

WHAT'S HAPPENING IN OUR COMMUNITY?

The Home Owners meet with the board of directors the third Thursday every month via Zoom On-line meetings. To get connected, login to <https://cloverplace.myhoast.com> and view the most recent "Notice" as you log on for instructions on how to attend.



PG. 2 – Corona Virus

PG. 8 – New Grass from EarthTech

PG. 3 – Homeowner Contact Info – Welcome Packet

PG. 9 - 10 – Homeowner Repair Services

PG. 4 – Pool Problems – EarthTech is Back

PG. 11 – Board/Management Info

PG. 5 – Completion Certificate – Selling Your Home?

PG. 12 – Meetings Schedule

PG. 6 – Pet Stations – Cut Your Grass

PG. 13 – Community Rules

PG. 7 – Cars/Lawns and Illegal Parking

PG. 14 – Rules and Condo Docs Info

"Life is what happens when you're busy making other plans."

-John Lennon

YOUR JULY NEWSLETTER

The 4th of July came and went with most cities canceling the fireworks display. However, Cloverplace homeowners did find a few to fire off in our neighborhood, as friends and family sat outside celebrating quietly together. The Coronavirus is still causing us all concerns, but our board is doing its best to keep up with community work. Read more to find out what's happening.



JULY CHANGES

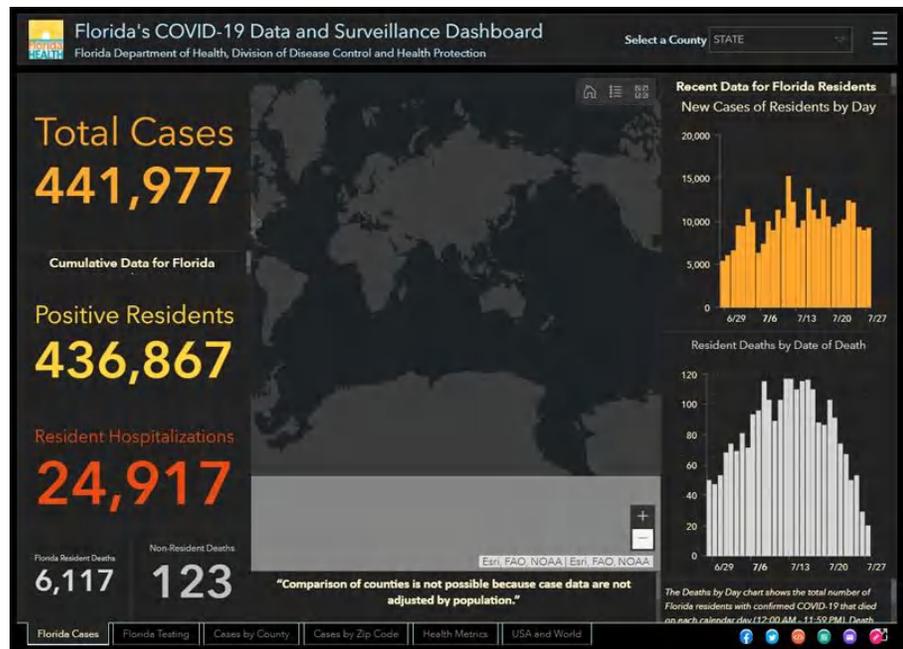
Corona virus – COVID-19 is still with us. Many were hoping things would start to get back to some type of normal life as we knew it.

However, that is not the case and many things have changed and still unknown. I was searching for more information to give to concerned residents and found this website with Frequently Asked Questions. Please feel free to view it if you are concerned:

<https://floridahealthcovid19.gov/frequently-asked-questions/>

Topics include: About COVID-19, Exposure and Testing, Our Health Care Concerns, Tracking the Spread, Travel, Treatment and Vaccines and What's open.

More bad news from News Channel 8 - Floridians in the 25 to 34 age group account for the largest percentage of cases throughout the state. There are 86,188 cases in that age group, which is 20% of the state's total. Of those cases, 1,520 have been hospitalized and 42 have died.



Age group	Cases	Hospitalizations	Deaths
0-4 years	7,302	136	0
5-14 years	16,542	105	3
15-24 years	67,616	615	16
25-34 years	86,188	1,520	42
35-44 years	71,869	2,280	132
45-54 years	69,498	3,275	257
55-64 years	55,663	4,415	616
65-74 years	32,159	4,814	1,250
75-84 years	18,501	4,438	1,728
85+ years	10,741	3,319	2,073
Unknown	788	0	0
Total	436,867	24,917	6,117

HOMEOWNER CONTACT INFORMATION

A recent email went out to the community to requesting to update the Homeowner Contact Lists. We asked that homeowners fill out the Homeowner Contact List (below) with current updated information on all homeowners, as well as tenant information, so we make sure that we have all the current information for letting you know of emergency procedures or water shut offs etc.

If you did not receive one and need to fill it out, please send them to Association Data Management either by snail mail (USPS) to 1400 Lake Tarpon Avenue, Tarpon Springs FL 34689 or scan them into the computer and email them back to us at info@associationdatamanagement.com or info@cloverplace.org.



Property Address:

Owner Information

Current Information

Names:

Changes or Updates

eMail Address:

FixMe

Alternate Address:

Phone(s):

Privacy - publishing permitted for the following (mark out if not ok):

eMail Phone-1 Phone-2 Phone-3 Alternate-Address

Tenant Information

Current Information

Names:

Changes or Updates

eMail Address:

Phone(s):

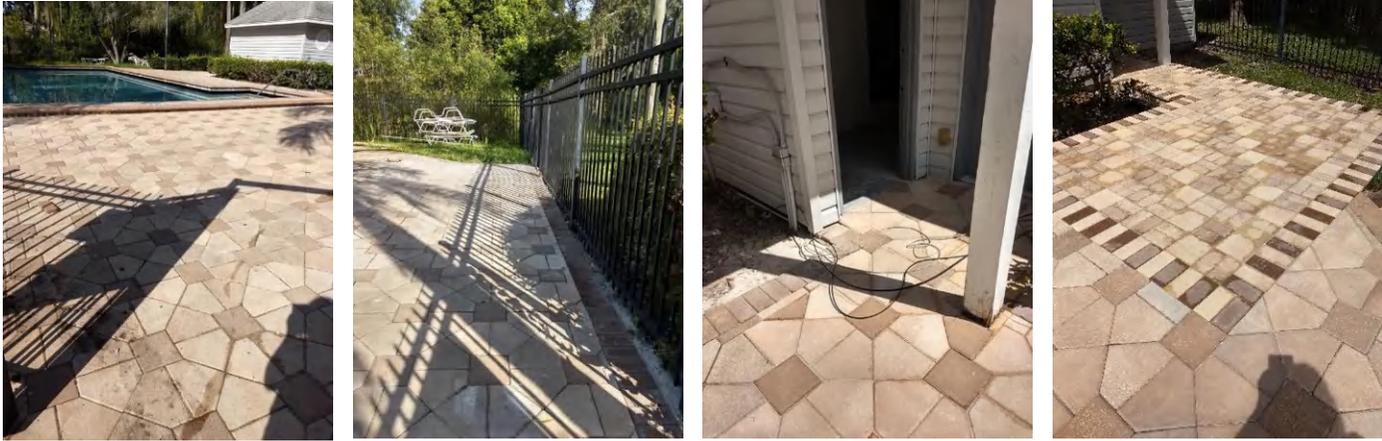
Privacy - publishing permitted for the following (mark out if not ok):

eMail Phone-1 Phone-2 Phone-3

WELCOME PACKET INFORMATION

Also in that recent email that went out to the community was the Welcome Package that we have developed which consists of a welcome letter, welcoming everyone to our community, a sign off sheet (**Homeowners will need to sign off on this, as well as tenants at landlords properties** pages 2 and 3 of the document), and other basic information about the rules and regulations here at Cloverplace. We need everyone to return your signed sheet back to Association Data Management either by snail mail (USPS) to 1400 Lake Tarpon Avenue, Tarpon Springs FL 34689 or scan them into the computer and send them via email to info@associationdatamanagement.com. If you did not receive your Welcome Packet please let us know.

POOL PROBLEMS



The pool is coming along but it's not done yet. A company was hired to fix the slab beneath the pavers and they also added handicap ramps to the bathrooms. However, there was a mix up on the replacement pavers. As you can see by the picture near the woman's bathroom, they added tiles that don't match...and that is not acceptable and needs to be addressed. There are still other areas that need to be fixed as well. So when will it open? We're not sure yet. We're trying to work with the contractor to fix the problem but if that's not possible then we may have to re-do the area.

However, there is good news! The security camera is working, and an additional camera has been purchased to view both sides of the pool area. We have someone working on the pool swipe key situation and hope to have that worked out next week.

Once those things are completed and the pool gets cleaned, it can open...Pinellas County authorized condominiums to resume full capacity of pools starting June 1st. But we'll have to resolve a few of our issues before we can go for a swim. The board is looking into getting new pool furniture as well. A vote will be needed to purchase them. If you have any questions, you can contact the board.

EARTHTECH IS BACK IN THE NEIGHBORHOOD

There were 2 buildings in our community that were X'd off the sinkhole list and after much research we found that they were never repaired for sinkhole activity.

So, EarthTech is back in the neighborhood to repair these four homes. Once they have completed these properties, we can then start searching for new insurance for our community and hopefully that will reduce our operating expense for insurance.

EarthTech, also hired another outside company to come in and help finish up the lawns and landscaping. Their intent is to start on Cloverplace Drive and continue until they are done. So you will see two groups of landscaping companies finishing up the lawns.



HOMEOWNER CERTIFICATE OF COMPLETION

Many people have asked, “How do I get my Certificate of Completion for my sinkhole repair on my home that Pinnacle promised to us?”

Here is how to get yours:

1. Contact Association Data Management at 727-799-0031 ask for Shannon or Jenna.
2. Tell them you want your Certificate of Completion documentation that Pinnacle prepared for your property.
3. Tell them your property address and they will check to see if your certificate has been completed.



If they have your report:

1. Give them your email address and they will email you a form that you need to sign and email or fax back to them.
2. If you do not have a computer or email address they will mail you the form via USPS.

When they receive your signed form:

1. They will email you your copy of the certificate paperwork and you can print it out.
2. Or if again you do not have a computer or email address they will mail you your copy of the certificate paperwork via USPS.

SELLING YOUR HOME???

Remember if you are selling your home, Cloverplace has a few rules that need to be adhered to:



For sale signs cannot be posted in the front yards of homes that are for sale. Homeowners can only post for sale signs in the front window of their units.

Cloverplace has adopted a new rule per our new amendment to make sure our community is not all rentals. It is the seller's responsibility to inform all new home purchasers that the new amendment states they must live in the property for at least a year before they can rent it out.

With that new amendment the application fee was raised to \$100.00 and all new purchasers must fill out the application and give the board 30 days' notice for approvals.

All new lease and sales applicants must sign the new Welcome Packet and return the signed pages before they will be allowed to move in. It is mandatory that anyone moving here needs to know the rules.

PET STATIONS

Hey folks, Please clean up after your pet. Don't let your dog use your neighbor's yard as their bathroom and not clean up after them. Residents that live near sidewalks are reporting that people are not picking up after their dogs. If your dogs do go in other people's yards or walkways, please get a bag and clean it up. Pet waste stations are located all around the neighborhood for that use. Or you can use old used Walmart or Publix plastic bags to do the pick-up cleaning. Also remember Pets need to be on leashes.



CUT YOUR GRASS

I recently attended the latest violation committees meeting and they have seen a lot of homes not cutting their grass. They are marking their lists and will be sending out violation letters. One thing you may want to know is that the time limit for un-attended lawns has moved up and they will be fining much sooner on homes that are not taking care of their landscaping needs.



CARS AND LAWNS, AND ILLEGAL PARKING

Still there have been reports of more cars being parked on the lawns and in illegal parking places on the road and are not observing or adhering to the parking rules here in Cloverplace. Please be aware that there are pipes under your grass that can break with cars rolling over them. Once the pipes break, there will be another community water shut off and the owner's responsibility to repair the damage. PLEASE DO NOT PARK ON YOUR LAWNS. Also anyone parking on their newly placed sod that EarthTech has provided, will kill the new grass. Thank you.

Pfeifer Towing will be called. Some people have been warned with improperly parking cards in their car windows that it will be ok to tow their vehicle. You may see Pfeifer coming around more often now since the violators do not heed the warnings.





POST CARE INSTRUCTIONS FOR NEW LANDSCAPING:



Your new lawn will require some care in taking care of it so it lives a long life.

Read below on how to take care of it.

1. Your new landscaping needs to be **watered twice a day for 3 weeks**. Newly laid sod must be kept moist, but not water logged. This moisture should extend to the soil beneath the sod to encourage the sod to take root. Water is best applied early in the morning when the dew is still on the grass and then again in early to middle afternoon. Then do not cut the grass for a month.
2. If you do not have a sprinkler, you can purchase a hoses and sprinkler heads at HomeDepot for reasonable costs.
3. If you do not water the new lawn and it dies, neither EarthTech nor Cloverplace will replace it again.
4. It is also recommended that if your yard has existing bugs or pests, that you have it treated with a pesticide. (Please consult with a professional if this your first time re-sodding)
5. Lastly, let's all work together and help each other to make Cloverplace safe and beautiful.



Available individual types of Sprinkler system products HomeDepot offers:



Pulsator Sprinkler



Oscillating Sprinkler



Gear Drive Sprinkler



Zinc Faucet Adapter



50 ft. or 100 ft. Water Hose

HOMEOWNER REPAIR SERVICES REVISITED

PAINTERS, CLEANERS, SPRINKLERS, JUNK REMOVAL

➤ If you are looking for a painter, this professional has offered a good deal to our community.

*****THE FRONT MUST BE PAINTED TO LOOK COMPLETE. NO SPLITTING DOWN THE MIDDLE.**

JOE FERNANDEZ, WWW.EXPERTREMODELING813.COM,

Joe can offer a discounted price to make arrangements easier for everyone. It will be \$1800 an entire unit price. Each owner can provide \$900 each for labor. That wouldn't include paints, but all of our customers receive a 70% discount from Sherwin Williams on all high quality paints. The estimated cost for paint for each unit as a whole would be around \$350. If both owners agree to have the whole house at the same time, they would split that bill down the middle. Each owner would be responsible for \$1075 each that is including labor and paints for their half.

Each home *2 units*

\$1800 in labor

\$350 for paints

Total: \$2150

Split cost \$1075 each

Price includes:

- Pressure washing, Window caulking, Minor crack repairs
- Painting: Exterior doors and garage door, Exterior walls, Exterior soffit and trim

Agreements would all be done in contract and will have a 1 year workmanship warranty from www.ExpertRemodeling813.com and a 15 year warranty thru Sherwin Williams on all paints.

Conditions: Both parties would have to provide payments the day of scheduling up front for half and final payment would be due the day of completion.

If you are interested, contact Joe at www.ExpertRemodeling813.com or call Joe at 813-591-5322 and let him know you talked to board member Kathy Curtis from Cloverplace and he'll honor this agreed upon deal.

Before you get started this is where to get the forms for painting so that you can get the approval from the board and you purchase the correct colors. You can get the forms you need at <http://cloverplace.org/forms.html>. Look under Architectural Change and then click on Paint to get the form. **NOTE: If you try to purchase the paint elsewhere will not adhere to the specifications above and you may end up having to repaint again with the correct colors above.**

➤ **House colors** - Here are the home colors that need to be purchased by The Sherwin-Williams store on 580 and 19th original supplier and our color spec is available and you will get a 10% discount if purchased by yourself.

Original:	Gray Brick	Siding/Stucco:	White Shadow #308 – 36P
Trim:	Mount St. Helens #309 – 18M		
Original:	White Brick	Siding/Stucco:	Mount St. Helens #309 – 18M
Trim:	White Shadow #308 – 36P		
Original:	Red Brick	Siding/Stucco:	Beech #306 – 36P
Trim:	White Shadow #308 – 36P		

➤ **House cleaner – Ninja PowerSoft Wash** - Mike Kilgore, President 727-388-4969

www.ninjpowersoftwash.com

This can make your house look new from top to bottom! They start by protecting your landscaping, get on the roof and start spraying a light soft cleaner that will not harm the shingles. It gets rid of the black and green mold, dirt and grim and it is very affordable. \$500 for the entire home – That's \$250.00 per side!!! And if you want the sidewalks and driveway cleaned they can do that too.

➤ **Getting a new lawn and have no sprinkler system?**

Some of you will be getting a new lawn after the sinkhole activity is done at your home. If you want to know of a fast, efficient, reliable company for that sprinkler system, some have suggested "Sunrise Irrigation". Once they were told that a sprinkler system was needed right away, they came out and gave the lowest quote out of 5 other companies of \$1000.00!! (All other quotes were \$1500.00 to 2,500.00 for 1 zone) They came out the next day to install and it was up and running within an hour and a half. The gentlemen that gave the estimate was Ryan and the installers were all really nice.

Here is their information:

Sunrise Irrigation at 727-772-3819

<https://sunriseirrigationandsprinklers.com/> .

info@sunrise-irrigation.com

1116 Nebraska Ave

Palm Harbor, FL 34683

License: SCC131151662

➤ **Got Junk? Get rid of it!**

If you have stuff you need to get rid of, DON'T leave it out in the yard or at curb side. ***You will be fined!*** Call someone.

Waste connections (our weekly trash company) does not pickup oversized loads. (i.e. mattresses, couches, large chairs, unbound branches, debris etc.) That is an arrangement you will have to make with them individually, at your expense. The association does not pay for that type of pickup.

Also if you have branches and or miscellaneous items, if they are put in trash cans or tied in bundles those will be picked up. However, if you just lay them down randomly it will be left at the curb. Branches must be bundled for the garbage people to remove them.

Waste Connections – 727-572-6800

Junk Removal Joe - <https://junkremovaljoe.com/>

Stand Up Guys Junk Removal - <https://standupguys.biz/florida/locations/palm-harbor-junk-removal/>

Junk Buddy - <https://yourjunkbuddy.com/>

BOARD OF DIRECTORS

President: Diane Trepany
Vice President: Michael Neff
Treasurer: Dianne Sullivan
Secretary: Maureen Glynn
Director: Carol Gore

Our Management Company

Association Data Management

A.K.A. Frankly Coastal Property Management, LLC

Frank Parrish

1400 Lake Tarpon Avenue

Tarpon Springs, FL 34689

P: +1 (727) 799-0031

info@associationdatamanagement.com

MEETINGS SCHEDULE

Cloverplace Board Member Meetings open to all!

Meeting Schedule for 2020.

August 20, 2020	BOD Meeting
September 17, 2020	BOD Meeting
October 15, 2020	BOD Meeting
November 19, 2020	Annual Budget / Board Meeting
December 17, 2020	BOD Meeting

Note: Due to the Coronavirus we are having conference call computer and phone in board meetings rather than physical attendance meetings until things are back to normal. We are using online Zoom.com meetings where homeowners will call or login to a certain conference call phone number to be part of a meeting. See more information below.

CORONAVIRUS AND BOD MEETINGS

We continue to have our monthly Board meetings the third Thursday of every month by using the internet meeting tool called “Zoom”.



The meeting time may vary but everyone is invited to join. To receive notice check out <https://cloverplace.org> and Facebook. Notices will be placed there. To attend please login to <https://cloverplace.myhoast.com> and view the most recent “Notice” as you log on for instructions on how to attend.

Once the state has given permission for all of us to go back to normal, we can resume our face to face meetings. But for now this has been working great!

COMMUNITY RULES

We have community rules that help us be good neighbors. Here are a few to always keep in mind.

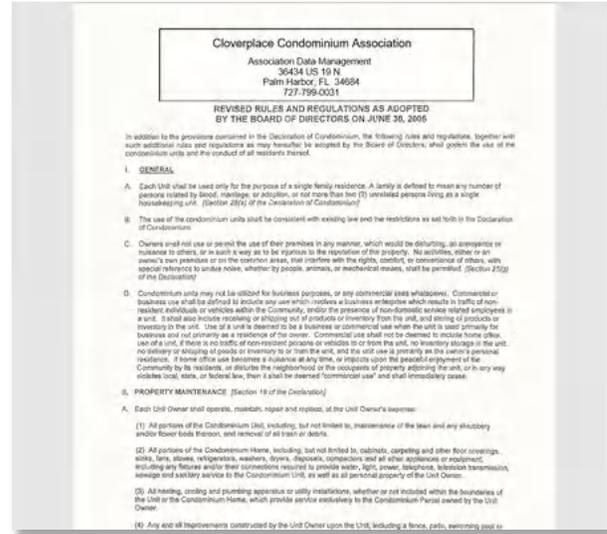
“Rules help us
live our lives
when we lose the
will to do it on
our own”

— Yvonne
Woon, Dead
Beautiful

1. **Don't park on the grass**, there are pipes under there and they could break under the weight of a vehicle.
2. **Don't leave any type of large items curb side**: tables, beds, chairs, appliances at curb side for the garbage men to pick up. They won't. If you need something hauled away, post it on “free, curb side” on Craig's list or you can call Junk Removal Joe at 727-599-1522 or anyone else of your choice.
3. **Garbage** can only be put to the curb after 4 pm the day before pick up, which is Tuesdays and Fridays. Remember to put cans away the by the next morning. If you have large items contact the waste company 727-572-6800 they will pick it up for a small fee at homeowner's expense.
4. **Please clean up after your pet**. Don't let your dog use your neighbor's yard as their bathroom. If they do please get a bag and clean it up. Pet waste stations are located all around the neighborhood for that use. Also remember Pets need to be on leashes.
5. **DO NOT ALTER THE LOOK OF YOUR HOME**: You cannot change the colors, roof materials, fences, doors or lights. These are in our docs. If you are wanting a change, please contact a board member for approval.
6. **Need a new roof?** If you need a new roof please speak with your adjoining home owner. Both sides of the unit must get the roof at the same time. No half roofs allowed.
7. **All pool rules** must be followed for all our safety.
8. **LANDLORDS AND RENTERS** – You must be registered with the board so we know who is in our community. Applications must be submitted and approved prior to selling or renting your homes. Not doing so can result in financial consequences. Interviews must be set up with the board to meet and present them with rules and regulations to get approval. Also, REGISTER YOUR PETS!
9. **Speeders on Phlox Drive**: It has been brought to our attention that there are few residents that have been speeding on this road. The speed limit is posted in the community and is 15 mpr. Violators will be notified. Because of this speed bumps are being installed.

CONDOMINIUM DOCUMENTS RULES AND REGULATIONS

For documentation that you should be aware of while living at Cloverplace you can review our Condominium Documents at <http://cloverplace.org/condodocs.html> click on “Cloverplace Condominium Documents” link in the content. To view our updated rules and regulations go here: <http://cloverplace.org/rules.html> click on “Rules and Regulations” link in the content.



Cloverplace.myHoast.com

For more updated news, contracts, documents, go to <http://cloverplace.myhoast.com> for updated information. As we receive the news, we will post it there for homeowners only. Sorry but renters will not get access to this site.

