

THE CHARLESTON CORNERS CHRONICLE

FEBRUARY–MARCH 2025

Board Message

A lot happens in the months of February and March in the way of celebrations. So first let's say Happy Groundhog Day. February 2nd may usually go unnoticed here in Florida but if you are from the north, it means six more weeks of winter or an early Spring. As we were preparing this newsletter this had greater meaning as we seemed to be experiencing a true winter here. Let's hope Punxsutawney Phil does not see his shadow and we can get on with Spring.

Happy Valentines Day! Now this is a day to look forward to when we express love and gratitude to that special person. Oh, and also partake of the other food group – Chocolate.

At the end of February our Muslim community sees the start of Ramadan, a month of fasting, prayer, reflection, and community. On March 5th Christians celebrate Ash Wednesday and the season of Lent.

We cannot forget our Irish friends on March 17th when celebrations turn green. And following this on the 20th we have the first day of Spring when everything turns green.

On March 23rd we have National Puppy Day. That leads us to the subject of cleaning up after your dog. Throughout our community our HOA maintains Dog Waste Stations with bags and trash cans to deposit the bags after we clean up the dog mess. What is disheartening about this is frequently we see piles of dog mess right at these stations. There should be no reason for this as all the resources are right there to take care of the waste. Be courteous of your neighbors and community and please clean up after your dog or puppy. Happy Puppy Day!

We want to welcome Elyse Silver to the Board as a Director. There is some more information in the newsletter on this

appointment. There are also other interesting and informative articles that you will want to take some time and read.

Remember, stay safe, stay kind and spread some love this Valentines Day.



Clubhouse Rentals

We are pleased to see that the clubhouse is being more frequently rented. It really is a great asset to the community. Here are a couple of things that will make your experience better.

- When you fill out the rental agreement, please give us only the time that your guests will be on site so we can unlock the front and back door as well as the bathroom doors. Access to the clubhouse will automatically be given to the renter through the amenity phone app from 6am to 2am the next day. From the time your guests arrive and are at the party, all the doors will remain unlocked. This includes the bathrooms as well. You will see a circle (O) on the keypad that will let you know it is unlocked.
- Please do not block open the doors or put a shim in the locks.
- The thermostats will detect motion that will turn on the air conditioning. Do not try to adjust them.
- Please do not use glitter or confetti. If this is found on the floors or furniture you will be charged for the cleaning from your deposit. Please thoroughly clean up. This includes the bathrooms.
- And last, please return all furniture, chairs and tables to their original places.

Thank you.

Wetland Setback Area Change

The Natural Resources, Development Services Dept of Hillsborough County has modified their requirements for placing fences in the Wetland Setback Area. The new regulation changes enacted this past summer now permit fences to be installed in Wetland Setback Areas **provided they do not impede the flow of water based on elevation or design the fence.**

Previously when reviewing ARC's for new fences or replacements we have constantly held the line on approving any fences in the Wetland Setback area as it has been a County Regulation prohibiting this. There was a Variance that the homeowner could apply for along with a non-refundable fee of \$2245.82 with no guarantee of approval. This alone pretty well stopped any further action after our denial. There is no longer a permit required by the County.

An ARC is still required to be submitted for review on any fence being installed or replaced on your property. Fences still can not be placed in the Wetlands.

A lot of our homes back up to wetland or conservation areas and our property plats show generally a 30-foot setback area noted as Wetland Setback Area. These changes will make it easier for homeowners to add or maintain fences as well as our reviews and approvals.





THE FAULKNER FIRM

A WEALTH PRESERVATION & BUSINESS LAW FIRM

ESTATE PLANNING & PROBATE

- Last Wills & Living Trusts
- Probate Administration
- High Net Worth Planning
- Post Death Assistance
- Ladybird Deeds
- Tax Minimization Strategies

Call about
our upcoming
FREE
seminars!

(727) 939-4900

Debbie Faulkner, Esq.

LL.M. in Taxation

Cornell Law Graduate

Florida Bar #94212

Recognized by Super Lawyers, 2016-2024

(5% of attorneys statewide)



TheFaulknerFirm.com

4056 Tampa Road

Oldsmar, FL 34677



HAPPY
Valentine's
DAY



PEOPLE'S CHOICE #1
BEST OF THE BEST
Tampa Bay Times

Due to many of us struggling to pay our bills, we are offering a **Valentine's Day \$500 gift card** on top of all our discounts and rebates with the purchase of a new A/C and Heating System.

We hope you and your sweetheart have a beautiful Valentine's day.

Estimates are free. 

Offer only good for the month of February 2025.

UP TO **\$5,000 OFF!**

A NEW AIR CONDITIONER OR HEAT PUMP!!

CALL FOR DETAILS 813-964-7155

PLUS **FREE** DUCT CLEANING WITH EVERY NEW SYSTEM !

0% Financing Available
No payments for **ONE YEAR!***

Good or Bad Credit
99% Approved *



TRANE

Air Conditioning and Heating



Air Masters
of Tampa Bay, Inc. Since 1983
Air Conditioning & Heating

Family Owned & Operated Since 1983 | Google Guaranteed Contractor
Hablamos Español.

813.964.7155

VISA

*Subject to credit approval and credit limit. See stores for details.

CMC1249497



New Board Member



The Board is pleased to announce the appointment of Elyse Silver to serve on the Board. She will be completing the term of Thelma Delgado-Josey who was our Treasurer. Elyse was appointed at our January meeting.

Elyse has lived in the community for a number of years. Prior to moving here, she lived in Westchase where she also served on the HOA Board for 3 years. She is an Elementary School Physical Education teacher here in Hillsborough County. Prior to teaching she served in various Personnel Management and Human Resources positions dealing with the public and personnel issues. She also has worked at a 5-star resort and understands the complexity of managing a property organization.

Elyse is looking forward to ways of increasing community participation in activities that would utilize the resources we have in the community. She describes herself as a go getter and one that “thinks outside the box”. She looks forward to getting to know everyone and helping to continue to make Charleston Corners the best place to live!

Little Free Library

Books Needed - Readers Needed !

Thanks to several residents who assisted in getting this project completed we now have a Little Free Library box. The box is located at the entrance loop to the clubhouse. The idea came from a suggestion by several residents and the Board purchased the library box.

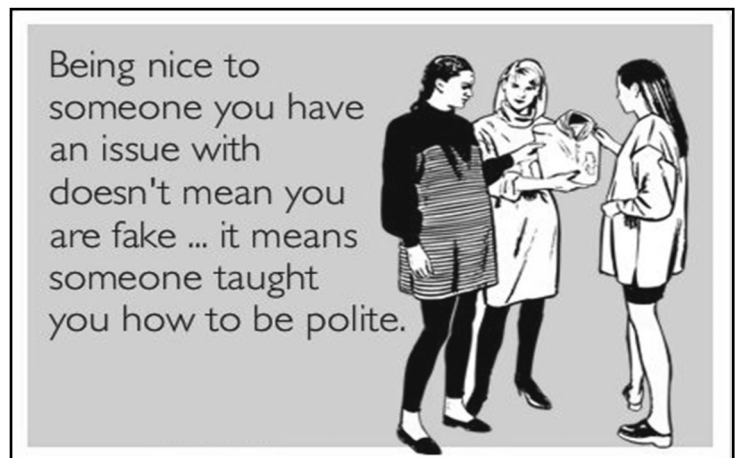
Bob McElroy, our Beautification Committee chairman installed the post and box. Shawn Tommelleo painted the box and Zen provided equipment to dig the hole. A big Thank You to these residents. Now it is up to you to stock the library and take out what you find interesting to read.

This is free to our residents. Take a book or leave a book. Please keep books G rated as we encourage our young folks and anyone else to use the library.

Enjoy



 <p>FEBRUARY</p>	 <p>March</p>
<p>2nd – Groundhog Day 14th – Valentines Day 20th – Board Meeting and continuation of Annual Members Meeting 28th - Ramadan Begins</p>	<p>5th – Ash Wednesday 9th – Daylight Savings Time Begins. 17th – St. Patrick’s Day 20th – Board Meeting 20th - First Day of Spring 23rd - National Puppy Day</p>



NATIONALLY
RECOGNIZED CARE

GROUNDBREAKING
RESEARCH

CARE CLOSE
TO HOME



We know your heart.

We know the heart. We've mapped it, repaired it and researched it. We've strengthened it and saved it. Every heart is unique, and our heart experts are here to care for each one and to celebrate the triumphs of recovery. We know your heart, and we know there is an unstoppable human spirit at the center of it.



Schedule an appointment today.
Visit [AdventHealthCardiovascularInstitute.com](https://www.AdventHealthCardiovascularInstitute.com)


Advent Health
Carrollwood

1535446741

SERVICE ALL ABOUT YOU!



**\$50.00 OFF
ANY
SERVICE REPAIR**

Only valid on repairs \$300.00 or more. May not be combined with any other offers. Other terms and restrictions may apply. Expires 2/28/2025

**0% INTEREST
AND LOW PAYMENT
FINANCING OPTIONS**

With approved credit, only valid on certain offers, other conditions may apply. Expires 2/28/2025

CORNERSTONE

AIR CONDITIONING • PLUMBING • ELECTRICAL

AIR CONDITIONING

- ✓ A/C Emergency Service & Repair
- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ A/C Maintenance Plan for Cost Savings
- ✓ All A/C Brands Serviced
- ✓ Up To 5 Years NO Interest Financing *WAC
- ✓ New A/C System As Low As \$65/mo. *WAC

PLUMBING

- ✓ Plumbing and Drain Inspections
- ✓ Emergency Service & Repair
- ✓ Traditional & Tankless Water Heater Service, Repair, and Installation
- ✓ Water Treatment and Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Repipes
- ✓ 18 Month NO Interest Financing *WAC

ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting Installation
- ✓ Whole Home Generator Installation
- ✓ Electrical Maintenance Plan
- ✓ 18 Month NO Interest Financing *WAC

GENERATORS

- ✓ Whole Home & Portable Generator Installations
- ✓ 18 Month NO Interest Financing *WAC
- ✓ Benefits of Cornerstone Installed Generators:
 - Runs Days to Weeks on Natural Gas or Liquid Propane
 - Protects 24/7 From Outages Automatically
 - Turns Itself Off When Power Is Back On
 - No Deadly Carbon Monoxide Poisoning Risk

**Call Today!
Fixed Today!**

813-461-7422

www.cornerstonepros.com

CAC1816647 & CFC1428982 • EC13011923



Tampa Bay's Premier Screening Company

EVERYBODY
WANTS A
BEAUTIFUL POOL

WE MAKE IT HAPPEN
WITH BEAUTIFUL SCREENS

Screens'R'Us

From single panels to full rescreening, **SCREENS' R US** will help rejuvenate your outdoor space to take full advantage of your screened patio.

Free No Obligation estimate **813.295.1217**
 info@screensrus.com
 www.screensrus.com

PANORAMIC PANELS/ SINGLE / FULL RESCREEN
 LANAI HARDWARE / DOOR REPAIR / PET DOORS

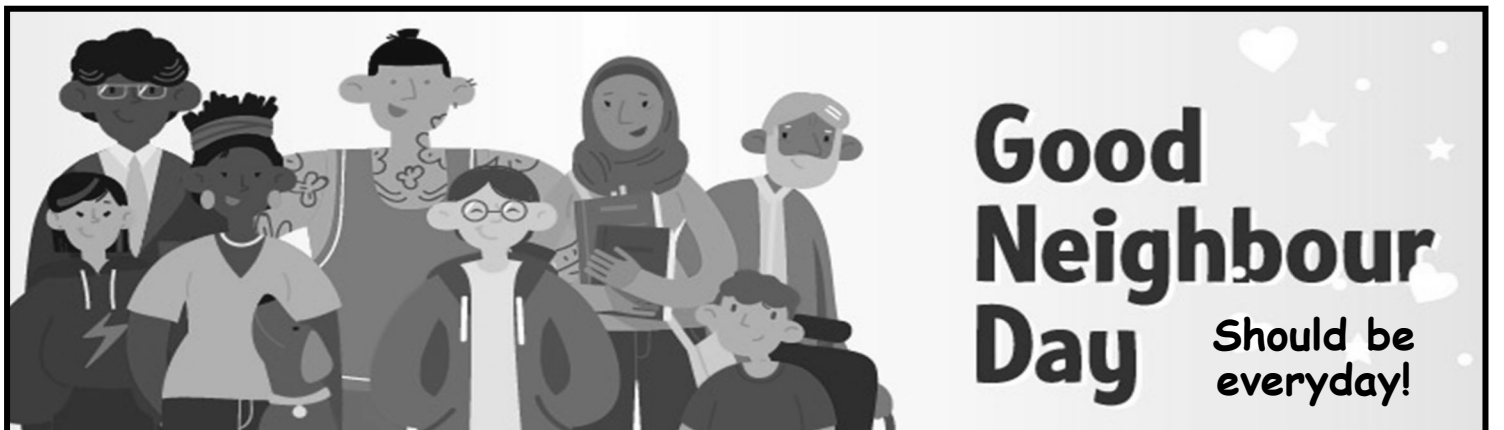
May your TROUBLES be LESS
 your BLESSINGS be MORE,
 and NOTHING but HAPPINESS
 come THROUGH your DOOR.

Irrigation Leak fixed

In the middle of November our landscaper detected a water leak on W. Waters Ave south of Manassas Rd. At first it was felt that it was a small irrigation line and easily fixed. That was not the case as it turned out to be a crack in the 6" main line from our well pump that feeds all our irrigation lines. Our irrigation water comes from 3 wells that we maintain. The pipe seemed to be broken right under a fence post that had been worked loose from the hurricanes. The post sat right on top of the waterline.

Our irrigation system was installed in the early 1990's and because of its age it is susceptible to frequent breaks as all old systems are. This repair turned out to be a major task from excavation to plumbing. Fittings were all so deteriorated that they had to be cut off and could not be salvaged. The large pipe size was difficult to get, and it required special couplings and reducers that had to be shipped in. Several large cement blocks had to be excavated and later replaced. These blocks prevent the pipes from moving when water surges through the pipe.

Work was completed in early January and our system is up and running. We likely lost some plants along the way from lack of water. The last part of the project is to replace the fence and posts. The pipe repair cost alone was over \$3000.00. This was obviously an unanticipated expense and not budgeted for.





Convenient Health Care Under One Roof

When there isn't a moment left in your day, you need your health care to be convenient. With primary care, specialty care, lab, and advanced imaging all in the same location, AdventHealth Care Pavilion in Westchase makes sure the care you need is just around the corner. So, you can get back to life's important moments.

**Online Scheduling. Walk-ins Welcome.
Evening, Weekend and Same Day Availability.**

 [AHCarePavilionWestchase.com](https://www.AHCarePavilionWestchase.com)


AdventHealth
Care Pavilion

Board of Directors

Nydia M LaPlante - President
George Small - Vice President
VACANT - Treasurer
Melanie Totcky - Secretary
Chip Washam - Director
Elyse Silver - Director

Property Manager
Betty Matheus, LCAM
Condominium Associates
813-341-0943

For Advertising Contact:
813-991-7843
ikarepublishing@gmail.com

You may view the current Charleston
Corners newsletter in it's entirety by
logging onto
www.IKarepublishing.com.

PRSRST STD
US POSTAGE
PAID
TAMPA FL
PERMIT NO. 919

Boost Your Knowledge! DID YOU KNOW?

- Birds do not urinate.
- Horses and cows sleep while standing.
- The bat is the only mammal capable of flight. Its leg bones are so thin that it cannot walk.
- Even when a snake's eyes are closed, it can still see through its eyelids.
- Despite their fluffy white fur, Polar Bears actually have black skin.
- The average housefly lives only 2 to 3 weeks.
- For every human, there are approximately one million ants.
- A small amount of alcohol on a scorpion will drive it insane and cause it to sting itself to death.
- Alligators and sharks can live for up to 100 years.
- A honeybee has two stomachs: one for honey and one for food.
- Elephants weigh less than the tongue of a blue whale. A blue whale's heart is the size of a car.
- Blue whales are the largest creatures to ever roam the Earth.
- A cockroach can survive for about a week without its head before dying of starvation.
- When a dolphin is sick or injured, its cries of distress prompt other dolphins to assist, helping it surface to breathe.
- A snail can sleep for up to 3 years.
- The fastest bird, the spine-tailed swift, can fly at speeds of up to 106 mph. (The peregrine falcon is even faster at 390 km/h or 108 mph.)
- A cow produces nearly 200,000 glasses of milk in her lifetime.
- The leech has 32 brains.
- The average outdoor cat lives only 3 years, while indoor-only cats can live 16 years or longer.
- Sharks are immune to every disease, including cancer.
- A mosquito's proboscis has 47 sharp edges to help it cut through skin and even protective clothing.
- The human brain has a memory capacity of over 2.5 million petabytes, equivalent to 2,500,500 gigabytes.
- Knowledge is Power!
- What is the biological phenomenon responsible for the gradual loss of muscle mass, strength, and uncton as we age? This is known as Sarcopenia!
- Sarcopenia refers to the progressive loss of skeletal muscle mass and strength due to aging. The impact of this condition can be severe, depending on the individual.
- Encourage Movement in the Elderly: When an elderly person is sick or hospitalized, avoid encouraging them to rest or remain in bed. Help them walk, unless they are too weak to do so. Lying in bed for just a week can cause a 5% loss in muscle mass, and seniors often cannot fully recover this loss.