i>	<b>20</b> <i>National Care For Your Kids Day</i>  <i>National Fried Rice Day</i>  <i>National Queso Day</i>	<b>21</b> <i>National Day Of Peace</i>  <i>National Miniature Golf Day</i>  <i>National Pecan Cookie Day</i>	<b>22</b> <b>Sewing Club 9:00AM</b>  <i>National Hug A Vegetarian Day</i>  <i>National Centenarian's Day</i>	<b>23</b> <i>First Day Of Autumn</i>  <i>National Day Of Sign Language</i>  <i>National Apple Cider Vinegar Day</i>
<b>24</b> <i>National Cherries Jubilee Day</i>  <i>National Horchata Day</i>  <i>National Sea Otter Awareness Day</i>	<b>25</b> <i>National Comic Book Day</i>  <i>National Cooking Day</i>  <i>National Daughter's Day</i>	<b>26</b> <i>National Alpaca Day</i>  <i>National Chimichanga Day</i>  <i>National Family Day</i>	<b>27</b> <b>Women's Wine Down Wednesday 6:30PM</b>  <i>National Chocolate Milk Day</i>	<b>28</b> <b>Bro's Club 7:00PM</b>  <i>National Ask A Stupid Question Day</i>  <i>National Neighbor Day</i>	<b>29</b> <i>National Biscotti Day</i>  <i>National Starbucks Day</i>  <i>National Silent Movie Day</i>	<b>30</b> <i>National Podcast Day</i>  <i>National Ghost Hunting Day</i>  <i>National Hot Mulled Cider Day</i>

## STAY CONNECTED WITH YOUR COMMUNITY

We're inviting all residents to sign up for email notifications. By doing so, you'll receive timely updates on everything from community events, recreational activities, ongoing projects, to operations. It's a simple way to stay informed and engaged with all the exciting happenings around Arbor Greene. To sign up, please visit [Simply visit tinyurl.com/AG-Notify](http://Simplyvisit.tinyurl.com/AG-Notify) to sign up today. It takes just a few seconds but ensures you're always in the loop. Let's keep our community strong and connected!



# Thinking Of Selling?



## Recent Arbor Greene Sales

18018 Arbor Crest Dr.	\$599,000
17858 Arbor Greene Dr.	\$720,000
10210 Arbor Side Dr.	\$745,000
10144 Arbor Run Dr. #62	\$385,000
17906 Timber View St.	\$565,000
10206 Shadow Branch Dr.	\$610,000
10262 Devonshire Lake Dr.	\$385,000
10201 Arbor Side Dr.	\$645,000
10264 Estuary Dr.	\$747,000

Listings summarized in the previous table are based on information from the Stellar MLS. Properties sold were listed/sold by various MLS participating offices. Non-MLS properties are not included. All information is deemed reliable but is not guaranteed.

**Steve Eckhardt**  
Broker & Arbor Greene Resident

