



JUNE 2018

The Islander

Cory Lake Isles Magazine

MEETINGS THIS MONTH

POA Board Meeting

June 6 @ 7pm

Town Hall meeting at 6:30pm,
prior to Board Meeting

Revisions Committee

June 7 @ 7pm

Neighborhood Watch Emergency Preparedness Meeting

June 4 @ 7pm

LAF Committee

June 12 @ 12:30 pm

Parents Night Out

June 8 6pm-10pm

DRC

June 11 & 25 @ 5:30 pm

CEC

(Covenant Enforcement)

June 27 @ 7pm

CDD Board Meeting

June 21 @ 6pm

Senior Social

June 26 11am – 1pm

Meeting times may change!
Please visit the official
website for CDD & POA
meeting notices at

CoryLakelslespoa.org
CoryLakescdd.net



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CORY LAKE ISLES

CDD Office Hours

Monday, Wednesday, Friday, Saturday 9 am – 5 pm
Tuesday & Thursday 9 am – 9 pm
Sunday CLOSED

Beach Club Hours

Monday – Saturday 9 am-9 pm
Sunday 12 pm-6 pm

Pool Hours

Daily 7 am-7:30 pm

Fitness Center Hours

Open 24 hours to residents 18 and older.

Official Cory Lakes CDD Website: www.corylakescdd.net.

Envera Customer Service (877) 936-8372
Morris Bridge Gatehouse (813) 986-0030
Cross Creek Gatehouse (813) 907-8400
Police Emergency 911
Fire/Medical Emergency 911
Police Non Emergency (813) 231-6130

An independent contractor staffs the gates at Cory Lake Isles. They provide access control at the gates 24/7. They are a valuable resource and can advise on security issues; however, they have no law enforcement authority. Any law enforcement or criminal activity should be directed toward the Tampa Police Department that has jurisdiction for Cory Lake Isles.

POINTS OF CONTACT

CDD Board Members

Jorge Castillo, Chairman
jcastillo@corylakescdd.net

Sudhir (Sid) Shah, Vice Chairman
sshah@corylakescdd.net

Robert Woodards, Assistant Secretary
bwoodards@corylakescdd.net

David Burman, Assistant Secretary
dburman@corylakescdd.net

Sheila Haque, Assistant Secretary
shaque@corylakescdd.net

**CDD Management Company
Wrathell, Hunt & Associates, LLC.**

Chuck Adams, District Manager
239.464.7114
adamsc@whhassociates.com

CDD Facilities Manager

John Hall C: 813.924.4673
clcdm@corylakescdd.net

CDD Office Administrator

Wendy Darby
O: 813.986.1031 F: 813.986.1056
clibeachclub@corylakescdd.net

Events, Graphics and Community Relations Administrator

Amanda Schewe
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clievents@corylakescdd.net

CDD Committee Chairs

Landscape/Aquascape/Facilities Committee

Stephanie Squires
stephie11173@verizon.net

Spirit Committee

clcdspirit@gmail.com

Security Committee

AJ Forbes clcdsaf@gmail.com

Finance Committee

Anthony Hawkeye
hawkeye.corylake@gmail.com

POA Management Company

Rory Harding
First Service Residential
2870 Scherer Dr. N. #100
St. Petersburg, FL 33716
P: 813.986.3200. C: 813.390.7582
Rory.Harding@FSResidential.com

POA Board Members

Kevin Hickling, President
Kevin.Hickling@CoryLakelslesPOA.org

Dr. Anoop Reddy, Vice President
Anoop.Reddy@CoryLakelslesPOA.org

Jimmy Taylor, Secretary
Jimmy.Taylor@CoryLakelslesPOA.org

Roya Monfared, Treasurer
Roya.Monfared@CoryLakelslesPOA.org

Dr. Amrit Patel, Board Member
Amrit.Patel@CoryLakelslesPOA.org

**POA Committee Chairs
Design Review Committee,
Tony LaColla**

**Covenant Enforcement
Committee, John Browne
Compliance Committee
Dennis DiGiacomo
Revision Committee
Luise Burman**

Decorate for Peace

May 15th-June 23rd



**Celebrate
Diversity &
Unity**

An exterior home decoration event that celebrates peace, love, diversity & unity. All houses that choose to participate will be entered in a contest!

**Top 3 winners
will be chosen!**

**Register at the
'Beach Club.'**

*Winners will be announced at the
Celebration of Peace on June 23rd 5PM
held at the 'Beach Club'



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Heated Pool | Two Story



4815 Londonderry Dr.
5/4.5/3 + Study + Bonus **\$699,900**
One Story | Pool | Oversized lot



340 Silver Falls Dr.
3/2/2 + Office | 2179 SF **\$335,000**
Waterfront | Pool & Spa | One Story

#1 Realtor in Cory Lake Isles Sales in 2017!



11825 Lake Lucaya Dr.
5/3.5/3 | 3800 SF **\$534,700**
Waterfront | Bonus Room | Two Story



17808 Saint Lucia Isle Dr.
4/4/3 | 3818 SF **\$750,000**
Outdoor Kitchen | Dock | Waterfront
Pool and Spa



17942 Cachet Isle Dr.
4/4.5/3 | 4028 SF **\$775,000**
Waterfront | Fireplace | Oversized Lot
Two Story

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MINUTES OF MEETING CORY LAKES CDD

A Regular Meeting of the Cory Lakes Community Development District's Board of Supervisors was held on Thursday, April 19, 2018 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

SUMMARY OF MOTIONS PASSED:

1. The MOTION with all in favor, the March 15, 2018 Board of Supervisors Summary of Motions and Staff Directives, as presented, and Regular Meeting Minutes, as amended and the March 13, 2018 Landscape Aquascape Facilities Meeting Minutes, the April 3, 2018 Security Committee Meeting Minutes and the April 3, 2018 to April 17, 2018 Sunshine Board Online Workshop, as presented, were approved.
2. The MOTION with all in favor, proceeding with turf and irrigation repairs, in a not-to-exceed amount of \$11,500, and authorizing Staff to obtain additional proposals, was approved.
3. The MOTION with all in favor, the addition of Sable trees to the list of approved palm trees residents should purchase for the curbs, was approved.

STAFF DIRECTIVES FACILITIES MANAGER

- Keep the Beach Club open until 9:00 p.m. every night, including Sundays.
- Secure other proposals for Java and for the Cache Keypad area.
- Have the sidewalks repaired at the following addresses on Cory Lake Drive: #10505, #10507, #10613, #10615 and #10624 and to apply a flat top over a sewer cleanout at #10515.

OFFICE MANAGER

- Circulate a reminder to all residents about the Hurricane Preparedness presentation scheduled for June 4 at 7:00 p.m.
- Check into how much it would cost to send welcome packets to all residents.
- Coordinate with Mr. Forbes and Mr. Hall on drafting additional documentation for residents.
- Send an e-blast regarding how to avoid confrontations with security guards at the gate.

DISTRICT MANAGER

- Research whether or not fishing license waivers were necessary for the upcoming fishing tournament and report his findings to the Board.
- Confer with Rory regarding a 30 to 60-day timeline to develop a specific outline and specifics in preparation for the next CDD/POA joint meeting in June or July.

UPCOMING CDD MEETINGS & WORKSHOPS:

JUNE 2018

Upcoming CDD Meetings & Workshops:

- Thursday, June 21st @ 6pm – CDD Board Meeting
- June 5th – June 19th CDD Board Workshop (online forum-visit corylakescdd.sunshineboard.org)

JULY 2018

- Thursday, July 19th @ 6pm – CDD Board Meeting
- July 3rd – 17th - CDD Board Workshop (online forum-visit corylakescdd.sunshineboard.org)



CORY LAKES CDD & THE SUNSHINE LAW

The Sunshine Law
The Florida Sunshine Law, established in 1995, is a series of laws designed to guarantee that the public has access to the public records of government bodies in Florida. Public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of physical form or characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency.

WHAT THIS MEANS FOR YOU

Since the Cory Lakes Community Development District (CDD) is a governmental agency, it is governed by the Sunshine Law and subject to public requests. All residents that register with the Cory Lake Isles' CDD is asked to provide an email address to 1) use for official CDD communication regarding community events, notifications and reminders, 2) establish initial resident profile with Envera Next Generation Security. If there is ever an official public records request for homeowners

information, including email addresses, an email address can be subject to such request. If you wish to remove your email address from our records, please contact the CDD office. Please note: If you do not have a registered e-mail address on file, you will no longer receive community e-mails.

The e-mail address you have on file with MyEnvera is NOT subject to a public records request. If you wish to change the e-mail you have on file with MyEnvera, simply log-in to your account and update your information.

Please contact the Beach Club for any questions regarding your email address.

CDD BOARD ONLINE WORKSHOP

June 5th through 19th 2018

The workshop will run daily, with 24-hour access, starting at 9am, Tuesday, June 5th through Tuesday, June 21st until 9pm.

A computer is available during workshop hours for the public to participate at the Cory Lake Isles Guard House (CROSS CREEK), 10800 Cory Lake Blvd., Tampa, FL 33647

To participate in the online workshop visit corylakescdd.sunshineboard.org



June, 2018

What to Plant

ANNUALS: Annuals that can take full sun during the increasingly hot summer months include celosia, portulaca, vinca, and some coleus.

PALMS: Summer's warm, rainy months are the perfect time to plant palms. Make sure not to cover the trunk with soil.

HERBS: Plant heat-loving herbs, including basil, Mexican tarragon, and rosemary. Pinch back regularly to prevent flowering and enhance branching.

VEGETABLES: Plant okra, southern pea, calabaza, Malabar spinach, and sweet potato. It is too late to plant tomatoes.

What to Do

PESTS: Monitor the landscape and garden weekly for harmful insects. Knowing which insects attack a plant can aid in identification and treatment.

IRRIGATION: Watch for drought stress and water as needed if rainfall has been spotty. Focus on new plantings and follow watering restrictions. When rains begin, shut down the irrigation system.

PROPAGATION: Produce more plants by air layering, grafting, division, or cuttings.

PALMS AND CYCADS: Watch for nutrient deficiencies or other problems and use an appropriate treatment. Keep lawn fertilizers away from the root zone.

PRUNING: Lightly prune summer-flowering shrubs, like hibiscus, oleander, and crapemyrtle, during the warmer months because they bloom on new growth. Azaleas can still be pruned until the middle of next month without harming next spring's buds.

FERTILIZER BANS: Some municipalities in central Florida prohibit the application of fertilizer to lawns and/or landscape plants during the summer rainy season (June–September). See if such an ordinance exists in your area.

SOIL SOLARIZATION: Clean up your vegetable garden and solarize the soil to kill pests and disease.

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Security Committee

With Summer just around the corner, many of you will be going on vacation. Please take the time to sign up for the Tampa Police Vacation Watch Program. This FREE service allows City of Tampa residents to give officers a heads up that their homes will be unoccupied for an extended period of time. Visit www.tampagov.net and type VACATION WATCH in the Search (upper right hand corner of site's home page).

With auto burglaries in New Tampa at a high level, turn these tips into habit: lock your doors; place visible items such as purses, packages and letters in your vehicle's trunk; Turn on your auto alarm, park your vehicle in the garage (if possible). Get in a routine – 8:00pm check your cars & lock, 9:00 pm – check your house doors & lock.

GATE REMINDERS

Any time you schedule a contractor/vendor, please remember there are specified work hours for Cory Lake Isles! The Security Post Orders for authorized work hours are specified below:

- Monday thru Friday – 7am – 7pm except Holidays
- Saturday – 9am – 7pm
- Sunday – 9am – 7pm
- Holidays – 9am – 7pm

ALL WORK VEHICLES shall leave Cory Lake Isles by 8pm everyday!

The Post Order the Security Officer must follow with no exception is to call the resident for gate access if the guest is not listed on the visitor list prior to arrival. Please keep your resident profile up-to-date by the below methods:

1. Myenvera.com – each resident has been issued a unique login, password and PIN number. The resident portal is user-friendly and can be accessed through a desktop, laptop as well as a mobile app that's available for Android or Apple.
2. Envera customer service – 1-877-936-8372. This is a 24-hour center that is readily available and able to assist with updating your contact information (i.e. phone numbers, emails, changing of passwords) as well as adding guests to your list.
3. Beach Club office staff – 813-986-1031. You can call the office and we are able to assist with adding a guest or vendor to your list as well as update contact numbers and email addresses.

Local Tampa Police Department Information:

District II

9330 N. 30th Street, Tampa, FL 33612, Ph: (813) 931-6500

FREQUENTLY CALLED NUMBERS

Police Non Emergency:
813-231-6130

Code Enforcement:
813-274-5545

Animal Control:
813-744-5660
(domestic cat/dog ONLY)

Solid Waste:
813-348-1112

Crisis Center: 2-1-1

Neighborhood Watch

Tampa Police Department is pleased to announce that they will now host Quarterly Community Safety Socials in each of their three police districts!

The Socials will give community members an opportunity to hear from and share ideas with the district commanders and patrol officers who work in their neighborhoods. In addition, receiving valuable safety training and first-hand knowledge of how the various areas within the police department are working together to keep Tampa's neighborhoods safe. All are welcome to attend!

When: Thursday, June 21, 2018 - 6:30pm to 8:00pm

Where: Tampa Police Department District Two, 9330 North 30th Street, Tampa, FL 33612

If you have a concern, please don't wait to share it. Notify your Neighborhood Watch Coordinator, Sheryl Springer: sheryl@corylakenw.com. If you are interested in keeping on top of safety and security happenings in the community, please email Sheryl to be added to the Neighborhood Watch Distribution List. This is your way of knowing about issues, notifying your team if you have an alert to pass along, or want to attend

Email: sheryl@corylakenw.com

Facebook: [@CoryLakeIslesNW](https://www.facebook.com/CoryLakeIslesNW)

Twitter: [@CLL_NW](https://twitter.com/CLL_NW)

Security Newsletter: <https://tinyurl.com/yakhtztz>

Please join the Neighborhood Watch Team as they present the City of Tampa Emergency Management. They will discuss various topics including Pre/post Hurricane Preparedness, Shelters, Evacuation & more! The Beach Club will host the event that will promptly start at 7pm on MONDAY, JUNE 4th! Make sure to attend this presentation that will also include Councilman Luis Viera as a special guest.

Adopt a Road Clean up Event part of Keep Tampa Bay Beautiful

BIG THANK YOU to our May Clean Up crew – AJ, Angela, Khushi, Sid, John, Earl, Josh, Keffer, and Aaron. We picked up close to 20 bags of trash, and if you are interested in joining, our next event will be in September. Let Sheryl know, or keep an eye out on Nextdoor, as the event will be published there.



Spirit Committee

Since last year the Spirit Committee has worked closely with Amanda and Wendy to create and sponsor new events in Cory Lake. The events hosted by the Spirit Committee are independent of the events hosted and paid for by the CDD. The Spirit Committee has zero budget and is funded entirely on donations and ticket sales for events. All the events are resident suggested and the Committee works with volunteers to bring these events to our community.

Being a board member I have been approached by residents and given many suggestions about various things that Cory Lake could do to bring residents closer together. One of the things suggested was to increase cultural awareness. With the help of the Spirit Committee we have been working diligently to boost social awareness and build a sense of community.

Recently I was approached by two residents, Noor Chehab and Shirin Shaikh, who asked about hosting a community wide Eid celebration. These two lovely ladies brought it to my attention that over 100 homes in Cory Lake are occupied by Muslim families and that by hosting a Peace Celebration in honor of Eid we could share with all of our residents some of the fabulous Muslim customs and festivities. Most folks in Cory Lake probably have never heard of Eid and might be curious to find out more. A brief excerpt from USA Today summarizes "Eid al-Fitr is Arabic for "festival of the breaking of the fast." The festival marks the end of the Muslim fasting month of Ramadan, the ninth month of the Islamic calendar. Muslims abstain from eating and drinking from dawn until sunset during Ramadan." With the help of volunteers the Spirit Committee will host a home decorating contest during the month of Ramadan, an Eidi Walk for kids, and a Celebration of Peace dinner in the Beach Club for all residents to attend. We hope that you will come and join us for this event and learn more about the traditions that a lot of us are unfamiliar with.

The Spirit Committee was also approached by a resident to host a Diwali or Festival of Lights celebration. Diwali is a National event celebrated in India not only by Hindus but by Buddhists, Jains, and Sikhs. As we approached November we will send out more details about the first ever Cory Lake Festival of Lights.

The Spirit Committee is hoping to host an International Festival later this year. Over the last several months residents have offered many ideas for such an event. One family has suggested an Afrofest that would highlight African food, music, and clothes. We are hoping to find volunteers of various nationalities and cultures to host a booth for their country and share foods, traditions, and music with our community. If we find enough volunteers we would love to have music, dancing, and even a fashion show to share with Cory Lake.

If you are interested in learning more about any of these events or how to support these events please reach out to Amanda or Wendy at the Beach Club.

Thanks and look forward to seeing you at these events,
Sheila Haque

NEIGHBORHOOD WATCH Emergency Management

Presented By:
City of Tampa Emergency Management

Special Guest - City Councilman, Luis Viera

June 4th
7:00PM
@ the CLI Beach Club

Refreshments & Prizes

Topic Items:
+ Pre/post Hurricane Preparedness
+ Shelters
+ Evacuation



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Exciting UPCOMING Events at CLI

Please read the Spirit article on page 6 for details or email clcdsdspirit@gmail.com for more information on these events:

Remember to check out our website at corylakescdd.net and click on the Events tab to stay up to date! Below is a list of upcoming events! Contact the Beach Club for more information or questions.

DECORATE FOR PEACE - May 15 - June 23. See flyer (pg. 2)

FISHING TOURNAMENT - SATURDAY, JUNE 9TH -

Event is open to all residents with a registered CLI boat with a 4-person max per boat. Prizes will be awarded for most fish and longest fish (minimum 14"). Cost is \$25 per person and limited to the first 15 boats. Packet pick up is at 6:45 am inside the Beach Club and tournament is from 7am - 12pm. Register at the Beach Club.

DIVE-IN MOVIE - JUNE 22ND

- This FREE summer event is only scheduled for June & July! A family-friendly movie is shown at the pool after sunset. Swim at the pool and enjoy a movie!

CELEBRATION OF PEACE - June 23rd. See flyer on Page 2.

SENIOR SOCIAL - TUESDAY, JUNE 26TH - (11a-1p) at the Beach Club.

Thank you for your participation in our monthly events! If you have a suggestion for an event or club, want to volunteer for upcoming events or if you have a business and would like to SPONSOR an event, please stop by the Beach Club and speak with Amanda Schewe. You can also email her directly at clievents@corylakescdd.net.



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SAMPLE RATES FOR YOUR HOME IN CORY LAKE ISLES

Home Replacement Value	Annual Premium:
\$450,000	\$1,246
\$400,000	\$1,115
\$350,000	\$987
\$300,000	\$849
\$250,000	\$745
\$200,000	\$602

Rates based on 2012 Construction, Hip Roof, Monitored Burglar & Fire Alarm, Age 55+, Good Credit, \$2,500 Deductible, Rates effective 01/29/2016 and are subject to change without notice.

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FISHING TOURNAMENT

Cory Lake Isles

CLI Registered Boats Only
 4 person max per boat
 Prizes
 \$25 per person



FUN! Bass Fish Only

Coffee & Donuts
 No Live Bait
 Packet pick-up @ 6:45am
 Tournament 7am-12pm

Hosted by the Spirit Committee

Sat. - June 9 REGISTER NOW!
 AT THE CLI BEACH CLUB
 Limited to 15 Boats



Free Event!

Featuring:



Friday, June 22
 8:15p.m. | At the Pool

Pets

Please Be a Responsible Pet Owner. Pick up your pet's waste and ensure your pet is leashed whenever outdoors. Please dispose of your pet's waste in your OWN trash receptacle and NOT your neighbor's.



CDD -vs- POA

What is the Difference Between the CDD and the POA? The key difference between the CDD and the POA is the CDD manages the common areas (streets, landscape, lake, security and amenities) of the community. The POA enforces homeowner property covenants such as property maintenance and approval of property renovations.

GOLFER'S PARADISE

COUNTRY LIVING

- GOLFER'S PARADISE | 12851 VENTANA COURT | FOUR BEDS AND FIVE BATHS | \$874,900
- COUNTRY LIVING | 26262 LAKE LINDSEY ROAD | THREE BEDS AND THREE-AND-A-HALF BATHS | 9.9 ACRES | \$669,900

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Property Owners Association Board of Directors

The Board of Directors has been working hard since the election and would like to ensure that the community is aware of what they are doing to maintain an open and transparent approach to serving the homeowners. Below are a few initiatives that the board would like to share with you.

Update on the 90-day Transition Plan

This plan was rolled out at the April Board Meeting and outlines five key areas that the BOD will be focusing on. The plan includes the following: creating a documented process for each sub-committee to follow as well as ensuring that participation is encouraged by all homeowners; constructing a clear and concise document detailing the violation process; documenting the enforcement process from start to finish to maximize our efficiency and creating benchmarks that are used to measure performance; reviewing all existing contracts and commitments to determine how effective they are and to determine if there are ways to create cost savings; and determining how to improve our communication with our homeowners and to build a strong and open relationship with the CDD to help both groups move in one common vision for the community. After 30 days, the Board reports that about 30% of the plan is complete so far.

Cost Savings

The Board of Directors began a shared services initiative to use the same internet connection as the CDD which will mean approximately \$2,000 a year in savings for the Homeowners. This brings the current savings to the community to about \$2,600 for the year since the Board has instituted the 90-day Transition Plan.

Covenant Revisions

The Board of Directors in conjunction with the Covenant Revisions Committee have sent out several surveys to include public input into potential decision making. The goal behind changes to the Covenants and other operations of the community is to improve our community and are NOT designed to lower the standards that we agreed to when moving into the community.

Turning Feedback into Action

Based on survey feedback (full survey results on www.CoryLakeIslesPOA.org) the Board of Directors has taken action on many aspects including:

- 92% (May survey) felt speeding/driving issues are an important issue needing enforcement. The Board has been working with the CDD to increase enforcement and will now utilize a hand-held device to routinely enforce speeding and moving violations within the community.
- 73% (May survey) felt that making changes to our covenants are an important issue for the Board

to deal with. The Board along with the Covenant Revision Committee (CRC) will be hosting Town Hall meetings and other information sharing and public input forums for homeowners to discuss potential changes that need to be changed as well as establishing a formal vote to ask the membership to make recommended changes.

- 70% (May survey) felt that POA fees should be reduced or are neutral. The Board has made cuts to expenses totaling \$2,600 for the year which will lead to a potential reduction in the POA fees.
- 63% (January survey) felt that the rules about outdoor plantings (types of trees, etc.) should be addressed. The Board and CRC will seek input into specific considerations as to what homeowners would like to see so that proper research and information can be obtained and provided to the membership prior to make specific changes.
- Other specific aspects of change ideas (parking, fencing, outdoor lighting, landscaping, etc.) were split in opinions. The Board and CRC will seek input into specific considerations as to what homeowners would like to see so that proper research and information can be obtained and provided to the membership prior to make specific changes.

Violation Change

In an effort to improve the speed at which enforcement concerns are dealt with, the Board has given direction to staff to begin sending violations to homeowners via e-mails in addition to the standard USPS delivered letter. The use of e-mail to deliver violation notices is important in providing notice to homeowners quicker allowing them to address the concerns faster than waiting on a mailed letter. As always, communication is key. Please reach out to the POA to ask any questions or to provide information on how the violation will be corrected.

Committee Participation

Visit the new POA website www.CoryLakeIslesPOA.org for more information on how to be active in the community by providing your professional experience to help the POA continue to make Cory Lake Isles the premier executive community in the Tampa Bay area.

Thank you for allowing us to serve you.
Property Owners Association Board of Directors

March

Violation Categories/Sub-Categories	Count
Architectural Modification-Not Approved	3
Bin Violation-Storage	24
Exterior of Home-Objects not allowed	4
Exterior of Home-Other	1
Landscaping-Mow	6
Landscaping-Mulch Landscape	3
Landscaping-Needs to be Maintained	1
Landscaping-Remove weeds from plant beds	1
Landscaping-Unapproved Plantings	1
Lease-Non Compliance	1
Lights-Holiday Lights	5
Other-Signage	1
Parking-Other	2
Roof-Needs to be cleaned	1
Water-Boats	5
Water-Docks	8
Water-Other	15
Water-Screen Enclosure	2
Water-Seawall	1
Total:	85

April

Violation Categories/Sub-Categories	Count
Bin Violation-Storage	17
Exterior of Home-Objects not allowed	2
Exterior of Home-Other	1
Landscaping-Mow	11
Landscaping-Palm Trimming	17
Landscaping-Remove Tree Stump/Dead Tree	1
Landscaping-Replace Dead Landscaping	1
Landscaping-Trim Shrubs	14
Landscaping-Unapproved Plantings	1
Lights-Holiday Lights	1
Mailbox-Non Compliant	39
Mailbox-Repair	31
Parking-Other	5
Roof-Needs to be cleaned	1
Total:	142



Is Your Home *Ready* for the Market?

You've watched one hundred hours of non-stop HGTV and feel you're ready to put your home on the market. Getting your home to look like those on TV is the challenge. Where do you start? Where can you get real advice for your home and your own sanity? What are buyers in THIS market really looking for?

Although you can find excellent ideas on TV and online – local experts are the real key to success. What may seem like a great update or remodel project, could simply be a waste of money. Remember, there are two things to consider when selling your home: VALUE & SALE-ABILITY/APPEAL. Value equates to those items in your home that will impact the actual value /market value / appraisal value. Sale-Ability and Appeal are items that will drive the buyers to your home, but won't necessarily increase the value.

Both of these items are crucial to address. But a seller must do so wisely.

Our Favorite Affordable Updates

You don't have to spend thousands of dollars to increase your home's appeal. There are several 'go-to' updates we love that are affordable and quick. When the goal is to have the highest impact for the least amount of money, concentrate on these easy updates:

- Kitchen Backsplash
- Updated Light Fixtures
- On-Trend Paint Colors
- Crown Molding
- Updated Appliances
- Updated Landscaping with fresh plants, flowers, mulch and trimmed trees

You can easily update your home by using the latest fads while not spending a fortune. Think of the currently popular Glass Chandeliers and Glass Backsplashes. These will act like a face lift for your home.

A Buyer's Four Focus Areas

- Landscape / Curb Appeal
- Kitchen
- Bathrooms
- Outdoor Living Space
- Paint Color

Even more-so than lackluster flooring, a buyer is drawn to sparkly, shiny, current, and on trend. They will be drawn to our 'favorite affordable updates' while being more willing to consider replacing flooring later.

Toni's Real Estate Take-Away

At Hedstrom & Stamm Home Solutions we love to utilize our exclusive 'Home Ready' Program. This program brings together experts from all fields to offer the best in advice and consultation for getting your home ready for the market.



FREE HOME WARRANTY WITH EVERY LISTING!

Call me today for your home market analysis or buyer consultation.

SOLD!

Building relationships one brick at a time!



Vibha Shevade



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Ever heard of Cory Lake Isles? Apparently a lot of folks have because by one measure the New Tampa community is the city's most popular neighborhood.



www.TampaBayLuxuryListings.com

In the first three months of this year, listings on Zillow for homes in Cory Lake Isles, St. Petersburg's Yacht Club Estates and Clearwater's Country Club Estates drew more page views than listings in other parts of Tampa Bay's three largest cities, Zillow says.

Cory Lake Isles, bordering the Lower Hillsborough River Wilderness Preserve, topped all neighborhoods with a total of 3,948 page views on homes there.

"Wow, that's great," said Realtor Jerilyn Rush, herself a resident. "We have a 165-acre ski lake and in my opinion it's the most affordable ski lake community in the Tampa Bay area and certainly the most high-end luxury community in the New Tampa area."

Rush said the neighborhood, with a median listing price of \$559,450 is especially popular with physicians and professors because of its proximity to the University of South Florida, the Moffitt Cancer Center and other area hospitals.

The most popular neighborhoods in Tampa:

TAMPA – Cory Lake Isles, Davis Islands, Culbreath Isles, West Meadows, East Ybor, Palma Ceia, Parkland Estates, Hunters Green, Palmetto Beach, Tampa Heights.

Article Link: http://www.tampabay.com/news/business/realestate/Here-are-the-most-popular-neighborhoods-in-Tampa-St-Petersburg-and-Clearwater_167935828

We list and sell more real estate in Cory Lake Isles than any other realtor, and there's a reason. It's easy to sell what you love!

If you are thinking of selling or buying we would love the opportunity to sit down and chat, give us a call today!

JERILYN RUSH

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