



ARBOR GREENE GAZETTE

F E B R U A R Y

An Arbor Greene CDD Publication

*With Staples
Photography*

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ARBOR GREENE COMMUNITY DEVELOPMENT DISTRICT

The AGCDD 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.

A WORD FROM JASON VON MERVELDT, *Community Manager*

I would like to wish all of our wonderful Greene families a happy February as we officially begin the second month of 2023! Whether you are brand new to Arbor Greene, or one of our original homeowners, there is no better time than now to focus on your personal well-being. Don't let the energizing spirit of the new year wear off! After all, when every resident of our community is functioning at their highest capacity, you included, we become an even brighter beacon to the New Tampa area.

That being said, the well-being of our residents is of my utmost priority. You may have heard that a healthy body begins with a healthy mind. Getting yourself in the right headspace to tackle your day-to-day routine can be a struggle! By taking just 60 seconds to sit quietly and follow your breathing, you can help yourself feel more conscious and connected for the rest of your day.

Many of our residents have full-time careers on top of their busy personal lives. Whether you decide to take a 5-minute walk on your lunch break, or take the whole family out for an evening stroll, our nearly 21 miles of sidewalk and close proximity to Flatwoods Park provide you with ample opportunity to walk off your worries and enjoy the beautiful nature surrounding our community.

We want to keep these leisurely strolls as safe as possible for you! To ensure that, the Arbor Greene CDD has ordered a survey of the community's sidewalks to highlight possible safety hazards. So, if you see orange markings on the sidewalk during your morning run, don't be alarmed! These designators simply mean that we see the issue, and we are working quickly to address it. Once the survey has been completed, the required repairs will go through a bidding process, as well as final approval from the AGCDD Board of Supervisors. Notwithstanding potential delays, repairs are expected to begin in March, 2023. Updates will be made available to our community immediately, should any changes occur.

As always, please do not hesitate to reach out to myself or another member of AGCDD Management with any questions regarding AGCDD operations, maintenance, project, events, or likewise. We are always eager to offer our support to our community's incredible families!

Warmest Regards,

Jason von Merveldt



Jason von Merveldt
COMMUNITY MANAGER

(813) 991-9226 ext. 7
jasonv@arborgreene.com



Annette Alfonso
ASSISTANT COMMUNITY MANAGER

(813) 991-9226 ext. 5
annette.alfonso@arborgreene.com



Gabe Elmore
COMMUNITY RELATIONS MANAGER

(813) 991-9226 ext. 4
gabe.elmore@arborgreene.com

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)

QUESTIONS?

WE HAVE ANSWERS!

Please contact our Community Center Attendant for answers regarding most AGCDD operations, projects, events, and activities-related questions.

For more intricate questions or to find support regarding an ongoing AGCDD-related matter please contact a member of CDD Management via the contact information provided.

Community Center Attendant

(813) 991-9226 ext. 3
attendant@arborgreene.com

COMMUNITY CENTER HOURS



Mon. - Fri. 5:30am - 10:00pm
Saturday 8:00am - 10:00pm
Sunday 8:00am - 8:00pm

ARBOR GREENE HOMEOWNERS ASSOCIATIONS



CARRIAGE HOMES HOA

Managed By *Condominium Associates*

 **Damiano Aubrey**, *Property Manager*

 **813 | 341 | 0943**

 **damiano@condominiumassociates.com**

BOARD OF DIRECTORS

Stacy Bartlett	<i>President</i>
Gig Brown	<i>Vice President</i>
Lanette Gonzalez	<i>Secretary</i>
Ilosh Azarsepandan	<i>Treasurer</i>
Cryssy Caron	<i>Director at Large</i>



DEVONSHIRE HOA

Managed By *Unique Property Services*

 **Cory Mallory**, *Property Manager*

 **813 | 879 | 1139 | EXT. 104**

 **cory@uniquepropertyservices.com**

BOARD OF DIRECTORS

Rob Mueller	<i>President</i>
John Barr	<i>Vice President</i>
Robin Chagares	<i>Secretary</i>
Linda Churchill	<i>Treasurer</i>
Kathleen Nidasio	<i>Board Member at Large</i>



MASTER HOA

Managed By *Terra Management Services*

 **Tiffany Rudd**, *Property Manager*

 **813 | 374 | 2363**

 **trudd@terramanagers.com**

 **www.ArborGreeneHOA.com**

 **arborgreene@myterracommunity.com**

BOARD OF DIRECTORS

Scott Derby	<i>President (2024)</i>
Jim Cox	<i>Vice President (2024)</i>
Noreen Luetke	<i>Secretary (2024)</i>
Kevin Kerrigan	<i>Treasurer (2023)</i>
Anita Hernandez	<i>Director (2024)</i>
Sridhar Vallampatla	<i>Director (2023)</i>
Beth Derby	<i>Director (2023)</i>

A WORD FROM SCOTT DERBY, Master HOA President

Dear Homeowners,

The HOA's Design Review Board (DRB) has reported to the HOA Board of Directors that it has noticed a pattern of decline in DRB applications being submitted over the past few months. As a result, our community's LCAM (Licensed Community Association Manager) will be ascertaining, during her routine inspections, whether a DRB application for a particular exterior residential project has been submitted and approved.

The HOA board, the DRB, and the HOA's legal counsel continue to make and consider recommendations on how to improve our community's residential design criteria and community standards. Aside from general maintenance of the home's exterior, prior to any major exterior residential project, including, e.g., repainting of the home's exterior, changing any exterior color, replacing the mailbox, roof or front door, changing the landscape design (e.g., as for tree removals, the DRB may require "documentation from an arborist certified by the ISA [International Society of Arboriculture] or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property"), installing new windows, making any exterior architectural modification, etc., an application must be submitted to the DRB in addition to whatever else may be required, e.g., City of Tampa permit and/or the approval of the Arbor Greene Community Development District (CDD), etc.; and a Notice of Completion (NOC) must be submitted to the DRB for review and approval once the exterior project is completed.

Enforcement actions - including abatements, liens, foreclosures, etc. - are only taken if and when voluntary compliance fails. For the latest HOA-related information, news, and updates, please visit www.ArborGreeneHOA.com and/or the FRONTSTEPS portal provided by our community's property management company, Terra Management Services, and/or follow the HOA on its official social-media platform on Facebook: <https://www.facebook.com/ArborGreeneofNewTampaHOA/>.

Sincerely, Arbor Greene HOA Board of Directors

GREENE ATHLETICS



COACH JULIE TENNIS

✉ julievazquez@verizon.net

☎ 813.298.4793

Owner & Director of Programs, 10S4LIFE



COACH PETER TENNIS & PICKLEBALL

✉ chowchino7@aol.com

☎ 813.451.3150

Owner & Director of Programs, Peter Chow Tennis Pro, LLC



COACH HEATHER FITNESS & NUTRITION

✉ info@joythrufitness.com

☎ 386.481.8225

CEO & Director of Programs, JOY Thru Fitness



COACH JULIA AQUATICS

✉ juliamlamb@gmail.com

Director of New Tampa Programs, T-Bay Elite Aquatics

RESERVE A COURT

Are you ready to book a tennis or pickleball court?

It's super simple! With the new "YourCourts" reservation system booking our courts has never been easier or more user-friendly.

Whether you consider yourself a beginner, or a seasoned pro, our eight (8) Har-Tru clay tennis courts and two (2) brand new pickleball courts are perfect for getting your swings in! (Pickleball Court lighting to be tentatively installed in February, 2023.)

Take the time to scan the QR code above and select "Register" on the landing page to begin creating your Arbor Greene "YourCourts" reservation account.



TENNIS LESSONS & CLINICS

MON.	4:30pm-6:00pm	PCTP Junior Green Dot
	7:00pm-8:00pm	10S4LIFE Men's Advanced Clinic
	7:00pm-8:30pm	PCTP Ladies 2.5-3.0 Clinic
	8:00pm-9:00pm	10S4LIFE Men's 2.5-3.0 Clinic
TUES.	9:00am-10:00am	PCTP Ladies Beginner Clinic
	3:30pm-4:00pm	10S4LIFE Juniors (5-6 yrs)
	4:00pm-4:30pm	10S4LIFE Juniors (7-8 yrs)
	4:00pm-5:00pm	PCTP Junior Clinic (5-10 yrs)
	4:30pm-5:00pm	10S4LIFE Juniors (9-11 yrs)
	5:00pm-5:30pm	10S4LIFE Juniors (12-14 yrs)
	5:00pm-6:30pm	PCTP Junior Clinic (11+ yrs)
	5:30pm-6:30pm	10S4LIFE Ladies 3.0-3.5 Doubles Clinic
WED.	6:30pm-7:30pm	10S4LIFE Ladies Adv. Beginner Clinic
	7:00am-8:00am	10S4LIFE Men's Beginner Clinic
	10:30am-11:30am	10S4LIFE Ladies Beginner Clinic
	11:30am-12:30pm	10S4LIFE Ladies Adv. Beginner Clinic
	3:00pm-3:30pm	10S4LIFE Juniors (7-8 yrs)
	3:30pm-4:00pm	10S4LIFE Juniors (9-11 yrs)
	4:00pm-4:30pm	10S4LIFE Juniors (9-11 yrs)
	4:30pm-5:00pm	10S4LIFE Juniors (5-6 yrs)
THUR.	7:00am-8:00am	10S4LIFE Men's 2.5-3.0 Doubles Clinic
	8:30am-9:30am	PCTP Ladies Beginner Clinic
	10:00am-11:00am	10S4LIFE Ladies Beginner Clinic
	7:00pm-8:30pm	PCTP Men's Clinic
FRI.	5:30pm-6:30pm	10S4LIFE Mixed Doubles
	6:30pm-7:30pm	10S4LIFE Mixed Doubles
SAT.	9:30am-11:00am	PCTP Junior Green Dot
SUN.	12:00pm-3:00pm	PCTP Junior Team Tennis League

PICKLEBALL 101

WITH OUR VERY OWN
COACH PETER CHOW

**EVERY
SUNDAY**

3:00pm-4:00pm: Session I
4:00pm-5:00pm: Session II
5:00pm-6:00pm: Session III

OUR WONDERFUL WILDCATS



As Arbor Greene Residents & Wharton Wildcats alike, these three are shining-stars within our community. Paulina G., Tomás V., and Hannah C. consistently make their families and neighbors proud on and off the courts. Whether you know them as: captains of the Wharton Tennis Team; stellar students; frequent community event volunteers; or simply role-models to our community's younger generation, they are always sure to impress. Thank you Paulina, Tomás, and Hannah for being irreplaceable assets to our community!

REGULATE YOUR RUNOFF

What are the effects of stormwater runoff? Stormwater runoff is the transport vehicle for pollutants. Any dirt, oil, grease, fertilizer or other pollutants on the ground can be picked up by stormwater runoff and carried into the stormdrains, lakes and rivers. These pollutants may include nutrients which provide food for unwanted aquatic plants like hydrilla and algae. Excessive algal growth can lead to decreased oxygen in the water that fish need to breathe, resulting in fish kills. Bacteria and other pathogens from pet waste can create serious health hazards in ponds and lakes.

What is an illicit or illegal discharge? Any substance released into the separate storm water drainage system that is not composed entirely of stormwater or uncontaminated groundwater. Examples of illicit discharges include dumping or motor vehicle fluids, household hazardous waste, paint, pool water, grass clipping, yard waste, and/or animal waste.

What should I do if I see an illicit or illegal discharge that could affect our Stormwater Management System? Please contact City of Tampa Stormwater Division - Illicit/Illegal Discharge (813) 274-3101, or The Arbor Greene CDD at (813) 991-9226.

LISTENING IS MORE THAN HEARING

Active listening is a communication skill that involves going beyond simply hearing the words that another person speaks but also seeking to understand the meaning and intent behind them. It requires being an active participant in the communication process. Consider the following, so that you can have more genuine day-to-day interactions.

- Be fully present in the conversation.
- Show interest by practicing good eye contact.
- Notice (and use) non-verbal cues.
- Ask open-ended questions to encourage further responses.
- Paraphrase and reflect back what has been said.
- Listen to understand rather than to respond.
- Withhold judgment and advice unless prompted.



In communication, active listening is important because it keeps you engaged with your conversation partner in a positive way. It also makes the other person feel heard and valued. This skill is the foundation of a successful conversation in any setting—whether at work, at home, or in social situations.

ENRICHMENT ESSENTIALS

Exercise is super important for dogs, but as pet owners we need to also enrich our dogs' minds. Enrichment activities are essential to their physical and mental well-being — plus they can be fun for us and our pets! Here are some quick tips for keeping your furry friend's mind on the go!

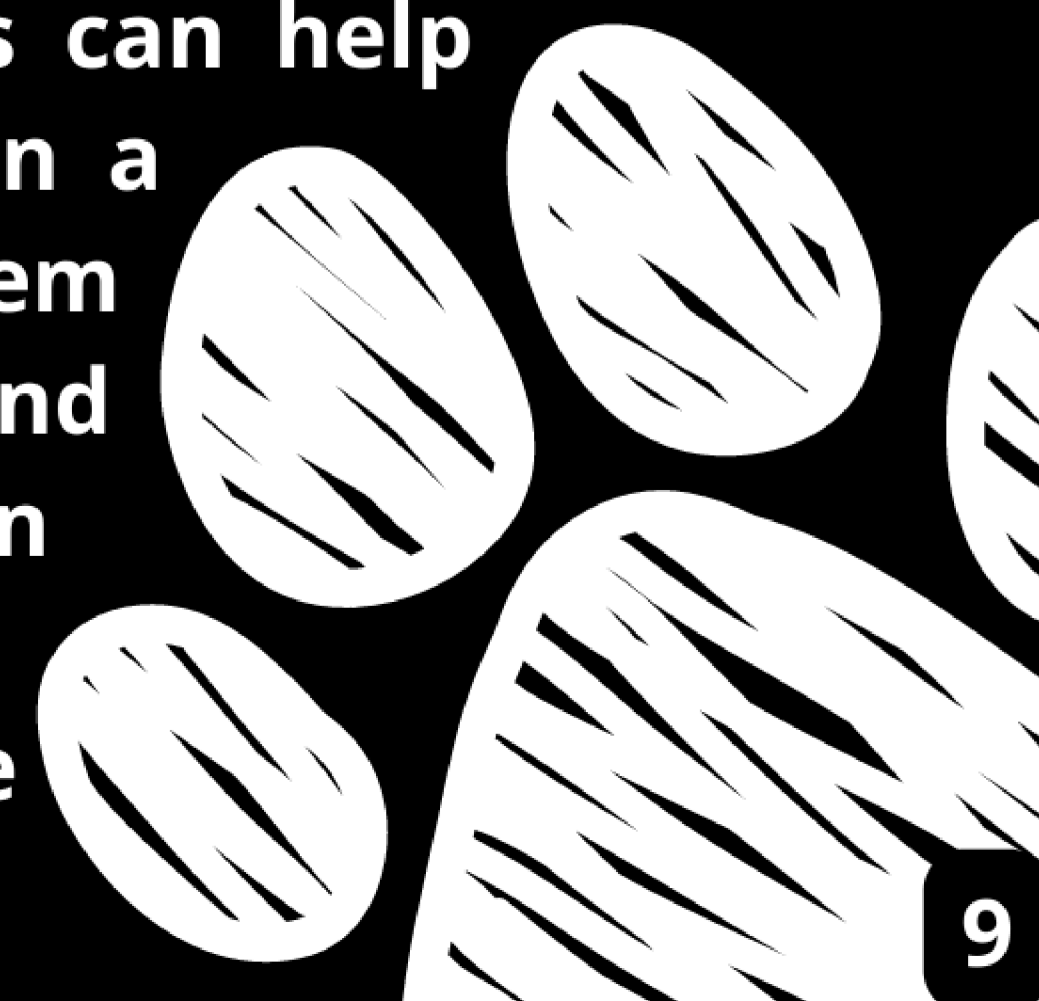
Feed meals in a food puzzle or slow-feeder. Giving your dog meals in a puzzle or a toy offers them a rewarding problem solving activity they can look forward to every day. These can alleviate boredom, which can lead to less-than-desirable behaviors.

Take a different route. Going on the same old walk every day gets dull for dogs (and probably for you too!) Set out and explore new trails or neighborhoods with your pup. Try out

different terrain like a beach walk or a gentle sloping hike.

Play with a friend. Set up a date for your dog to run around with another dog friend in a fenced yard. If they haven't met before, start out by walking the dogs with a friend in parallel several feet apart beforehand in a neutral location to see how comfortable they are with one another.

Let their nose do the walking. Give your dog plenty of time to sniff things when you go on walks, as this can help them burn as much energy as going on a walk. Dogs rely on their noses to tell them important things about the world around them. The olfactory system in dogs can distinguish a staggering variety of scents and can pick up things that can't even be seen at all.



SOMEONE NEEDS YOU, BUCKLE UP!

Neighborhood Watch Association

Here are some quick safety tips to remember when navigating our community as a driver or pedestrian.

- Look out for pedestrians everywhere, at all times.
- Use extra caution when driving in hard-to-see conditions, such as nighttime or bad weather.
- Slow down and be prepared to stop when turning or otherwise entering a crosswalk.
- Yield to pedestrians in crosswalks and stop well back from the crosswalk to give other vehicles an opportunity to see the crossing pedestrians so they can stop too.
- Never pass vehicles stopped at a crosswalk. There may be people crossing where you can't see.
- Never drive under the influence of alcohol and/or drugs.
- Follow the speed limit, especially around people on the street, in school zones and in neighborhoods where children are present.
- Be extra cautious when backing up and look for pedestrians.

Scan the QR Code below with the camera app on your phone for a plethora of driving safety information from the National Highway Traffic Safety Administration. Including information on: Child Car Safety, Pedestrian Safety, Vehicle Theft Prevention, and more! Thank you to Arbor Greene's NWA Coordinator Shirley Entis for continuing to provide valuable safety info and opportunities to her fellow residents!



RESIDENT-LED ACTIVITIES

BOOK CLUB: For serious bookworms, occasional readers, and everyone in between! This club is a fantastic opportunity to discuss entertaining literature in a deeper context! The book club will meet in the Community Center the 3rd Monday of every month at 7:00pm. The book for February is "Wish You Were Here" by Jody Picoult. The book for March will be "The Good Left Undone" by Adriana Trigiani. Contact Diane Wheeler at dianewheeler@verizon.net or at (813) 380-7068 with any questions.

BRO'S CLUB: Presenting Bros & Brews! If you are looking to socialize with other men in your community, bring a drink, some snacks, and join the AG gentlemen in the Gathering Room the last Thursday of every month from 7pm-9pm. Must be 21 or older to attend. Contact Mike Scheld at mikescheld23@gmail.com or (813) 390-7411 with any questions.

MAKERS' STUDIO: Are you a crafter or maker of any kind? If you said "yes", then this is the group for you! This new group will meet as needed! Contact Beth Derby at refurbishedvintagepets@gmail.com for more information on how to join the group as well as future meeting dates!

SEWING CLUB: Looking for a relaxing and local activity? Whether you are a beginner or have advanced knowledge of sewing, you are welcome to attend and participate in this wonderful hobby. The Sewing Club will meet in the Gathering Room the 2nd and 4th Friday of every month at 9am. Contact Susan Waldman at suebo0204@aol.com with any questions.

SWIMMING: Contact Julia Lamb at juliamlamb@gmail.com regarding private swim lessons. Open swim lanes will be available for Residents to lap swim during swim team practice.

TODDLER TUESDAYS: This group has been formed with the effort of bolstering positive interpersonal relationships between the children of our communities' busy parents! This group will meet the first and third Tuesday of every month from approximately 10:00am-11:00am in the Arbor Greene Community Center unless otherwise notified. This group is currently lead by resident, realtor, and parent Elena Esquen. Please contact Elena at eesquen@teamrealtydelivers.com or at (727) 415-5192 with questions regarding this awesome group!

WALK GROUP: Gather with your neighbors to socialize while you exercise. All levels welcome, casual walkers/nature lovers or fitness enthusiasts! Walk Group will be held Monday, Wednesday, and Friday morning at 7:30am. Call or text ahead to confirm. Contact Mallory Gerstein at (813) 907-0386 or malloryhg@hotmail.com with any questions.

WOMEN'S WINE DOWN WEDNESDAY: This is a great opportunity to socialize with other women in the AG community. Bring a drink, a snack, and join the AG ladies at the Community Center on the last Wednesday of every month from 6:30pm-9pm. Must be 21 or older to attend. Contact Noreen Luetke at nluetke@verizon.net with any questions.

— THE ARBOR GREENE CDD PRESENTS —

Paris In Love

Friday | February 10, 2023 | 7pm - 10pm

VISIT WWW.ARBORGREENE.COM FOR MORE INFORMATION

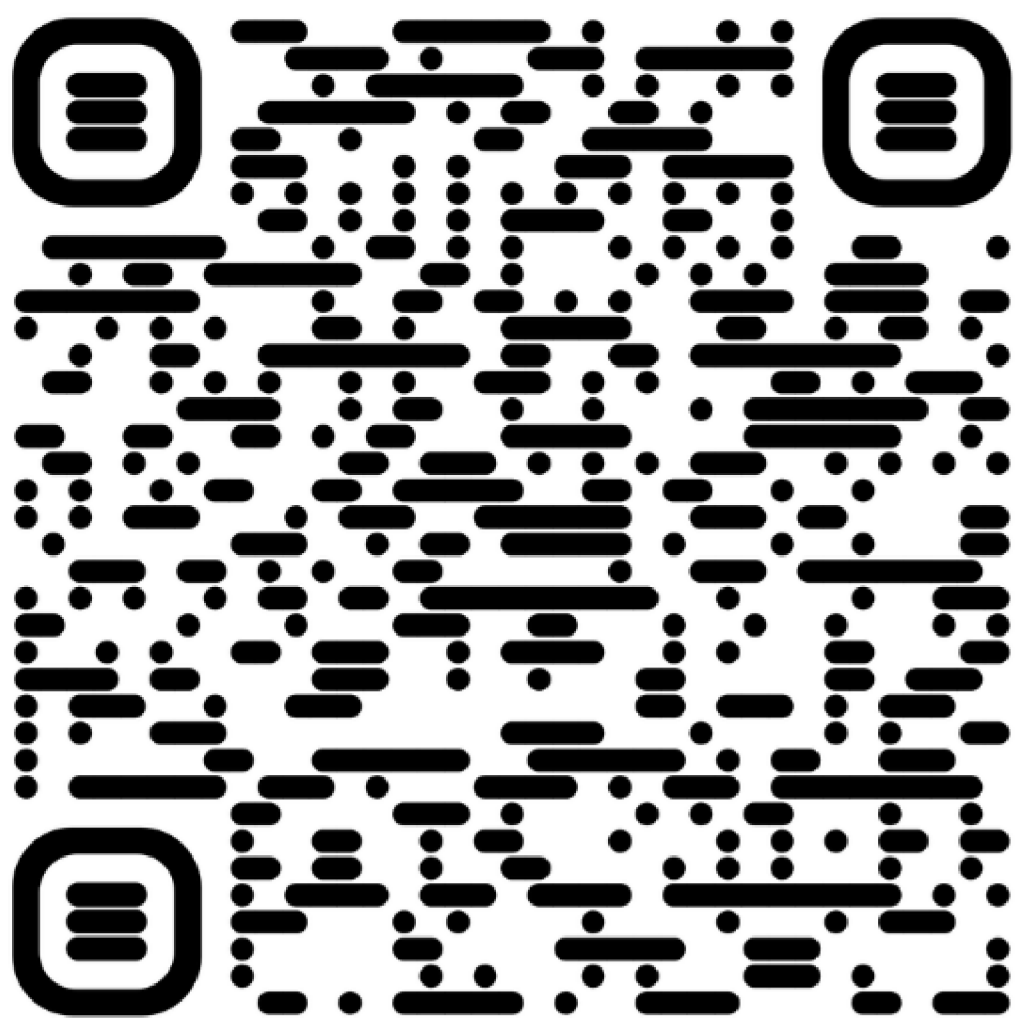
FEB

COMMUNITY CALENDAR

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5 <i>National Chocolate Fondue Day</i> <i>National Nutella Day</i> <i>National Monarch Butterfly Day</i>	6 <i>National Nutella Day</i> <i>National Frozen Yogurt Day</i> <i>National Chopsticks Day</i>	7 Toddler Tuesday 10-11am Take-Out Tuesday 5-8pm	8 <i>National Kite-Flying Day</i> <i>National Boy Scout Day</i> <i>National Opera Day</i>	9 <i>National Chocolate Day</i> <i>National Pizza Day</i> <i>National Toothache Day</i>	10 Sewing Club 9am Paris In Love 7-10pm 	11 <i>National Movie Day</i> <i>National Inventor's Day</i> <i>National Guitar Day</i>
12 <i>Superbowl Sunday</i> <i>National Hug Day</i> <i>National Marriage Day</i> <i>National Plum Pudding Day</i>	13 <i>National Kiss Day</i> <i>National Cheddar Day</i> <i>National Crab Rangoon Day</i> <i>National Tortellini Day</i>	14 Valentine's Day DRB Meeting 6pm HOA Meeting 7pm	15 <i>National Hippo Day</i> <i>National Gumdrops Day</i>	16 CDD Workshop 6:30pm <i>National Almond Day</i> <i>National Innovation Day</i>	17 <i>National Cabbage Day</i> <i>National Tennis Pro Day</i> <i>Random Act of Kindness Day</i>	18 <i>National Battery Day</i> <i>National Pluto Day</i> <i>National Pangolin Day</i>
19 <i>National Airboat Day</i> <i>National Chocolate Mint Day</i> <i>National Whale Day</i>	20 Book Club 7pm <i>National Cherry Pie Day</i> <i>National Muffin Day</i> <i>National Leadership Day</i>	21 Toddler Tuesday 10-11am Take-Out Tuesday 5-8pm CDD Meeting 6:30pm	22 Women's Wine Down Wednesday 6:30pm <i>National California Day</i>	23 Bro's Club 7pm <i>National Margarita Day</i> <i>National Cook A Sweet Potato Day</i>	24 Sewing Club 9am <i>National Banana Bread Day</i> <i>National Chili Day</i> <i>National Dog Biscuit Day</i>	25 <i>National Let's All Eat Right Day</i> <i>National Quiet Day</i>
26 <i>National Pistachio Day</i> <i>National Carnival Day</i> <i>National Tongue Twister Day</i>	27 <i>National Pokemon Day</i> <i>National Strawberry Day</i> <i>National Big Breakfast Day</i>	28 <i>National Chocolate Souffle Day</i> <i>National Science Day</i> <i>National Essay Day</i>	<div><div>03 . 17 . 2023</div><div></div><div>SHAMROCK SHENANIGANS</div></div> <div><div>03 . 25 . 2023</div><div></div><div>LOST IN WONDERLAND</div></div> <div><div>04 . 01 . 2023</div><div></div><div>ANNUAL EASTER EGG HUNT</div></div> <div><div>05 . 13 . 2023</div><div></div><div>MUFFINS WITH MOM</div></div> <div><div>04 . 29 . 2023</div><div></div><div>HAVANA NIGHTS</div></div>			

CONSIDER VOLUNTEERING

It takes a village to host our community events! We are always looking for quality volunteers to assist in the preparation and execution of these exciting activities! Whether you are a student looking to gain volunteer hours for Bright Futures Scholarships, a scholar looking to complete fraternity/sorority obligations, or simply someone who just wants to offer a helping hand. Are you interested? Scan the QR Code above to complete our Volunteer Waiver and we'll add you to our contact list for future events!



SAVE THE DATE