



# The Canterbury Connection

## Canterbury Lakes

HOA Board:

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President

**Jamie Chase**  
Secretary

**Luci Montes-Marchi**  
Treasurer

**Eddie Anderson**  
Director

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**Pamela Pinner**  
Property Manager

**Douglas Pinner**  
Client Services Director

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### THE PRESIDENT'S CORNER

Season's Greetings!

It appears that the holiday season approaches faster and faster each year. As we settle back into our routines, please be mindful to check windows and doors. Even if you leave home for a little while set your home alarm system.

If you have company encourage them to park on the street and not on the grass in our common areas. It is appreciated that our neighbors look out for one another and report suspicious behavior to the Sheriff's Department. Please do not approach strangers on your own.

Again have a healthy and safe holiday Season!

Sincerely,

Monica Barrett-Barron  
President

### HOLIDAY FAMILY FUN

Looking for some fun things to do with your family during this festive season? Here are a few ideas:

#### **Hunsader Pumpkin Festival**

When: Oct. 24-25  
Where: Bradenton  
Admission: \$7 (Kids Under 12 free)  
Parking: \$4  
What: Pumpkins, Hayrides, Pony Rides, Corn Maze, Children's Train Ride, Live County Music, Craft Booths, Petting Zoo, Fresh Roasted Sweet Corn, BBQ, Apple Pie, Apple Cider . . .

Need I say more? Find out more at:  
[www.hunsaderfarms.com](http://www.hunsaderfarms.com)

#### **Guavaween Family FunFest**

When: Oct. 31  
Where: Ybor City  
Admission: Daytime Free for Everyone in Costume  
What: Children's Costume Parade and Contest, Pumpkin Decorating Contest, Spooky Story Time, Etc. Find out more at: [www.cc-events.org](http://www.cc-events.org).

#### **Christmas Lane**

When: Dec. 1-29 (Sunset to 10 p.m.)  
Where: 2091 Wooten Rd

in Dover  
Admission: Free (Donations Welcome)  
What: Spectacular Light Display (Thousands of Lights!), Hot Cocoa, Popcorn, Hotdogs  
Find out more at: [http://www.sptimes.com/2003/12/19/Brandontimes/The\\_holiday\\_glow\\_\\_A\\_D.shtml](http://www.sptimes.com/2003/12/19/Brandontimes/The_holiday_glow__A_D.shtml)



### UPCOMING HOA MEETING

November 18, 2009  
6:30 p.m.  
Hilton Hotel on Route 301

#### **IMPORTANT!**

This meeting is especially crucial because it is the one time of the year when homeowners are afforded the opportunity to vote on HOA Officers and any other issues on the agenda. There must be a quorum of at least 10% (35 households represented) in order to vote. Please be sure to fit this in your schedule!



**CAMDEN FIELD CLEAN UP**

by Lydia Ribot

For anyone who has walked or driven by our entrance and has noticed the opposite side of the road with the tall grass that hasn't been mowed and trash (mattresses, tires, etc.!) piling up and wants to have something done about it, please call this number 272-5680 and ask to speak to Mr. Ned Park. Mr Park is in charge of keeping Camden Field area mowed and free of any kind of dumping. I have called several times to complain that the area is becoming a disaster and in need of up keep. So far I am told that I am the only person complaining about this problem, please call and also complain so our Camden Field can look nice and free of trash again. Thank you!

**NEIGHBORHOOD WATCH, by Wendy Vera - Chairman**

**Attention Canterbury Lakes Homeowners!**

Please be aware that outgoing mail has recently been stolen from mailboxes. In one case, a check was stolen and cashed at a local bank. Please be vigilant of trespassers and report them immediately to the Sheriff's Office. If you see a crime in progress contact 911. To report suspicious activity call the Sheriff's

non-emergency number at 247-8200. Do not hesitate to call! Please keep your Neighborhood Watch Committee informed...although you should always contact the Sheriff's Office first, please let us know of any burglaries, trespassing activity, or other crimes happening around you. To keep everyone informed, we will start communicating via email soon. If you'd like to

update your e-mail, please submit to *canterburyconnection@gmail.com*. Thank you!

**ARCHITECTURAL CONTROL COMMITTEE, by Jamie Chase - Chairman**

**Paint Palette**

Thanks so much to everyone for their patience as the Canterbury Lakes Paint Palette has been made available at our website, and thanks especially to McNeil Management as the volume and format of the information caused this to be a bigger project than anticipated. Please consult the Design Standards and Palette when submitting painting requests.

**Yard Mowing**

Our summer has been long and hot, but not so hot that grass growth has

been inhibited. Because of the large number of homes in foreclosure the community is already carrying a heavy burden of expense in keeping these yards from getting to the point that it is a security and pest problem. For occupied or owned homes the expense of having an overgrown yard mowed by our landscapers is assessed to the homeowner. This information is found in Article VII section 4c of our Declaration of Covenants. Please feel free to contact McNeil Management if you notice a home that

has become an issue.

**Thanks**

Thanks to the homeowners who have spent long hot hours weeding and cleaning the exterior of their homes this summer. It does make a difference to the entire community.

**RESPONSE TO FAQ: AM I IN A FLOOD ZONE?,** by Ken Jernigan

Regarding our subdivision, these revised maps ([www.hillsboroughcounty.org/pmg/hazardmit/floodMap/propfloodmap/Address.cfm](http://www.hillsboroughcounty.org/pmg/hazardmit/floodMap/propfloodmap/Address.cfm)) mistakenly indicate numerous homes in our community are within a flood zone. I have successfully had my home removed from the flood zone. It requires that you have a licensed surveyor prepare a flood elevation certificate indicating the floor elevation of the house and surrounding grades. Provide the county with this elevation certificate and they

should remove the house from the flood zone. At this time since the maps have been approved, the county may require a Letter of Map Revision also be provided, which a surveyor can also provide. The county would send that letter to FEMA to have the house removed from the flood zone. You may also need to provide a copy of elevation certificate to your mortgage company.

No homes in this subdivision are in a flood zone. Some of the roads within the subdivision are below

the flood elevation, but that is somewhat common in any subdivision you see with wet detention ponds. Being required to have flood insurance on your home may adversely affect resell value.

A relatively easy process, I believe I paid \$250 to have a surveyor provide the elevation certificate. I guess most lot surveys in this subdivision were performed by Landmark Surveying, I know mine was. I asked Landmark to provide the elevation certificate. So all they need to do is update the lot survey to show elevations.

**CRIMINAL CRANES,** by Monique Franco

Have you come home to find holes or tears in screen around your home? Sand Hill Cranes may be picturesque, but they can also be pesky!! According to Brianne (a biologist from the Florida Fish and Wildlife Regional office in Lakeland - 863-648-3200), Sand Hill Cranes dig and eat bugs in the ground, not bugs off screens. If they are making holes in screens, it is because they are bored and hungry and looking for someone to feed them. Because people are feeding them or they are helping themselves to bird seed, they

are becoming domesticated, and that is when they start damaging property like screens and cars. Please be aware that it is illegal to feed these cranes. The solution she gave me for my lanai was to put up some tomato stakes about 3 feet away from my screen around the perimeter of the lanai and to tie fishing line to the stakes. The fishing line should be about 3 feet up from the ground. Once the birds become aware of this perimeter, they will adapt and we will eventually be able to remove the stakes. She also

mentioned that it is important for them to keep their fear of humans. When they become pesky, spraying them with the hose or making a loud noise will help. The Homeowners Association has approved the use of tomato stakes and fishing line for our community to use for damage prevention without the need for an architectural form. You will not receive any letters by property management unless the perimeter is up so long that the stakes begin to disintegrate or fall down in abundance.

**LOW COST SPAY/NEUTER OPTIONS IN TOUGH ECONOMIC TIMES,**  
by Jojo Hulett

In 2008, nearly 22,500 animals were euthanized in Hillsborough County. The suffering and sorrow associated with pet overpopulation is overwhelming; please help put an end to it.

Spayed/neutered pets tend to be better behaved, and studies have shown sterilization can help them live longer, healthier lives.

The Animal Coalition of Tampa (Lemon Ave), and the Humane Society of Tampa Bay (Armenia Ave) currently charge just \$40 to spay/neuter a cat! The cost for a dog varies by weight. Call 813-250-3900 or 813-870-3304 for an appointment.



# Recipe Corner



## PUMPKIN CHOCOLATE CHIP COOKIES

- 1 cup oil
- 3 cups sugar
- 2 eggs
- 2 teaspoons baking soda
- 2 teaspoons baking powder
- 1 bag chocolate chips
- 5 cups flour
- 1 15 oz can of 100% pure pumpkin
- 2 teaspoons each of vanilla, nutmeg & cinnamon

Do you have a favorite recipe you would like to share or is there a recipe you have been looking for? Email your recipes or your request for a recipe you would like to find to:

[canterburyconnection@gmail.com](mailto:canterburyconnection@gmail.com)

Beat eggs, sugar, pumpkin, vanilla and oil. Separately, mix together baking soda, baking powder, flour and spices and then add to wet mixture.

Add chocolate chips.

Drop teaspoons of batter onto ungreased cookie sheet and bake at 350 for about 14-17 minutes or until they "bounce back" when you press your finger on top of one of them.

## Canterbury Lakes

[www.canterburylakeshoa.com](http://www.canterburylakeshoa.com)

### PHONE NUMBERS (813)

**McNeil Management Services, Inc.**  
571-7100

**Sandra Frost Elementary School**  
740-4900

**Guinta Middle School**  
740-4888

**Spoto High School**  
672-5405

**Bright House Networks**  
684-6400  
**Cable Repair**  
684-6200

**Tampa Electric Customer Care**  
223-0800  
**Power Outages**  
1-877-588-1010

**Peoples Gas**  
275-3700

**Hillsborough County Water**  
272-6680

**Waste Services of Florida (formerly Liberty Waste)**  
248-3802

**Verizon**  
1-800-483-4000

**Non-Emergency Sheriff**  
247-8200

**Animal Control**  
744-5660

## HOLIDAY SAFETY AND TIPS, by Cary Dunemann

With the holidays fast approaching, here are some things to remember:

### HALLOWEEN

- Halloween will soon be here with little ones going door to door for their treats. Please drive slowly; children do not always look first before crossing the street. We want everyone to have fun and stay safe.
- Make sure children wear bright colored clothes and carry a glow stick or flashlight.
- Always check your child's candy before

they eat any.

- To help with security, set a table and chair up in your driveway; this will assist in keeping mischief or crime out of our community and allow you to visit with neighbors.
- If you do not plan on participating with handing out candy, leave porch and garage lights off until 8:30 p.m. This way trick or treaters will know not to ring your door bell.
- Conclude all candy distribution at 8:30 p.m. so we can start

clearing our streets.

### CHRISTMAS

- Exterior lighting and decorations are allowed for display after the Thanksgiving holiday.
- Decorations need to be put away before January 15<sup>th</sup>.
- Be sure to turn off all lights before going to bed or leaving your home. Putting lights on a timer ensures lights are turned off and can also help you save on the electric bill.
- If you have a fresh cut tree always keep it watered. A dry tree can pose a fire hazard.

## NEWSLETTER

Have an idea/feedback for the newsletter or better yet, want to join the committee? Please send me (Anna Montes) an email at [canterburyconnection@gmail.com](mailto:canterburyconnection@gmail.com). All content of the newsletter is subject to the final approval of the Board of Directors. Thanks!