

January 2026

A Monthly Publication of the Carrollwood Civic Association



the Caroler

Happy New Year!

Notice of Board Meetings

Monday, January 5, 2026

CRD Meeting: 6:30 p.m.

CCA Meeting: 7 p.m.

Carrollwood Rec Center • 3515 McFarland Road

Residents welcome to attend.

CCA News



John Schinka



Josh Shaffer



Corey McKeown



Jerrod Mills



Max McKinley



Joey Ferraro



Kristin Nail



Bryan Huls



Jared Jones



Luke Haydel



Neill Boyd



Raquel Pullaro



Ethan Pliskow

By John Schinka, CCA President

Happy New Year, Original Carrollwood! As we dive into 2026, your CCA Board remains hard at work. At our December meeting, we re-elected five Board members who remain committed to keeping Original Carrollwood a fantastic place to live. We reviewed our financials which remain in a strong position, and also discussed our long-term projects that will carry on through the year. We hope everyone enjoyed our holiday events, including our annual luminarias and New Year's Eve fireworks! Look out for more social events as we move into the new year.

As noted on the cover page, our January meeting will be January 5th at 7pm – which is the FIRST Monday of the month. We will be back to our regular “second Monday of the month” schedule in February.

If you’re looking for more information, be sure to check out our website at www.originalcarrollwood.com and send us an email to get added to our mailing list. You can also sign up for text updates to get CCA event details and news in real time. 

OC Scenes of the Season

See Page 12



Stay up-to-date with the Crime Watch/Events

crimewatch@originalcarrollwood.com |  Original Carrollwood Civic Association
www.facebook.com/groups/CarrollwoodCivic | Text UPDATES to (813) 640-4655 to receive text alerts



Mark Snellgrove



Dr. Anna Brown



Mark Georgiades



Kristy Taylor



Jared Brown



Matt Lavisky



Dan Seeley



Jack Griffie



Kevin Shidler



TENNIS COURTS AND SCOTTY COOPER PARK NOW ON THE FOB SYSTEM

- Electronic Access Fobs open the gates. Keys no longer work.
- Bathrooms still use the original metal key.

One Fob controls all locations – White Sands Beach, OC Tennis Courts, and Scotty Cooper Park

HOURS:

- Your Fob will work during specific hours only.
- At OC Tennis Courts, the gate will work 7 a.m. – 10 p.m.
- At White Sands Beach and Scotty Cooper Park, gates are programmed to open from dawn to dusk. FYI - Sunrise and sunset times constantly fluctuate during the year due in part to Earth's tilt and the changing of the clocks for daylight saving time.



THE GOAL OF THE ELECTRONIC ACCESS FOB SYSTEM:

- To make access to our shared amenities modern, convenient, and secure.
- One Fob controls all locations – White Sands Beach, OC Tennis Courts, and Scotty Cooper Park. In the future, Original Carrollwood Park and the Dog Park will also be on the Fob system.
- Original Carrollwood tax funds were used to cover this initiative.

HOW TO USE YOUR FOB:

- **At Electronic Keypads** (White Sands Beach Vehicle Gate and Pedestrian Gates at OC Tennis Courts and Scotty Cooper Park): Hold Fob where indicated to the sensor at the bottom of the screen until you hear "Access Granted" and it opens.
- **At White Sands Beach Pedestrian Gate:** Hold Fob where indicated on the side of the gate until you hear a "click" of the gate unlocking; then push/pull it open.

GUARD SCHEDULE FOR FALL/WINTER SEASON:

A guard is on duty Friday, Saturday, and Sundays, noon to dusk.



SALES CONTINUE:

The CRD continues to offer Fobs for purchase from Janet at the OC Rec Center.

- Rec Center hours for purchases are M-F, 9 a.m. – 1 p.m.
- Fobs are \$30 each, with a limit of 2 per family.
- Cash, check, or credit card (with additional processing fee) are accepted.
- Do not share your Fob...unauthorized use of Fobs is prohibited.
- Fobs are activated immediately

COMMUNITY CONTACT INFORMATION

Carrollwood Civic Association www.originalcarrollwood.com

BOARD OF DIRECTORS

President	John Schinka	813.503.1258
	JohnSchinka@originalcarrollwood.com	
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Members-at-Large	Luke Haydel	813.482.8111
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Original Carrollwood
Civic Association

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CAROLER AD SIZE & RATES

SIZE	SPECS	RATE PER ISSUE	REGULAR*	PRINT
Full page . . .	7.5" w x 10" h	\$225	\$425	
1/2 page . . .	7.5" w x 4.875" h . . .	\$140	\$235	
1/4 page . . .	3.625" w x 4.875" h . .	\$75	\$145	
1/8 page . . .	3.625" w x 2.375" h . .	\$45	\$80	

PREMIUM PLACEMENT:

Inside Front or Back Cover, Page 3	\$275	\$475
Back Cover	\$275	\$550

Classifieds: \$20/month for 25 words

Carrollwood Recreation District www.originalcarrollwoodCRD.com

BOARD OF TRUSTEES

President	Mark Snellgrove	813.846.0424
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Vice President	Dr. Anna Brown	813.931.9651
	AnnaBrown@originalcarrollwoodCRD.com	
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	AnnaBrown@originalcarrollwoodCRD.com	
Scotty Cooper Park	Jack Griffie	813.503.4552
	JGriffie@originalcarrollwoodCRD.com	
White Sands Beach	Kevin Shidler	813.931.1662
	KShidler@originalcarrollwoodCRD.com	

Carrollwood Recreation Center

3515 McFarland Road; Tampa, FL 33618

813.932.1257 • Fax: 813.935.9057

office@originalcarrollwoodCRD.com

Office Hours: Monday through Friday, 9 a.m. to 1 p.m.

Hillsborough County Sheriff's Office
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Q | When did you move to Original Carrollwood and what have you enjoyed most about living here?

A | We moved to Original Carrollwood in November of 2012, and both of our daughters were born while we've lived here. What we love most is the neighborhood itself - the sense of community, connection, and genuine kindness. This community wouldn't function without the neighbors within it, and their generosity and support make this place feel truly special. It's the kind of neighborhood that makes you never want to leave, because you know what you have here is rare and unique.

Q | What do you love most about your home and yard? Why?

A | We love the trees most of all - we're lucky to have nine oak trees, which give our home so much character and shade. Since moving in, we've put a lot of time and care into the yard, and it's finally starting to feel close to what we envisioned. Matt and I try to keep things simple, but full of character. Our fence is one of our favorite features, and we especially love the bougainvillea growing over the garage - it adds so much color and charm.

Q | When thinking of all the time you have spent in your yard, do you have a favorite memory?

A | Rather than one single favorite memory, we've loved watching the yard evolve over time. Seeing the plants grow and mature, especially the bougainvillea, which started as two small plants and has now grown together and crossed over really tells the story of the home's age and character. It's been special to watch the landscape change and grow along with our family.

Q | Any fun facts, hobbies or words of wisdom you would like to share with your neighbors?

A | I have over 20 houseplants inside, including a 16-year-old fiddle leaf fig that reaches all the way to the ceiling, and I have several different plants in our backyard that I am often working on. I absolutely love gardening and wish I could do it more often, but my current work keeps me from spending as much time outdoors as I'd like. That's part of why we designed our yard to be functional and mostly self-caring so we can truly enjoy it without constantly having to work on it.

Isabel is a nurse practitioner at Moffitt. Matt is a motion graphics visual designer and the girls go to Lutz Prep (7th and 4th grade). Isabel's mother and their brother-in-law also live in OC.

Email your nomination to: YardoftheMonth@OriginalCarrollwood.com

Include: Address of nominated yard • Reason for nomination • Your name, phone number, & email address • If possible, please include a photo of the yard with your nomination. Thank you! Nominations can also be made at the Community Center, at Board Meetings or by visiting our Community website: www.OriginalCarrollwood.com

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OC REAL ESTATE

By Clay Brown
Managing Broker/Market President
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Original Carrollwood,

I am writing this with a fresh cup of coffee in hand, stepping into a new year and everything it promises. January has a way of bringing out the part of us that wants clarity. Some of us buy planners. Some join gyms. And some begin wondering what their home might be worth in the year ahead. So let's take a simple, friendly look at how Carrollwood compares to Hillsborough County as we start the year.



OC Listings as of The Caroler deadline

Compliments of Clay Brown, Realtor®

A=Active; P=Pending; S=Sold in the last 30 days

Status	Address	Htd Sq Ft	Price
A	10408 Butia Place	2,405	\$600,000
A	10604 Carrollbrook Ln	1,602	\$279,000
A	11006 Carrollwood Dr	1,504	\$538,500
A	10502 Lake Carroll Way	1,753	\$539,000
A	10524 Orange Grove Dr	1,668	\$549,000
A	11724 Phoenix Circle	1,839	\$669,900
P	3026 Samara Dr	2,363	\$590,000
S	10910 Carrollwood Dr	2,335	\$599,000
S	3307 Nakora Drive	1,687	\$595,000



Across the county, the single family market has settled into a slow and steady pace. Inventory is up more than **14%** from last year. Homes are spending about **43** days on the market before going under contract. The countywide median sale price sits around **\$422,500**. Nothing dramatic. Nothing alarming. Just a balanced market doing what balanced markets do.

Carrollwood, on the other hand, continues to move at its own pace. The most recent data shows only **5** active listings in the entire neighborhood, ranging from the mid five hundreds to the mid six hundreds. That is very low inventory for a community this size. And when homes do come up for sale, buyers respond quickly. Our homes consistently sold between **97-100%** of their asking price. The median sale price for the past year was **\$520,000**, and the median time on market was only **19** days. That is less than half the county average. The message is simple. Carrollwood performs when it is priced correctly.

Why the difference? Carrollwood offers larger lots, mature landscaping, and the kind of neighborhood feel that is hard to replicate. Buyers know what they are getting here. And in a world full of shifting headlines and market theories, I am reminded of something I once heard. Always in motion is the future. Which is exactly why local insight matters more than ever.

So, what does all this mean as we head into the new year.

Simply put, Carrollwood remains one of the most reliable micro markets in Hillsborough County. Inventory stays low. Demand stays steady. And well-prepared homes continue to stand out.

If one of your goals this year is to better understand your home's value or explore timing that works for your plans, reach out. I would be glad to walk through the numbers with you, share what I am seeing firsthand, and help you make a clear and confident plan for whatever this year brings. 

Tennis & Pickleball Online Court Reservations:



To book a tennis/pickleball court, sign in or create an account at www.yourcourts.com

Direct link to registration page: <https://www.yourcourts.com/yourcourts/security/showLogin>

Go to Login and register your account. Our court facility is: Carrollwood Recreation District.

Once your account is added, you can see the upcoming court schedule, see courts that are currently available and book a court/time.

The schedule is also posted on the bulletin board on the side of the Rec Center.

STEAM Symposium

Public speaking feels natural after plenty of practice in the classroom and on the stage.

- 
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813.205.0541

OC DIRECTORY UPDATES MADE QUARTERLY



Keep current for access to White Sands Beach! The guard service will be given a new directory quarterly and all passes issued by the business office will expire. The quarterly updates will not be mailed out, but only utilized between the Business Office and the guard service.



Has Something Changed In Your Home

A New Baby? A Newcomer to OC?
Dropped a Land Line? Marriage?
New Email Address?

UPDATE YOUR DIRECTORY INFO!

First/Last Name(s) _____
Children's (optional) _____
Address _____
Phones _____
Emails _____
Owner or Renter? _____

Please email your updated information to
Directory@OriginalCarrollwood.com or drop off or mail to the
Rec Center, 3515 McFarland Road, Tampa, FL 33618

CALLING ALL NEIGHBORS!

We are looking to add some new and exciting content to The Caroler in the upcoming months. We have a few ideas for articles.

We would love your help to contribute to some of these!



2. REMARKABLE RENOVATIONS —

Many homes in our neighborhood have gone through amazing transformations and facelifts. If you would like to share the work you've done on your home (exterior curb appeal or backyard renovations), send before/after photos and a small blurb about the work you've done to improve the appearance of your home.

1. YOUNG NEIGHBOR AWARDS AND ACHIEVEMENTS —

We would love to highlight some kids in the neighborhood who have earned awards or proud of something they have achieved. For example: Winning a soccer tournament, making a travel baseball team, district speech competition winner, learning how to ride a bike for the first time, etc. No achievement is too small! Send in a photo and blurb about your child and we will put it in a future issue.

3. NEWCOMER SPOTLIGHT — If you have recently moved into the neighborhood (within the last year or so), we would love to get to know you! Email Kristin Nail at kristinnail@originalcarrollwood.com and she will send you some short/easy interview questions for a spotlight article.

Please e-mail all submissions to Kristin Nail
kristinnail@originalcarrollwood.com

Thank you! Look forward to seeing more of you in The Caroler.

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OC Scenes of the Season

Photos provided by Raquel Pullaro



Photos by Lawrence Davis



A promotional image for Ray & Charlene's Barbershop. On the left, a large "Now Open" sign is displayed with blue balloons. Below it, a woman in a pink shirt and a man in a dark polo shirt stand together. To the right is a traditional red, white, and blue striped barber pole. In the center, the shop's logo is shown: a circular emblem with a barbershop pole, a comb, and a pair of scissors, surrounded by the text "RAY & CHARLENE'S BARBERSHOP". On the far left, a map of the area around Beef 'O' Brady's Plaza is shown, with the shop's location marked. The Beef 'O' Brady's sign is visible above the entrance. Below the map, the "HOURS OF OPERATION" and "STUDIOS" signs are visible on the building.

Happy Birthday Lula Dovi!

Lula celebrated her 103rd birthday in November!

Lula is a long time OC resident and an occasional contributor to The Caroler sharing her poetry. She still writes poetry and published her final compilation, Trilliums, last year with a dedication to and poems for my brother after his death. She also still participates with a local poetry group for monthly poetry sessions. She has three great-grandchildren, and another soon to join. She has been interviewed for her memories of and connections to Tampa history, and continues to support local historical organizations. She loves her Carrollwood community and marvels at all the changes and growth, while still remembering the early days and the wonderful connections and life forged in the 60 years living here.

Happy Birthday with love from your family! ~Lucretia Dovi ☺



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Original Carrollwood Civic Association

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Make funds payable to: Carrollwood Civic Association; 3515 McFarland Rd.; Tampa, FL 33618. Please include this form OR donate through PayPal on the OC website: www.originalcarrollwood.com

upcoming Social events



Original Carrollwood Civic Association

Have questions or need information about any of the social events, email us at events@originalcarrollwood.com

MARCH

Hawaiian Luau (adult only party)
White Sands Beach

APRIL

Community Yard Sale

APRIL 4

Easter Egg Hunt
Original Carrollwood Park

We ask that you do not share our social events information publicly or post on other social media sites. We offer these events for our residents and close family/friends.

Thank you, CCA Social Committee

Hillsborough County Public Schools Non-Student Days

JANUARY 2026

WINTER BREAK: DEC 22-MONDAY, JANUARY 5

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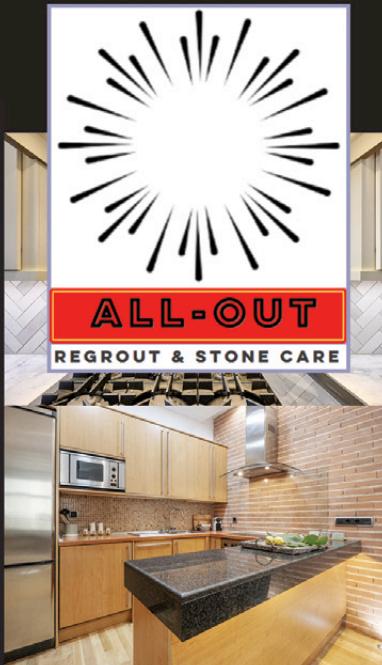
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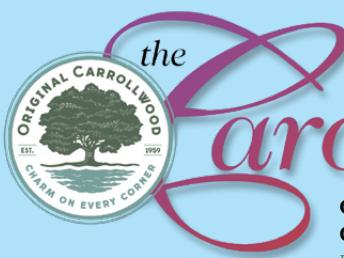


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the Caroler

Original Carrollwood's Community Newsletter

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WHITE SANDS BEACH LANDSCAPING

by Grounds Chair
Dan Seely:

Refreshed landscaping at White Sands Beach has been completed. Florida-friendly plants were included and best of all, the irrigation system was brought online with no extra charges. The landscaper also mulched some islands for free! Beautiful results in our most valuable neighborhood asset.



Interested in who helped refurbish this area? Kyle Adkins of Allscapes Landscaping and Lawn Maintenance (an OC Resident!) provided the service. Shirley Pearsall, a retired landscaping architect who has lived in the community for 24 years, helped to develop the CRD-approved plan. 

Crack, Bam, Dot!

by Shannon Sincell Norden

So many people hear the word Mahjong and immediately ask: What is it? Who plays it? And why do you love it?

For me, the answer starts with family. I grew up in a game-loving household. We played cards, board games, and anything that brought us together around a table. One day, while scrolling social media, I stumbled across these gorgeous Mahjong tiles and mats. They were so striking that I knew I had to learn more.

Sure, I'd seen Mahjong in pop culture. On Seinfeld and in Crazy Rich Asians—but I didn't really know the game itself. That changed when I walked down the hallway at work and casually asked if anyone wanted to take lessons with me. Two coworkers immediately said yes, and that was the beginning of our Mahjong journey.

Now, wherever we play, people stop by to ask what we're doing. The curiosity is contagious, and I love sharing the beauty and excitement of this game with anyone who asks.

What began as an obsession with the beauty of Mahjong—the stunning tiles, the mats, and the way it challenges the brain—quickly grew into something much bigger. I decided

to share my passion by teaching others, and that small idea blossomed into a thriving business.

My very first student was my neighbor on Floyd Road, Erica Rude, who hired me for lessons. From that starting point, the interest spread, and today I offer both private lessons and open play events, where players can show up, meet new people, and enjoy the game together.

This month, I'll be launching my third league, continuing the tradition of friendly competition and community. The winner of my very first league was Shannon Floyd, another proud OC resident, and it's been inspiring to see how quickly players grow in skill and enthusiasm.

This game truly checks all the boxes for me. Socialization comes first. Through Mahjong, I've met so many wonderful neighbors I might never have crossed paths with otherwise. It's a beautiful way to build community and friendships.

Beyond the social side, Mahjong is also a fantastic workout for the brain. It demands focus, memory, and pattern recognition, making it especially valuable for keeping the mind sharp as we age.

Since COVID, Mahjong has surged in popularity, offering people a way to connect across generations. I've played with teenagers, with a remarkable 98-year-old, and even my three-year-old grandson loves joining in by finding matches in the sets.

Know of a great OC Resident-owned business and want to share it with the WHOLE NEIGHBORHOOD? Do YOU have a business or work at one you want all the neighbors to know about? Email Caroler@roxc.graphics or call 813-503-4156.



That's the magic of Mahjong—it brings people together, challenges the mind, and creates joy for all ages.

In December, I rented the rec center and welcomed 38 players for a full day of open play. The room was buzzing with laughter, strategy, and plenty of tile-clicking energy. Alongside the games, I offered Mahjong tiles, sets, and mats for purchase, which added an extra layer of excitement. I also had [@PartyCartEventsEtc.](#) do custom embroidery on-site. The event was a huge success, and the enthusiasm from everyone made it clear—this is something we'll definitely be doing again!

Mahjong continues to bring people together in the best way, and I'm so grateful for the growing community around it. You can find me on Instagram and Facebook [@TampaMahjongClub](#), or reach out to me at TBMahjMom@gmail.com if you are interested in learning about this fabulous game. 



Puzzles OF THE Month

Hidden Message

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Find the hidden peacock
within the pages of this
issue of The Caroler!



SUBMIT YOUR ANSWER
BEFORE JANUARY 10

Email Caroler@roxc.graphics

All who reply will have their name posted
in the next issue of *The Caroler*!

Congratulations to last month's puzzle players!

Terry & Marguerite Kors
Summer Dyal
The Dyal Family
Lucas Fernandez
Angie Ducker
Marilynn Bozak

ANSWERS FOR LAST MONTH

First song broadcast from space: Jingle Bells

Location of the hidden peacock(s) in the previous
issue: Page 4 in the CCA News and on ballot box,
and 18 in the Boat Parade photo.

A Triumphant Toddler Turkey Trot

Over 50 kids ran in November's Toddler Turkey Trot.
Thank you, Kristin Nail, for organizing and running
the event.



Stay Connected!

MAKE SURE YOU ARE RECEIVING ALL THE
NEIGHBORHOOD NEWS

If you are a new resident or have not been receiving the Crime Watch/Events and Neighborhood emails, please contact: crimewatch@originalcarrollwood.com to get signed up. The emails contain Crime Watch notifications, *The Caroler* newsletter, social event information, and other neighborhood news.

Receive text message alerts about OC Events and OC Crime Watch Information: To subscribe, text UPDATES to (813) 640-4655 or visit oclinks.cc/texts

You can also join our Facebook page for updates on neighborhood news and social events. This page is the same as the emails so you will not miss anything if you are not on Facebook.

You can search for Original Carrollwood Civic Association on Facebook or visit this link: <https://www.facebook.com/groups/CarrollwoodCivic>

New residents, please contact Kristin Nail: kristinnail@originalcarrollwood.com or cca@originalcarrollwood.com



The Christoff Family



Christo, Erika, and Sander

We are Christo, Erika and our nine year old son, Sander; and a golden retriever, Raleigh, who somehow will be 11 in January. We love OC so much. When we first moved to Florida I was determined to find a neighborhood with charm and not a cookie cutter feel, and OC was the perfect one! We moved here for Christo's job in finance and I manage the Christoff house. Sander goes to Corbett Prep. I'm one of the PFA Presidents and we all love how the Corbett community has become our Tampa family!

How long have you lived in the neighborhood? We moved into OC about 2½ years ago.

What brought you to Original Carrollwood? Our son was already attending Corbett Prep but funny enough we almost bought a house in OC when we first moved from Maryland but it fell through, so we wound up buying in Tampa Palms. When Sander started at Corbett, I would drive through OC with such regrets that we didn't hold out for a house here. Eventually, friends of a friend were selling their house and we jumped on it!

Where do you typically spend time around the neighborhood? We love the tennis courts (we all play pickleball) and enjoy the OC park and dog park!