

ARBOR GREENE

GAZETTE

An Arbor Greene CDD Publication

YOU DON'T ALWAYS NEED
A PLAN. SOMETIMES YOU JUST NEED TO

BREATHE, TRUST, LET GO

AND SEE WHAT HAPPENS.

– Mandy Hale –



THE ANNUAL ARBOR GREENE

EASTER EGG HUNT



THANK YOU TO OUR SPONSOR

MY *Tampa* HOME TEAM | kw TAMP
PROPERTIES
KELLERWILLIAMS.



1ST
APRIL

9AM - 12PM

IT'S BOUND TO BE THE HOP-HOP-HOPPIEST OF TIMES!
VISIT WWW.ARBORGREENE.COM FOR MORE INFO.

RSVP NOW!

Please join us on Saturday,

April 1st from 9am-12pm for Arbor Greene's Annual

Easter Egg Hunt! This incredible event will take place throughout our

beautiful Community Center! Every aspect of this event will be entirely FREE to our

Arbor Greene Residents! Don't forget to visit arborgreene.com to secure your spot. Thank you to our Sponsor, Laurie & Matt Dykeman of My Tampa Home Team, Keller Williams Tampa Properties. My Tampa Home Team has continued to sponsor the Annual Easter Egg Hunt and we thank them for their unwavering support of our community and the AGCDD's passionate endeavors.

EASTER EGG HUNTS

As we have done in previous years the Easter Egg Hunts will be divided into two groups. The first group who's Easter Egg Hunt will begin at 10:00am will be for children aged (0-5). Our second Easter Egg Hunt will begin at 10:45am and will be for children aged (6-12). Parent's are highly encouraged to bring easter baskets for their children as the AGCDD will have a limited supply of additional easter baskets. Parents are also encouraged to arrive at least 15 minutes prior to their child's Easter Egg Hunt Time.

PHOTOS WITH THE EASTER BUNNY

Take the time to capture unforgettable memories with the Easter Bunny! A Photo Op area will be designated for parents to capture photos of their children with the Easter Bunny in front of a beautiful themed backdrop. Parents are encouraged to participate and post their wonderful event photos to Arbor Greene Social Media or share them with us via our social media handles (Instagram: [Arbor_Greene](#), Facebook: [Arbor Greene CDD](#))!

ACTIVITIES & MORE

Activity areas will include a variety of event must-haves! These include: Professional Balloon Twisters, Professional Themed Inflatables, Sweet Themed Treats, Professional DJ & Announcements, Egg-citing Easter Craft Kits, an Easter Prize Wheel, and so much more!

SHAMROCK SHENANIGANS

FRIDAY | MARCH 17 | 6:30PM - 9:30PM

Join your Arbor Greene neighbors in our Community Center Gathering Room for our first ever adult St. Patrick's Day event! Attendees will enjoy socializing with each other in this exciting Greene & Gold celebration. Residents will be treated to light hors d'oeuvres and refreshments, as well as a number of themed social activities. Please visit www.arborgreene.com for more information and to RSVP. This event is BYOB and for residents 21+ older.



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*

The Arbor Greene Community Development District (CDD) and Homeowners Association (HOA) are undertaking measures to raise awareness about the obligations and requirements that each homeowner and/or resident (renter) has agreed to, as specified in the rules that accompany the purchase of a home in Arbor Greene.

Our community has been designed to ensure a welcoming atmosphere without congested streets, as well as to alleviate safety concerns. The Homeowners Association Covenants, Conditions, and Restrictions stipulate that "Vehicles shall be parked only within Residential Units on paved surfaces or designated areas and shall not block sidewalks or bike paths. Parking by owners within the rights-of-way is prohibited...Overnight parking in street rights-of-way by any person is prohibited."

This subject is relevant for a multitude of reasons and it is essential that the guidelines are observed to minimize right-of-way limitations for safe vehicle passage, especially for first-responders. Safety is the main concern, but there is also the secondary concern of maintaining an orderly and attractive community and preventing the potential for a decrease in home values. Therefore, it is imperative to be aware of what was agreed upon when purchasing a home in Arbor Greene, and to show respect to fellow neighbors.

In the event of consistent street parking, warnings and/or violation notices with potential repercussions will be given. There is also the possibility that the Tampa Police Department may issue warnings and/or citations for parking on sidewalks as this is a City of Tampa Ordinance.

Thank you in advance for your consideration and respect of these matters. It is our hope that by following the rules, Arbor Greene will continue to be a beautiful and safe place for all residents.

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>
Douang Athitang	<i>Secretary</i>
Lae Tolbert	<i>Treasurer</i>
Jim Tyson	<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 Luetkeke	<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 annual membership meeting of the Arbor Greene of New Tampa Homeowners Association (HOA), Inc., will be held this month in the gathering room of the Arbor Greene Community Center and is currently scheduled to commence at 7:00 p.m. on Tuesday, March 14, 2023. While our community gets prepared to elect a new HOA Board of Directors, to wit, to fill three (3) vacant seats of the seven (7) seats on the HOA board, the Arbor Greene HOA would like to extend its sincere appreciation to outgoing HOA board treasurer Kevin Kerrigan and outgoing HOA board directors Sridhar Vallampatla and Beth Derby for their valued service to our Arbor Greene community. All HOA board members, as well as members of the HOA's Design Review Board (DRB), volunteer their time to serve without compensation. An HOA is only as effective as the degree to which its members, i.e., our community's homeowners, actively participate. 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 (i.e., <https://arborgreene.fswp2.net/>) 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

WHERE THERE'S SMOKE . . .

Neighborhood Watch Association

Did you know that most residential fire-related accidents are caused by these five common household culprits: cooking errors, heating issues, faulty electrical distribution, intentional fire setting, and smoking accidents. Most of these hazards can be avoided with a few standard household precautions:

As cooking hazards are the top cause of house fires, take care to monitor your stovetop, oven, pressure pots, toaster, and microwave while in use. Items should be unplugged when not in use.

Keep a fire extinguisher on hand, as grease and electrical fires can't be put out with water.

Prevent electrical hazards by throwing away faulty appliances, keeping plug-in items away from water, and checking for outdated electrical work in the home's structure.

Keep clutter away from stoves and space heaters. (We're looking at you, fleece-blanket fort.)

Never leave an open flame unattended, even from a small candle or cigarette.

Install smoke and carbon monoxide detectors and set reminders on your calendar to test them every six months.

Clean the dryer vent annually. Removing buildup from your dryer filter before each load of laundry isn't enough. According to the U.S. Fire Administration, this seemingly harmless lint trap is the cause of nearly 3,000 house fires each year.

If you have a fireplace, install a safety screen, clean out ash between uses, and keep it on a regular maintenance schedule with a professional.

A huge thank you, as always, to Arbor Greene's NWA Coordinator Shirley Entis for continuing to provide valuable safety information and opportunities to her fellow community members.

BUCKLE UP, EVERY SINGLE TIME

There are three kinds of people in this world: those who buckle before they even start the car, those who skip seat belts when they're just driving down the street but wear them on long drives, and those who seem to ignore seat belts altogether. We should all strive to be the first person.

Seat belts really can save lives. "If there's a crash, the seat belt keeps you in the vehicle and gives you the best opportunity to ride out the crash forces," says Kris Poland, Ph.D., deputy director of the National Transportation Safety Board Office of Highway Safety. "If you're either thrown around inside the vehicle or ejected from the vehicle, both of those are very risky scenarios."

According to the CDC, wearing a seat belt is one of the most effective ways to reduce injuries and fatalities when car crashes do happen.

Seat belts are important in any type of moving vehicle, not just your personal car. Taxis, buses when equipped, limousines. If there's a seat belt, you should wear it.

WE ARE THE TOP 3%

Did you know that according to Niche, Inc. (a highly revered digital database of America's neighborhoods, schools, and workplaces which uses Federal, Local, and State databases to formulate statistics and comparative rankings), Arbor Greene ranks within the top 3% of neighborhoods to live in Florida and the top 3% of places to live in America!

This is out of approximately 18,515 neighborhoods nationwide!

POOL SAFETY IS A PRIORITY

The safety of our community's children around residential and recreational pools is of the utmost concern. Always provide close and constant attention to children you are supervising in or near water. Always have children swim with an adult; don't allow anyone to swim alone!

Even if you are swimming at a pool where a lifeguard is present, vigilance cannot be understated, no matter how well a child can swim or how shallow the water. Avoid distractions when monitoring children swimming, including cell phones. Consider designating a "water watcher" whenever in a group swim setting. Finally, never leave a young child unattended near water and do not trust a child's life to another child; teach children to always ask permission to go near water.

PLAN A DAY TRIP TO REMEMBER

THE FLORIDA BOTANICAL GARDENS

Visitors to the Florida Botanical Gardens can relish the natural wonder of Florida while enjoying a walk through 150 acres of formal gardens, scenic landscapes, and native habitats. Managed by the Pinellas County Parks and Conservation Resources Department, this flora feature promotes environmentally friendly techniques. The Florida Botanical Gardens Foundation also hosts a variety of events utilizing this beautiful landscape. The Gardens are open daily from 7 a.m. to 5 p.m. Leashed pets are welcome.

🅈 FREE 🕒 50 MIN. - 1 HR. 15 MIN. 📍 12520 ULMERTON RD, LARGO



FORT DE SOTO PARK

The largest park within the Pinellas County Park System, Fort De Soto park consists of 1,136 acres made up of five interconnected islands (keys). These keys are home to beach plants, mangroves, wetlands, palm hammocks, hardwoods and scores of native plants. Incomparable beaches draw you in, and historic sites and other treasures make for a memorable day of exploring. Fort De Soto Park is open 7 days a week from 7 a.m. to sunset. This park also happens to have one of Florida's only off-leash dog beach-parks!

🅈 \$5 PARKING FEE 🕒 55 MIN. - 1 HR. 30 MIN. 📍 3500 PINELLAS BAYWAY S, TIERRA VERDE



TECO MANATEE VIEWING CENTER

As "Manatee Season" comes to a close, now is the time to visit the TECO Manatee Viewing Center to see these beautiful creatures gather. Visitors can wander along boardwalks overlooking the impeccable water area where manatees congregate; visit a newly remodeled education center to learn about the plant-eating, warm-blooded "gentle giants," and even get a bite to eat at the Southshore Café. Open daily from November 1 - April 15, 10 a.m. to 5 p.m.

🅈 FREE 🕒 35 MIN. - 50 MIN. 📍 6990 DICKMAN RD, APOLLO BEACH



TAKE-OUT TUESDAYS

Arbor Greene Take-Out Tuesdays take place on the 1st and 3rd Tuesday of every month from 5pm-8pm. Keep an eye on Arbor Greene Social-Media and E-Mail Notifications for the most up to date information on Take-Out Tuesdays.

Tuesday, Mar. 7th (5-8pm)

The Food Trucks for this Take-Out Tuesday date include **That's Kickin' Chicken** (serving delicious fried chicken and sides), **Shula Burger** (serving incredible burgers and sides), and **Little Lenny's Italian Ice**. (serving authentic Italian Ice in a variety of flavors)!

Tuesday, Mar. 21st (5-8pm)

The Food Trucks for this Take-Out Tuesday date are all brand new to our community! Trucks include **Wright Kinda BBQ** (serving mouth-watering BBQ and sides), **The Nacho Wagon** (serving gourmet nachos in several combinations), and **The Kake Shoppe** (serving sweet cakes among other trendy treats)!

WHO LET THE DOGS OUT?

When in a public space (specifically here in Arbor Greene) keep your pet leashed or in a carrier at all times. This is both for your pet's safety and for the well-being of the other people and animals that may be in the general area. We can't always guarantee that a dog that is usually good off leash will not have a "moment" and disobey a stay command or unintentionally scare an unsure person by running up to say "Hi". Proper restraint is not a violation of our pet's liberty but rather a sign of good pet parenting.

The Bottom Line: according to Florida State Law it is unlawful for a domestic animal to stray, run, go, or roam at-large in or upon any public street, sidewalk, school grounds, in the area of school vehicles, beaches, parks, or on the private property of others without consent of the property owner. Your dog **MUST** be on a leash if it is in a public space. Dogs should be close enough to their owner's side that you can pull them back from an aggressive situation. Again, this is for both your pet's safety and for the comfort of people who may be timid around dogs.

EASY WAYS TO MANAGE YOUR STORMWATER RUNOFF

NEVER DUMP ANYTHING DOWN STORM DRAINS

Improper disposal of chemicals into storm sewers is not only bad for the environment, it's against the law. Dumping anything into storm drains is simply polluting. If you're unsure how to dispose of a particular chemical (such as fertilizers or pesticides) check the label or schedule a pick-up with your local hazardous waste facility.

PICK UP AFTER YOUR PETS

Aside from being the proper thing to do, picking up after your pet keeps fecal bacteria out of our lakes and rivers. When pet waste drains into local bodies of water, this increases public health risks and causes infections. By picking up after your pet, you can keep dangerous bacteria out of your drinking water.

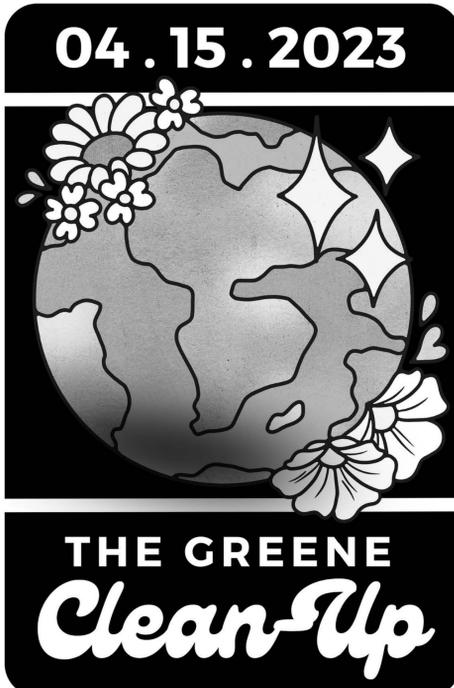
DON'T WASH YOUR CAR ON YOUR STREET OR DRIVEWAY

Impervious surfaces, such as driveways and streets, prevent runoff from soaking into the ground. Washing your car on these impervious surfaces may lead to car oil, brake fluid, and other contaminants flowing into storm drains. Instead, take your car to a professional car wash. Car washes have wastewater management systems that help keep the soap and other contaminants out of local waterways.

If you ever witness an illicit/illegal discharge that could affect our Stormwater Management System please contact the City of Tampa Stormwater Division - Illicit/Illegal Discharge (813) 274-3101, or the Arbor Greene CDD at (813) 991-9226.



The Arbor Greene CDD is committed to helping preserve and protect our beautiful community. Although we have daily and weekly maintenance staff collecting trash from our roadways and stormwater systems, we have submitted a notice of intent with the Florida Department of Environmental Protection "FDEP" to host volunteer clean-up events. This year we are hosting "The Greene Clean-Up" in an effort to improve the environmental consciousness of our community.



PESTIC- THE IDES OF MARCH

When shopping for pesticides, you have a huge selection. To make your gardening safer and more environmentally friendly, use products made from natural ingredients.

Knowing the features and use of each tool, you can effectively fight against insect pests, parasites, and plant diseases. Although eco-friendly products decompose faster in the sun and air than their chemical counterparts, they do not lose effectiveness with regular application.

- Salt Spray
- Orange Citrus Oil
- Diatomaceous Earth
- Chrysanthemum Flowers
- Neem Oil
- Eucalyptus Oil
- Garlic Spray
- Hot Pepper Wax

EXCITING UPDATE: COMMUNITY CENTER TOT-LOT ADDITION

The Arbor Greene CDD is ecstatic to provide an update on the improvement of our Community Center Playground. If you were not aware, our Community Center will soon be host to a brand new "Tot-Lot" addition! This area will be the first to provide a fully equipped play area for our community's youngest children. While this playground offers an array of equipment for children aged 5-12, the new addition will be perfect for those children specifically aged 2-5. This space will act as an incredible accompaniment to our already existing playground and will add to a community feature which so many families enjoy on a daily basis.

A portion of the berm and plantings around the playground have already been removed to provide an open feel to the park, additional space, improved safety, and easier access for families. Throughout the coming phases of this project, additions will include: specialized toddler play equipment; swings appropriate for multiple age-ranges; additional resting benches; a new drinking fountain, and more! Residents will be notified through multiple avenues regarding updates on the completion of this exciting addition.

Please keep a close eye on AGCDD e-mail notifications as well as official AGCDD social media for updates on community projects, operations, and more.

HEALTH & WELLNESS

START YOUR FITNESS JOURNEY WITH FRIENDS

The Arbor Greene CDD has partnered with JOY Thru Fitness to provide our community members with a variety of personal training and group class options that work with their busy schedules! Check out a few of the group classes that are currently offered below and find the one that's right for you! Once you've made your decision, scan the QR code and solidify your spot. It's as simple as that!

FUNCTION FIRST

This class is the perfect way to start off your morning. This class is a low-impact, low-resistance (weight) workout with short rest intervals and is geared primarily at improving muscle tone and definition while improving cardiovascular fitness. For all fitness levels!

TOTAL BODY RESET

This circuit style class provides a full-body workout that helps improve physical fitness and burn calories by using a mixture of resistance bands, bodyweight, dumbbells and kettlebells. For all fitness levels!

CORE & MORE

This circuit style class moves you in different directions to increase overall balance, core stability, posture, improve fall prevention and cardiovascular fitness. For all fitness levels!

FULL BODYWEIGHT WORKOUT

The most effective way to boost your metabolism, burn body fat, and gain strength. This class utilizes a variety of movements that work the major muscle groups. For all fitness levels!

OWN YOUR FITNESS

Start your morning off right with a full-body workout. This class utilizes bodyweight exercises combined with resistance band exercises. You'll experience an exciting range of strengthening, balance, and core exercises while improving cardiovascular health! For all fitness levels!

USE CODE

AG5



DID YOU KNOW?

Your heart is the hardest working muscle in your body. It beats approximately 100,000 times per day, pumping almost 2,000 gallons of blood. In just a 70-year life span, your heart will have beat more than 2.5 billion times!



COACH HEATHER
FITNESS & NUTRITION

info@joythrufitness.com

386.481.8225

CEO & Director of Programs, JOY Thru Fitness

A QUICK REFRESHING TIP

Are you looking for a healthy alternative to replace that soda or juice craving? Coconut water offers a world of benefits while providing a sweet and refreshing taste! Benefits of drinking coconut water include:

- Keeping your body cool.
- Orally re-hydrating your body.
- Boosting your overall circulation.
- Balancing your body's PH.
- Boosting your immune system.
- Raising your metabolism.
- Cleaning your digestive tract.
- & More



Tip Provided By Your JOY Thru Fitness Family

PREVENT INJURY, EXERCISE WISELY

If you are new to an exercise or sport, consider taking lessons to learn the basics. Learning the right way to do an exercise or sport can help prevent injury. Look for lessons in your community or through sports or outdoors organizations. You can also consider hiring a personal trainer.

Warming up before exercise gets your blood flowing, warms up your muscles, and helps you avoid injury. The easiest way to warm up is to exercise slowly for the first few minutes, then pick up the pace. For example, before running, walk briskly for 5 to 10 minutes.

You should also cool down after exercise to bring your heart rate and body temperature back to normal. Cool down by ending your routine at a slower pace for the last 5 to 10 minutes.

Forget the old saying "no pain, no gain." Of course, to build strength and stamina, you will need to push your body. The key is to push slowly and gradually. You can expect sore muscles after your workout. But you should never feel pain when exercising. If you feel pain, stop right away.

Being tired all the time can also be a sign that you may be overdoing it. In general, avoid increasing these 3 things all at the same time: number of days you exercise; length of time you exercise; and how strenuously you exercise.

Contact your primary-care provider for any muscle or joint pain that does not go away after self-care. Go to the hospital right away or call 911 or the local emergency number if: you have chest pain during or after exercise; you think you have a broken bone; a joint appears out of position; you have a serious injury or severe pain or bleeding; you hear a popping sound and have immediate problems using the joint.

A NOTE REGARDING USE OF THE COMMUNITY CENTER FACILITIES

It is wonderful to have such an incredibly active community, whether you're an established family or perhaps one of our newest! Our team loves to see so many residents using the facilities that make Arbor Greene an amazing place to call home. We would like to remind community members of a few policies that will make the use of our facilities easier and more convenient for all.

Please note that proof of residency is required to use any of the Community Center facilities. Proof can either come in the form of an Arbor Greene issued Access Control Card (photo required) or a Driver's License matching our current database of addresses and the residents residing within any given home.

Any Arbor Greene resident, over the age of 14, may purchase an Access Control Card (\$7.00 Fee/Proof of Residency Required) at the Community Center. This is highly recommended for ease of entry into the facilities. For residents over the age of 14, this allows use of the Community Center facilities without the presence of an accompanying adult. Without the presence of an adult, no residents under the age of 14 are permitted to use any of the Community Center facilities under any circumstances.

Regarding the Community Center Fitness Rooms, a resident must be 16 years of age or older to use these facilities without accompaniment. Residents aged 14 or 15, must be accompanied by an adult who is 18 years of age or older.

To reiterate, it is crucial that you are able provide proof of residency for the sake of your overall Community Center experience. This allows Community Center staff to monitor our facilities more efficiently. Moreover, it allows for the swift identification of individuals who are not Arbor Greene residents, so that appropriate action may be taken. Individuals who are found to not reside within Arbor Greene and children who are found to be too young to utilize the facilities will be asked to depart from the Arbor Greene Community Center immediately.

We anticipate that our community will appreciate the further implementation of these policies, so that the use of our Community Center facilities can be appropriately regulated for the betterment of all.

Sincerely, *The AGCDD Management Team*

5 ESSENTIALS OF INTERIOR DESIGN

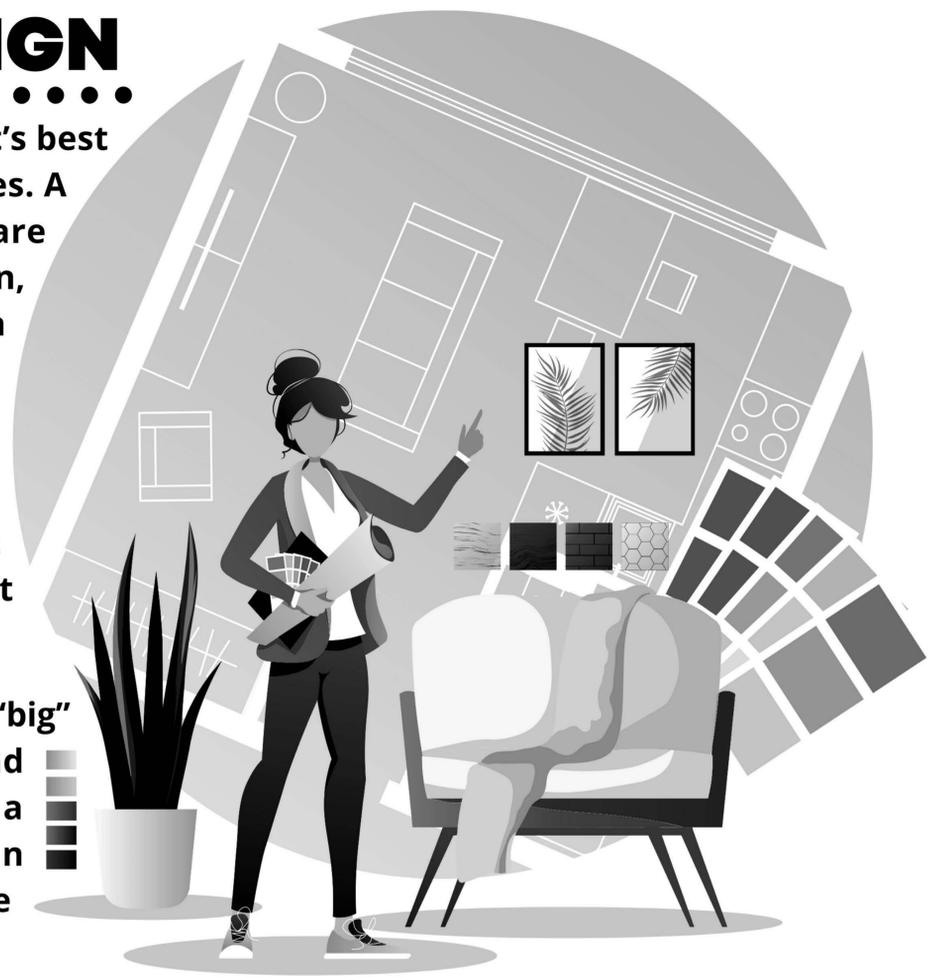
Spend carefully. When you're just getting started in interior design, it's best to take things slow and decide which items will be your big-ticket ones. A good rule of thumb is that the best pieces of furniture to splurge on are couches and beds—they're visually heavy items that will draw attention, so you want them to look nice. Once you've found those, you can fill in the gaps with your accent items and DIY home decorating.

Remember to think about lighting. A well-designed room can be spoiled by improper lighting, so make sure to factor lighting into your budget. Windows (for natural light), floor lamps, overhead lights, accent lighting, and white- or light-colored walls and furniture are all great ways to open up a dark or small space.

Make good use of accent pieces. Some interior designers focus on the "big" pieces in a room—things like couches, rugs, dressers, and tables—and forget about the small things. Accent pieces are a great way to make a room feel more personalized and more visually interesting, so keep an eye out for things like bowls, books, and other decorations you can use to jazz up shelves and coffee tables.

Give your furniture room to breathe. When you get a new piece of furniture, it's a natural inclination to push it up against the wall—but this can make a room feel stiff and flat. Instead, keep your furniture at least a few inches away from the walls to give your room an airier feeling.

Your home is not a showroom. If you're currently working on your own home's decor and interior, don't try to make it look like the professional photos you see online or in interior design classes—those are meant to show off design principles and furniture rather than be lived in. Instead, throw in more eclectic or sentimental pieces so that your house has the perfect balance of gorgeous design and liveability.



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 March is "The Good Left Undone" by Adriana Trigiani and the book for April will be "The Love of My Life" by Rosie Walsh. 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 Lueteteke at nlueteteke@verizon.net with any questions.



WHO WAS...

BRUCE B. DOWNS

Bruce Barkley Downs was a man who loved roads, wrote Times writer Emily Nipps in a 2007 profile. Downs spent nearly three decades with the Florida Transportation Department before working as Hillsborough County's deputy public works administrator. In 1983, a newspaper article called his job one of the most stressful in the county. The next day, he collapsed at a restaurant. He was just 53 when he died from the massive heart attack. Downs was a beloved and respected man, known

for his directness and professionalism. More than 500 came to his funeral. He was survived by Patsy Downs, his high school sweetheart, as well as his children, Luanna Sheridan and Bruce Barkley Downs Jr. He also had two grandsons, Bruce Barkley Downs III and Justin Sheridan (who went on to live off Bruce B. Downs Boulevard during his time at USF). Three years after his death, the county renamed 30th Street in his honor. Thousands still drive down the road every day. Patsy recalled her husband's remarkable photographic memory and ability to remember names and faces after just one meeting. She told the Times that her husband would have felt shocked to know about the road being named after him. "He would have felt so humble."

Calise, G. (n.d.). Who was Howard Frankland? Bruce B. Downs? Gandy? meet the people behind the landmarks. Tampa Bay Times. Retrieved from <https://www.tampabay.com/florida/2019/02/22/who-was-howard-frankland-bruce-b-downs-gandy-meet-the-people-behind-the-landmarks/>

MAR

COMMUNITY CALENDAR

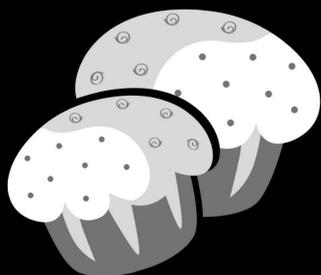
			Wednesday	Thursday	Friday	Saturday
			1 <i>National Pig Day</i> <i>National Compliment Day</i> <i>National Peanut Butter Lovers' Day</i>	2 <i>International Rescue Cat Day</i> <i>National Old Stuff Day</i> <i>National Egg McMuffin Day</i>	3 <i>National Cold Cuts Day</i> <i>National Employee Appreciation Day</i> <i>World Wildlife Day</i>	4 <i>National Pound Cake Day</i> <i>National Safety Day</i> <i>National Snack Day</i>
Sunday	Monday	Tuesday				
5 <i>National Cheese Doodle Day</i> <i>National Return Borrowed Books Week Begins</i>	6 <i>National Dentist Day</i> <i>National Frozen Food Day</i> <i>National Tennis Day</i>	7 Toddler Tuesday 10-11am Take-Out Tuesday 5-8pm	8 <i>National No-Smoking Day</i> <i>National Retro Video Game Day</i> <i>National Learn What Your Name Means Day</i>	9 <i>National Meatball Day</i> <i>National Popcorn Lovers' Day</i> <i>National Barbie Day</i>	10 Sewing Club 9am <i>Harriet Tubman Day</i> <i>National Salvation Army Day</i>	11 <i>National Dream Day</i> <i>National Sofrito Day</i> <i>World Plumbing Day</i>
12 Daylight Savings (Spring Forward) <i>National Girl Scout Week Begins</i> <i>National Working Moms' Day</i>	13 <i>National Canine Veterans' Day</i> <i>National Button Week Begins</i> <i>National Napping Day</i>	14 DRB Meeting 6pm HOA Meeting 7pm <i>National Children's Craft Day</i>	15 <i>National Peanut Lovers' Day</i> <i>National Buzzards Day</i> <i>World Speech Day</i>	16 CDD Workshop 6:30pm <i>National Artichoke Day</i> <i>National Panda Day</i>	17 Shamrock Shenanigans 6:30-9:30pm 	18 <i>National Corndog Day</i> <i>National Sloppy Joe Day</i> <i>Save The Florida Panther Day</i>
19 <i>National Pretzel Day</i> <i>National Poultry Day</i> <i>National Backyard Day</i>	20 First Day of Spring Book Club 7pm <i>International Day of Happiness</i> <i>Won't You Be My Neighbor Day (In Honor of Mr. Rogers)</i>	21 Toddler Tuesday 10-11am Take-Out Tuesday 5-8pm CDD Meeting 6:30pm	22 <i>World Water Day</i> <i>National Bavarian Crepes Day</i> <i>National Talk Like Shakespeare Day</i>	23 <i>National Chip & Dip Day</i> <i>National Puppy Day</i> <i>World Math Day</i> <i>National Tamale Day</i>	24 Sewing Club 9am <i>National Cocktail Day</i> <i>National Chocolate Covered Raisin Day</i>	25 Lost In Wonderland: Garden Tea Party 10am-12pm 
26 <i>National Good Hair Day</i> <i>National Spinach Day</i> <i>The Beginning of National Cleaning Week</i>	27 <i>World Theater Day</i> <i>National Spanish Paella Day</i>	28 <i>National Respect Your Cat Day</i> <i>National Hot Tub Day</i> <i>National Black Forest Cake Day</i>	29 Women's Wine Down Wednesday 6:30pm <i>Manatee Appreciation Day</i>	30 Bro's Club 7pm <i>National Take A Walk In A Park Day</i> <i>National Turkey Neck Soup Day (Yum!)</i>	31 <i>National Eiffel Tower Day</i> <i>National Crayola Crayon Day</i> <i>National Clams on the Half-Shell Day</i>	1 Annual Easter Egg Hunt 9am-12pm 

04 . 29 . 2023



HAVANA NIGHTS

05 . 13 . 2023



MUFFINS WITH MOM

05 . 20 . 2023



BRONCO BASH

05 . 26 . 2023



END-OF-SCHOOL ICE-CREAM SOCIAL

06 . 17 . 2023



DONUTS WITH DAD

SAVE THE DATE

THE DATE

Take the time now to mark down these exciting events in your calendar!