



TAMPA PALMS NEWSLETTER

SEPTEMBER-OCTOBER 2012

It's All About Community

An Eagle Scout Project To Protect the Environment

Protecting The Ponds

Nick Guggemos, a Tampa Palms resident and Troop 180 Eagle Scout Candidate, completed a community service project designed to protect the environment; in particular the Tampa Palms ponds .

Nick observed some people throw trash and other materials, such as dog poop bags, into the Tampa Palms storm drains.

Nick found that many people did not know that the storm drains flow directly to Tampa Palms ponds, where trash can foul the water and harm the wildlife. Some folks thought the drains connected to the City sewage system.

Nick devised a project to mark the storm drains with a reminder **“No dumping, Drains to Ponds”**.

The CDD agreed to fund the project and Nick went to work.

- He designed markers with pictures of a River Park alligator and a local pond with a fountain.
- He mapped the locations of the drains and developed diagrams to guide the work flow.
- He recruited teams of his fellow scouts and others to work with him placing the markers.



Team Involvement

Nick updated the CDD Board at regular intervals and the project even caught the attention of the Tampa Tribune reporter at the CDD meetings.

The weekend prior to the event, Nick assembled the materials in individual wagons for each team:

- | | |
|----------------|---------------|
| Glue | Glue Gun |
| Safety Vests | Safety Cones |
| Wire brush | Cleaning Rags |
| Gloves (Vinyl) | Project Maps |

On game day the materials were taken to Hampton Park where the teams gathered before they began.

First Nick reviewed the plan with the teams then the groups moved to a drain in Hampton Park which was used as a “test site”.

When all were satisfied that they knew how to successfully place the markers and cleanup the excess glue, they moved out onto the boulevards in teams.

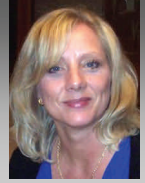
Sargent Puig of Tampa PD notified his officers to be on the lookout to assure safety. Many parents watched from the sidelines and a reporter for the Tampa Tribune joined them as well.

With the markers in place, all returned to Hampton Park for a pizza party.

A great community project!



News From the TPOA



TPOA FY 2012-13 Budget

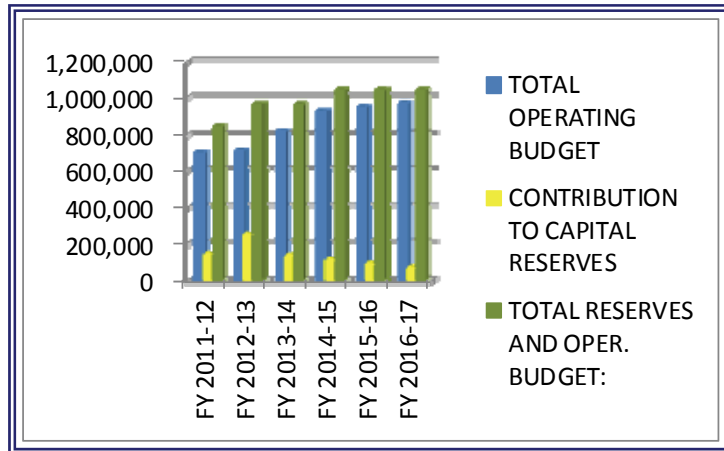
Each year the Board of Directors prepares and approves a budget for the coming fiscal year. This budget is then submitted to the membership (the voting representatives) at the TPOA Annual Budget Meeting.

The FY 2012-13 was approved by the Board on July 29th. The proposed budget shows an annual assessment rate of \$240 per residence per year.

The FY 2012-13 Budget was prepared in conjunction with the development of a five year financial model for the operation of the TPOA.

Using a five year planning horizon allows the Board and the community to model assessments for the entire period and properly take into consideration the impact of Compton improvement plans. (See related article pages 6 & 7)

The plan provides for the funding the Compton improvements, taking into consideration impacts on normal operations, funding for the on-going reserve needs and includes 3% per year expense inflation factor.



Keeping the Community Competitive

The TPOA exists to provide an enhanced overall quality of life for the owners in Tampa Palms which ultimately enhances homeowner and business owner property values.

It is the TPOA mission to maintain Tampa Palms as an upscale community with this enhanced quality of life and to do so by continually renewing its vision of success and effectively competing with newer communities.

The TPOA achieves its goals by: building long-term residency, encouraging neighborhood renovation and preservation of homes and businesses, enhancing community safety & security, and building community by joining neighbors together in a common cause.

Sanity Check

In a vacuum, everyone looks good but how does the TPOA stack up to other similarly situated HOA's?

Comparisons could not be made with brand new communities or communities where a CDD owned the club house and pools or communities where HOA owned the common areas. The most similar community locally appears to be Westchase and Tampa Palms is competitive!

	Tampa Palms	Westchase
CDD Maintains Common Areas	√	√
HOA Clubhouse & Pool	√	√
HOA Upgrading Facilities	√	√
Community Age	25 Years	21 Years
Number of Residential Units	3,407	3,478
Proposed HOA Dues 2012-13	\$240	\$325

MATHS, CHEMISTRY, PHYSICS & SPANISH
K-12, College and University

Mr. Ray
FLORIDA CERTIFIED TEACHER
Adjunct Professor at USF and HCC

TUTORING IN TAMPA

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Tampa Palms Women's Club Dives Into A Hectic Fall Schedule



Welcome Back

The TPWC members reconvened after their summer recess to meet new members and kick off the busy Fall schedule. The general meeting was followed by the traditional New Member Potluck Brunch. Many thanks to Mary Harvey and Beverly Kirschmann for coordinating this wonderful fest.



Feeling Lucky?



On Sept 20th the members will visit the Tampa Hard Rock Casino. Everyone meets at Compton Park at 11:00 a.m. and then carpools together. The cost for valet parking at the casino is \$6.00 plus gratuity but general parking is free. First lunch at the Hard Rock Cafe then it is off for a self guided tour of the casino and fun!



An Elegant Lunch and Tour

October's activity will be a visit to the historic Vinoy Park Resort in downtown St Pete.

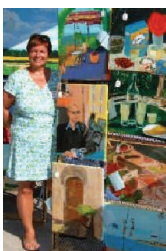


Built in 1925, this exquisite Mediterranean revival has served many interests, from a winter-only haunt of the elite, to a WWII training center for the Army and has been on the National Registry of Historic Places since 1978. A few years ago Vinoy was beautifully restored at a cost of almost \$100M. All this will be displayed during the tour which end with lunch at Marchand's

Marchand's Bar & Grill casts its spell with the hand-painted frescoed ceiling, Roman columns, and clerestory windows. Waiters sport patterned vests identical to those from 1925. The cost of the tour with a 3-course lunch is \$25 per person.

Save The Date

Start your holiday shopping, find new treasures for your home, and meet with friends for a day of exploring all the local arts and crafts. This is perfect, weekend Fall fun event- fun for the whole family, right here in Tampa Palms.



Tampa Palms Women's Club Presents
Arts & Crafts Under The Palms
Saturday & Sunday
October 20- 21st 2012
I-75 & Bruce B. Downs - 6290 Commerce Palms
Drive, Tampa, FL 33647





City of Tampa Introduces FY2013 Budget

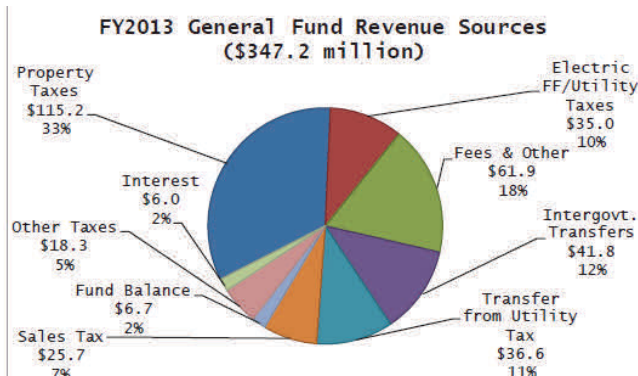


Property Tax Revenues Continue To Fall

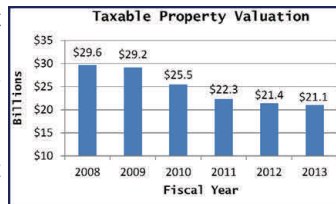
The City's 2013 Budget was presented to the community in August, just prior to the RNC. There will be public hearings before City Council:

- September 13, 2012
- September 27, 2012

Property taxes are the largest single source of revenue for the City.



Based on the FY 2013 Budget Presentation, the taxable value of Tampa property slid by \$300M in 2012.



The proposed FY 2013 Budget for the City does not rely on a property tax millage increase. The millage remains at the same rate it has been since 2009 (5.7326 or \$5.73 per \$100K in taxable value).

The Mayor has used a number of credible strategies to balance the budget in this environment of declining revenues, including but not limited to department consolidations, productivity enhancements and reserve use.

Capital Projects For New Tampa

There were seven projects for New Tampa noted in the capital projects detail list, a list which is organized by council district.

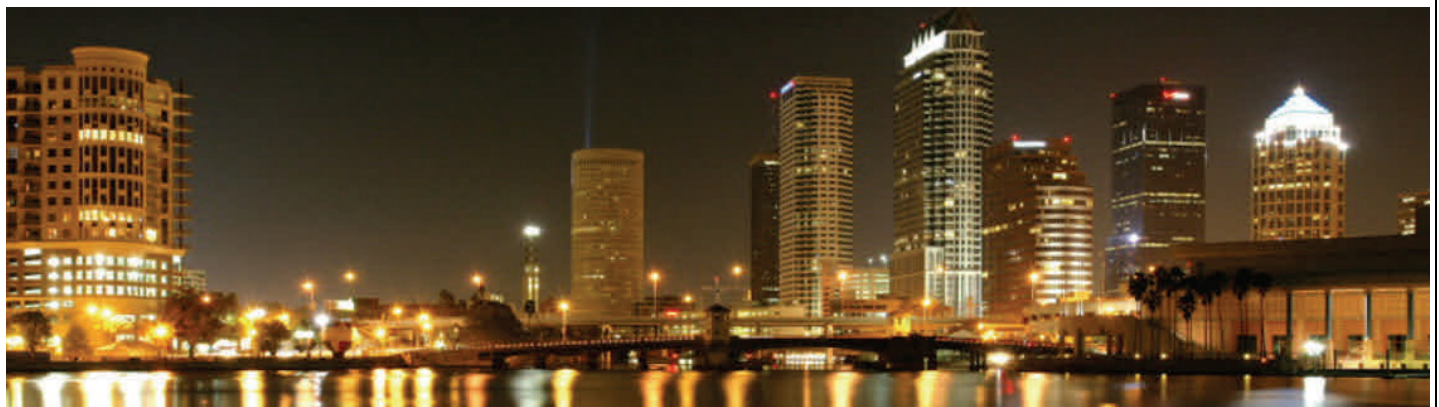
1. Design phase for improvements to New Tampa Nature Park (Most likely the possible future Nature Center)
2. Completion of Cross Creek
3. Traffic signal on New Tampa Blvd (at Sage Dr) to mitigate dangers from bridge traffic.
4. Widening of BB Downs Seg A (County project with City utility relocation expenses)
5. Enhancement to potable water pump system [pressure increases] - North of I 75
6. Sewer system pumping station rehabilitation. (Shown in budget as on BB Downs but most likely this is the Westover station on TP Blvd in Tampa Palms).
7. Repair to sewer pumping station in Hunters Green

Capital Projects Map For New Tampa



The proposed FY 2013 City of Tampa Budget, along with substantial information on proposed revenues and expenses, is conveniently available online:

http://www.tampagov.net/dept_Budget





School Opening Was Great!



From Ms. Keenan, Tampa Palms Principal...

It's a Party

TPE is having a retirement gala for Jorge Curbelo, Mr. Jorge has been Head Custodian at Tampa Palms for the last 10 years. All current and former Tampa Palms' families are invited say good by to Mr. Jorge.

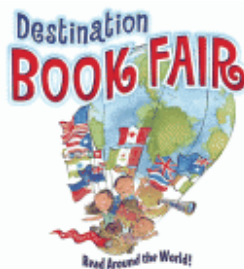


A World of Reading

Tampa Palms Elementary Book Fair is the week of **Sept 17-21**

Parents, teachers and students all truly like Book Fairs because they:

- Give kids access to the latest selection of children's books.
- Provide students with the opportunity to select what they read themselves
- Promote family participation in learning to love to read.
- Help build school, home, and classroom libraries.



Helping Parents Help Their Students Find Their Writing Voices



All New Tampa Elementary School parents are invited to attend the New Tampa Parent Writing training.

The training will be presented by Temetia Creed who is the Elementary Supervisor of Writing for Hillsborough County Schools.

**Thursday September 27th
8:30AM
Tampa Palms Elementary Cafeteria**

This program provides effective strategies for everyday parent/child writing help.

Parents will leave the workshop with dozens of activities to do with their children to better connect the classroom to home.



Can You Help?

Reading Rules!

Tampa Palms Elementary needs volunteers to help support children's reading. If any Tampa Palms' community member is interested in working with a student for 30-60 minutes a week, we would love to have you!



You will be paid in smiles and the knowledge that you are giving the life-long gift of literacy to a child. Call the school today-975-7390! You'll be so glad you did!

Mark You Calendars

10/5 Tampa Palms Elementary Sock Hop Dance at the Tampa Palms Country Club



10/6 Too Good for Drugs Walk at MOSI-



10/18 Tampa Palms Conference Night



10/19 No School



Many Thanks To Publix & YMCA

A huge thank you to Mr. Tucker and the Tampa Palms' Publix for their incredible support of our school and a big shout out to the New Tampa YMCA for all of the items donated for needy children.



We are so blessed to have such wonderful community support!



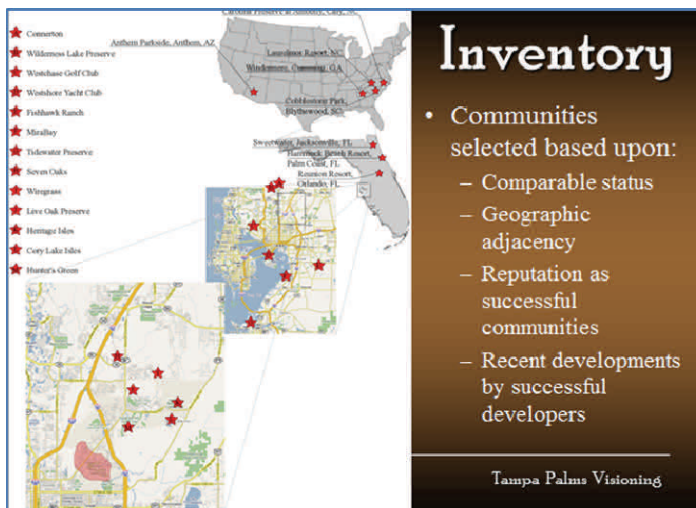
Thank you! Thank you! Thank you!

As The CDD's Vision 2012 Winds Down,

To sustain and adapt Tampa Palms to meet the challenges of competing communities, in 2007 Tampa Palms (jointly the TPOA and CDD) engaged the firm of Hardeman-Kempton (H-K), to work with the Tampa Palms residents to develop a renewed vision for Tampa Palms.

H-K inventoried and compared Tampa Palms amenities with those of other similar communities locally, regionally and nationwide.

Based on resident input from public work sessions and the



deficits found in the Tampa Palms features, when compared with other communities, H-K developed a master to renew Tampa Palms' position as an upscale community with an enhanced quality of life to more effectively compete with newer communities to maintain owner value.

The master plan was divided into two segments:

1. Improvement to the community as a whole (CDD)
 - Upgrade and update the entry and village monuments and lighting.
 - Replace and modernize the decorative street signs
 - Upgrade the community parks (Hampton and Amberly)
 - Enhance the spine roads within the community (landscape and fountains)
2. Improvement to Compton Park (TPOA)
 - Provide additional meeting space (upscale community average 6 square ft/housing unit; Tampa Palms has less than 2 square ft/housing unit).
 - Repurpose existing meeting and office space to meet the program needs of an active community.

Part 1 has been essentially completed by the Tampa Palms CDD in 2012.

These projects, known as Vision 2012, were initiated at the same time the Tampa Palms bonds were retired.

At that time the community assessments were reduced by 15% (in 2007-8) and the balance of what would have been the bond payments was committed to Vision 2012.



The CDD commitment to the residents was that at the conclusion of Vision 2012, the CDD assessments would be further reduced by 10%. For fiscal year 2012-13, the CDD assessments have been reduced by 10%.

The Tampa Palms CDD has no outstanding bonds, no outstanding debt and adequate reserves to meet the needs of the community common areas.

Part 2 of the master plan is the modernization of and the provision of additional meeting space for Compton Park.

The Compton Park clubhouse was built by the original developer of Tampa Palms in the late 1980's.



Today Compton Park serves the community meeting and recreation needs of more than 3,400 housing units with a single meeting room.

During the H-K community planning sessions, additional clubhouse space was a primary owner suggestion for TPOA improvement.

It was determined that improvements should be structured to:

- Serve multiple functions at the same time
- Accommodate functions of various sizes
- Provide a single entry point of entry to limit access and reduce staff required
- Include an improved fitness center

TPOA Gears-up For Compton Improvements

The plans for the Compton Park renovations were developed with the membership and reconfirmed at each level for consistency in meeting the needs of the community and membership approval.

In 2009 model options were reviewed by the membership and the concept for a semi-detached second building emerged and was approved by vote at the membership meeting.

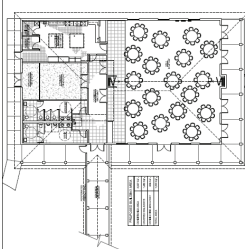
The emerging plan was one where:

- A new building dedicated to flexible meeting space would be constructed next to the existing clubhouse
- The new building would be connected to the existing building by a covered walkway, secured from direct access to provide for greater monitoring and reduce the requirement for duplicate “check-in” staff.
- During the construction of the new building, the current clubhouse would remain operational.
- When the building is finished, the main clubhouse would be renovated.

An architect was engaged and the new building was designed in the style of the existing structure to include:

- Partitioned meeting space
 - Able to serve 3 meetings at the same time
 - Equipped with soundproof partitions
- Separate catering kitchen
 - Accessible from all three meeting spaces
- Patio between buildings
 - Acts as overflow for parties in either building
 - Useful for day to day activities such as picnics

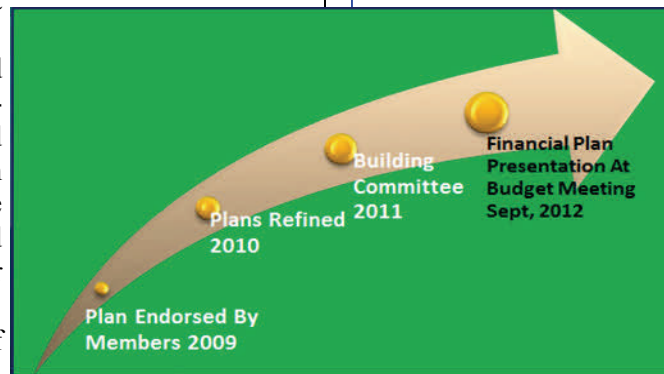
The plans were reviewed the Budget & Annual meetings of the membership and published in the newsletter.



In 2011, the Board asked for volunteers and a Building Committee was formed. The immediate tasks were to:

- Review on-going planning
- Obtain estimates of probable costs
- Develop a financing strategy
- Create a working 5-year financial model for the TPOA

Dave Hollowell took the architectural plans to the marketplace and obtained bids from three contractors, including one who had just completed the Tampa Palms monuments and a similar community center for the Meadow Point.



Based on the total costs to construct the addition and renovate the existing building (costs include the building construction, civil engineering, permitting, oversight, and contingencies) of \$1.8M, a financing plan and 5 year model were developed.

A total investment of \$1.3 million is sought from a banking institution. There will be two tranches :

- The first of \$930,000 will fund Phase I improvements,
- The second tranche of \$432,000 will provide the capital for Phase II, to renovate the existing clubhouse.

The TPOA will invest \$350K or 28% of the cost of construction of the new building in Phase I and \$108K or 20% of the cost of construction of the Phase II building renovations. **No special assessments are needed, these funds exist in Reserves today.**

A five year financial model was constructed that takes into consideration

- Ongoing TPOA expenses (with built in 3% annual inflation)
- New expenses associated with the addition (eg the mortgage payments, additional insurance, increased power and water costs)

The model is based on user assessments of \$240/year for years 1 & 2, and \$260/year for years 3-5.

The financial models and other information will be on-line at www.TPOA.net for review by September 15th.

Tampa Palms Resident Wins Award

A Tampa Palms resident of the Enclave, James Toemes, is the City of Tampa Community Water-Wise Award Winner for 2012.



Tampa Bay Water, the U of F Extension and Hillsborough County have teamed up to present the Community Water-Wise Awards.

The Community Water-Wise Awards contest recognizes individuals who have developed landscape options that display attractive Florida-Friendly Landscape and intelligent irrigation strategies.

Remember “water wise landscapes” offer numerous benefits, they:

- Reduce water use
- Require minimal maintenance
- Protect the environment

You can use a professional to create a plan or simply use the tools provided by local online sites such as those listed below:

IFAS <http://fyn.ifas.ufl.edu>

SWFWMD <http://www.swfwmd.state.fl.us/yards>

TPOA Seminars <http://www.tpoa.net/News.html>



Sewer Damage

On August 27th, about 9:30 PM, something happened to the TECO power sources in and around Amberly Park. The power to the park cameras and lights was out but of far more importance, the City wastewater lift station in the corner of the park at Burchette and Amberly was without power.

The Burchette lift station is part of the City of Tampa’s comprehensive wastewater management system.



Wastewater is collected from the villages through underground gravity pipelines (pipes that are buried at an angle so that a liquid can flow to the collection point under gravity). The collection point is an underground tank or wet well equipped with instrumentation to detect the level of sewage present in the tank.

When the sewage level rises to a predetermined level, it is pumped to force mains that carry it to the Curran Treatment plant. If a lift station or pumping station were to fail, a backup in the sewer system could occur with deeply regrettable overflows.

On August 27th the City’s remote monitoring and control system detected a fault and notified technicians at the Curran Plant of the power failure at Burchette.

The City technicians notified TECO of the power failure and dispatched City emergency crews to deploy a generator to provide power to the pumps at Burchette until such time that the TECO power could be restored.

In a few hours, this site was fully functioning on the back-up generator. When power was restored the next morning the generator was removed and the station was back in normal service mode. The picture below is a screen shot of the SCADA system at the Curran Plant showing what the technicians see and use to monitor the Burchette lift station.

Technicians are on duty 24 hours a day, seven days/week.



Storm Damage In Tampa Palms

Lightning strikes from the storms that preceded tropical storm Isaac did quite a bit of damage in Tampa Palms.

The way-finding sign along the Huntington pond was hit. The bolt knocked the bricks 30 feet away, into the traffic lanes on the roadway. It also gouged out a chunk of concrete from the pillar.



The sign has been restored.



The palm right beside the column that was damaged had signs of burns to the trunk but nothing more.

This palm did not immediately wither but it is now showing signs of failure, almost two weeks after the strike. It will most likely have to be removed and replaced.

It is thought that this same lightning strike, or a companion strike at the same time, went to ground and found the power systems to the Huntington entrance, a few hundred feet away from the way finding sign.

At the entrance to the Huntington, the gate electronics were damaged and the gate rendered inoperable.

The power surge over-rode the protection on the pond fountain, burning out the fountain motor.

The gate has been repaired and the fountain motor replaced and back in operation.

A few days after the lightning damaged the Huntington sign, a stand of seven 50' Washingtonian palms along the pond began to die.

There were no signs of burns on the trunks so the damage is most likely from burned roots or internal damage.



The palms have been removed and they will be replaced by new Washingtonian palms; sizeable specimens, though not the size of those killed by the lightning.



In other storm related damage, high winds and very wet soil are responsible for toppling a tree along Compton Dr, a tree that stood between the new benches.

Fortunately the benches were not damaged.

The tree has been removed and a new tree will soon be planted in the same place for shade.





New Tampa Rotary Goes Western

Who Will Be The Honorary Sheriff of New Tampa?

New Tampa Rotary members are “campaigning” for the right to wear the coveted sheriff’s badge.



Self nominated candidates are sporting “election collection containers” which are labeled “benefiting the Rotary Club of New Tampa Foundation, Inc.”.



Each dollar collected equals one vote for the candidate. Containers will be a places of business, social event and community events.

When you see one, vote for the sheriff.

New Tampa Rotary Announces Its Fall Fundraiser

OCTOBER 19, 2012

WILD WILD WEST CASINO NIGHT

The Rotary Club of New Tampa Presents
The Wild Wild West Casino Night
October 19, 2012 7:00 – 11:00 pm
Tampa Palms Golf & Country Club
\$75/Ticket

Gaming Tables • Beverage Tastings • Dancing
Proceeds to support charities serving the New Tampa Community
For more information call Tom Gruber at 813 244 7661 or email
tgruber@tampabay.rr.com
The Rotary Club of New Tampa Foundation is a charity as defined by the US Treasury code 501 (c) (3).

Community Director: Jo Ann Conrad
Property Manager: Bonnie French

16101 Compton Drive M-F 9 AM - 5 PM

Phone: 977-3337
Fax: 978-8067
E-Mail: tpoamail@aol.com
Web Site: www.tpoa.net

Board of Directors

Bill Edwards, President 972-4238
Dudley Bryant, Vice-President 977-7630
Barbara Shimer, Secretary 971-8063
Jake Schoolfield, Treasurer 998-2620
Marianne Trubelhorn, Director 977-3337

CDD

16311 TP Blvd. West
Maggie Wilson, Consultant
Phone: 977-3933
Fax: 977-6571
E-Mail: cdd.tampa@verizon.net

CDD Board of Supervisors

Gene Field 977-1162
Patty Maney 977-7129
Andy Miller 979-0225
Randy Marlowe 866-1091
Bill Shimer 971-8063
One Source (Landscaping)
Joe Laird, Project Manager 267-1756

Tampa Palms Parks

Compton Park 972-0897
Hampton Park 972-5699
River Park 971-6241

Police & Fire

911

Non-Emergency Police 231-6130
Non-Emergency Fire 223-4211

Local Schools

Tampa Palms Elementary 975-7390
Lawton Chiles Elementary 558-5422
Liberty Middle School 558-1180
Freedom High School 558-1185

Miscellaneous




Street Repairs 622-1940
TECO 223-0800
Waste Management 621-3053
Water Department 274-8121
New Tampa Rec. 975-2794
Stormwater (Floods or Dumping) 622-1901





Activity Calendar



September 2012

						1 11-4 Private Event 5-10 Private Event
2 9-12 Private Event 1-7 Private Event	3  Have a safe Mother's Day	4 9-12 Children Music 6-9 CHESS	5 10-12 Private Event 3-5 Private Event 6-9 Fly Fishing	6 10-2 Women's Club 6-9 Private Event	7 9-12 Children Music 2-7 Private Event	8 11-4 Private Event 5-10 Private Event
9 9-12 Private Event 2-7 Private Event	10 9-11 Private Event 5-6 Boy Scouts 6:30-8 Scouts	11 9-12 Children Music 12-4 Les Girls Art 6-9 CHESS	12 10-12 Private Event 3-5 Private Event 6 PM CDD Meeting	13 10-2 Women's Club Bridge  6-9 Private Event	14 9-12 Children Music 5-10 Private Event	15 11-4 Private Event 5-10 Private Event
16 9-12 Private Event 1-6 Private Event	17 9-11 Private Event 5-6 Boy Scouts 6:30-8 Scouts	18 9-12 Children Music 12-4 Les Girls Art 6-9 CHESS	19 10-12 Private Event 3-5 Private Event	20 7 PM TPOA Budget Meeting	21 9-12 Children Music 5-10 Private Event	22 11-4 Private Event 5-10 Private Event
23 9-12 Private Event 1-6 Private Event	24 9-11 Private Event 7-9 Faircrest HOA	25 9-12 Children Music 12-4 Les Girls Art 6-9 CHESS	26 10-12 Private Event 3-5 Private Event 6-9 North Tampa Arts	27 10-2 TPWC Bridge  5-10 Private Event	28 9-12 Children Music 5-10 Private Event	29 10-3 Private 5-10 Private
30 9-12 Private						

OCTOBER 2012

SUN	MON	TUE	WED	THU	FRI	SAT
	1 9-11 Private Event	2 10-12 Private Event	3 10-12 Private Event 3-5 Private Event 6-9 Fly Fishing	4 10-2 Women's Club	5 9-12 Children Music	6 11-4 Private Event 5-10 Private
7 9-12 Private Event 4-8 Private Event	8 9-11 Private Event 3:30-5:30 Boy Scots 6:30-8 Boy Scouts	9 112-4 Les Girls Art 6-9 Chess Club	10 10-12 Private Event 3-5 Private Event 6 PM CDD Meeting	11 10-2 Women's Club Bridge  6-9 Private Event	12 9-12 Children Music	13 11-4 Private Event
14 9-12 Private Event	15 9-11 Private Event. 3:30-5:30 Boy Scots 6:30-8 Boy Scouts	16 1-3 Private Event 5 TPOA Board Mtg	17 10-12 Private Event 3-5 Private Event	18 6-9 Private Event	19 9-12 Children Music 5-10 Private Event	20 10-3 Private 5-10 Private Art & Crafts at Market Square
21 9-12 Private Event 1-5 Private Event Art & Crafts at Market Square	22 9-11 Private Event 7-9 Faircrest HOA	23 12-4 Les Girls Art 6-9 Sterling Manor	24 10-12 Private Event 3-5 Private Event 6-9 N Tampa Arts	25 10-2 Women's Club Bridge  6-9 Private Event	26 9-12 Children Music 5-10 Private Event	27 11-4 Private Event 5-10 Private Event
28 9-12 Private Event 1-6 Private Event	29 9-11 Private Event	30 6-9 Private Event	31 10-12 Private Event 3-5 Private Event			

Tampa Palms CDD Meeting Agenda

**September 12 at 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Roll Call
2. Pledge of Allegiance
3. Strategic Planning
4. Public Comments
5. Board Member Discussions
6. Project Updates
 - Bruce B Downs
 - I -75 Wall Update
 - Update: Wellington Entry Improvements
 - Tampa Palms Newsletter Support
 - Update: Drain Markers
 - Park Security Report
7. Misc. Board Business
8. Public Comments
9. Board Member Discussions
10. Adjourn

Have You Seen The Bridges?

Just in time for the RNC, the City illuminated the first five bridges in the “Aqua Luces” (Water Lights in Spanish) project.

They are magnificent. For information on where to best view the bridges, go online to the link below for information and a map.

http://www.lightsontampa.org/files/u17/Agua_Luces_Map.pdf

