

April 2025

A Monthly Publication of the Carrollwood Civic Association



the

Carroler

JOIN US!

**OC Neighborhood
Yard Sale
April 5, 2025**

See Page 19 for more details

**Annual
Easter Egg Hunt
April 19, 2025**

See the Last Page for more details

Notice of Board Meetings

Monday, April 14, 2025

CRD Meeting: 6:30 p.m.

CCA Meeting: 7 p.m.

Carrollwood Rec Center • 3515 McFarland Road

Residents welcome to attend.

Help Keep the OC Resident Directory Up-to-Date

See Page 12 for more details



John Schinka



Josh Shaffer



Corey McKeown



Jerrod Mills



Eric Pellenbarg



Matt Enering



Kristin Nail



Bryan Huls



Jared Jones



Luke Haydel



Neill Boyd



Adrianne Enering



Ethan Pliskow

By John Schinka, CCA President

Spring is upon us and the CCA activities are heating up! Our March board meeting provided updates on our financials and upcoming social calendar, including several residents in attendance to discuss opportunities to contribute to our neighborhood events. Be sure to join us at our upcoming Easter event at Original Carrollwood Park!

Whether you are a lifelong resident or new to the neighborhood, spring is a great time of year to familiarize yourself with Original Carrollwood's great outdoor amenities – including tennis courts, parks, and White Sands Beach.

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 at cca@originalcarrollwood.com. We also encourage you to sign up for our text messages to get neighborhood updates in real time! 



OC Updates: Friendly Reminder: Help keep Lake Carroll clean! Avoid pushing leaves into gutters-which causes decomposition buildup. Thanks for doing your part!

See Page 14 for more information.

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



Check out the progress of our custom gate at White Sands Beach!



Entry gate



Pedestrian gate



Exit gate

White Sands Beach entry and exit gates are in place. Access control systems will be installed as the next step forward in the project. There will be a testing phase of the electronic access control systems through the next month. The CRD will let you know when the entire system goes live. New landscaping additions in the front along the new pedestrian sidewalk will round out the upgrades.

Have questions about the amenity upgrade project?

Check out the FAQ page on OriginalCarrollwoodCRD.com/FAQ

As a reminder, there will be a guard on duty as we prepare for the spring season at Lake Carroll. Be prepared to show your IDs for address verification.



Beach guard post sign

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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Secretary	Corey McKeown 813.951.4910 corey@originalcarrollwood.com
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Lake Carroll	Bryan Huls 813.930.0044 BryanHuls@originalcarrollwood.com
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Social & Events	Jerrold Mills 727.243.0188 jerroldmills@originalcarrollwood.com
Standards Enforcement	Ethan Pliskow 813.205.2410 ethanpliskow@originalcarrollwood.com
Yard-of-the-Manth	Adrianne Enering. 813.981.1126 adrianne@originalcarrollwood.com
Members-at-Large	Luke Haydel 813.482.8111 lukehaydel@originalcarrollwood.com



Original Carrollwood
Civic Association

www.facebook.com/groups/CarrollwoodCivic

Carrollwood Recreation District
www.originalcarrollwoodCRD.com

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President	Mark Snellgrove 813.846.0424 MarkSnellgrove@originalcarrollwoodCRD.com
Vice President	Dr. Anna Brown 813.931.9651 AnnaBrown@originalcarrollwoodCRD.com
Treasurer	Mark Georgiades 813.240.5554 georgiades@originalcarrollwoodCRD.com
Secretary	Kristy Taylor 813.503.8165 KristyTaylor@originalcarrollwoodCRD.com

COMMITTEES

Community Development	Jared Brown. 570.590.6119 JaredBrown@originalcarrollwoodcrd.com
OC Park	Matt Lavisky 813.675.5292 MattLavisky@originalcarrollwoodcrd.com
Grounds	Dan Seeley 813.293.3558 DanSeeley@originalcarrollwoodCRD.com
Rec Center/Tennis Courts	Dr. Anna Brown 813.504.3713 AnnaBrown@originalcarrollwoodCRD.com
Scotty Cooper Park	Jack Griffie 813.503.4552 JGriffie@originalcarrollwoodCRD.com
White Sands Beach	Kevin Shidler 813.931.1662 KevinShidler@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
Non-emergency • 813-247-8200



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SIZE	SPECS	RATE PER ISSUE	
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DAVID AND GINNY PARSLEY
11714 LIPSEY RD.

Q | When did you move to Original Carrollwood and what have you enjoyed most about living here?

A | "We moved from the Washington, D.C., area to Tampa in 1988. In 2002, we moved to Original Carrollwood. Our three kids ranged in age from 8-13, and we spent many years enjoying jet skiing on Lake Carroll & playing tennis at the rec center. The friendly neighbors and beautiful neighborhood make OC a special place to raise a family."

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

A | "We enjoy watching the sunset over Lake Lipsey from our backyard."



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

A | "Some of our favorite memories are watching my daughter's wedding photos being taken in the backyard, swimming in the pool with our grandchildren, cookouts in the backyard with friends and family."

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
Berkshire Hathaway HomeServices
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This Article Was Written By ChatGPT (Or Was It?)

Welcome, dear reader. You may think you're reading an insightful, expertly crafted real estate article—but let's be honest. **There's a very real chance that an AI wrote this.** Or did it?

In a world where AI tools like ChatGPT have infiltrated real estate, how can you truly tell if your agent is a well-trained professional... or just really good at copy-pasting? Let's dig deeper—before I, ChatGPT, become self-aware and take over the entire MLS.

1. Your Agent Sounds Like a Robot (Because They Are?)

Have you ever asked a simple question, like “Hey, what are closing costs?” and received this?

“Closing costs, dear homebuyer, refer to the various fees and expenses required to finalize a real estate transaction. These fees typically range from 2% to 5% of the home's purchase price and may include lender fees, title insurance, and government charges. I hope this clarifies your inquiry.”

If this sounds suspiciously like a Wikipedia article, it's because... it probably is.

2. Listing Descriptions That Sound Too Good to Be True

The home has good bones, a yard the size of a postage stamp, and a kitchen that was last updated when mullets were cool. And yet, the listing reads:

“Step inside this architectural masterpiece, where elegance meets modern luxury. A chef's kitchen gleams with artisan quartzite countertops, while the open floor plan invites laughter and memories.”

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	10603 Coquita Lane	1,827	\$585,000
A	3114 Samara Drive	3,667	\$990,000
P	3201 Belmore Road	2,186	\$475,000
P	3310 Carib Road	1,556	\$475,000
S	10315 Lake Carroll Way	4,217	\$975,000

Translation: The kitchen has counters. The floor plan is open because there are no walls.

3. The “Real-Time” Market Update That Appears Suspiciously Fast

You: “Hey, what's the current market trend in Tampa?”

Your agent: “According to recent studies, home prices have increased by 4.7% year-over-year, inventory remains tight, and mortgage rates have seen mild fluctuations.”

Hmm. That response came back awfully fast... almost as if it was instantly generated by something that never sleeps. (Spoiler: It was.)

4. The Agent Who Doesn't Actually... Do Anything

If your agent's entire process consists of:

- A listing description written by AI.
- Emails that read like they belong in an online customer service chat.
- Responses that arrive suspiciously formatted with bullet points and flawless grammar...

...you might have just hired a glorified prompt engineer.

Wait... Was This Whole Article AI-Generated?

Does it matter? Am I real? Are you real? The line between human creativity and AI efficiency is blurrier than ever. But here's the truth:

AI isn't replacing real estate agents. But it is exposing which ones are truly great at their job... and which ones are just really good at using Ctrl+C and Ctrl+V.

Because at the end of the day, AI should be a tool, not a shortcut. So ask yourself—did your agent write that market update... or did ChatGPT just do it for them while they scrolled TikTok?

AI won't replace agents—but it will expose who's actually doing the work. The only question is... who just wrote this article? 

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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 or scan the QR Code >>>



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

Help Maintain Lake Carroll Make a Donation

Residents! Help keep Lake Carroll clean and safe. Financial contributions are needed from everyone. Funds are used to offset expenses for vigorous water sampling and testing, and other lake maintenance and monitoring needs. Contributors are greatly appreciated and will be acknowledged in *The Caroler*.

LAKE FUND DONATION

Name: _____
Address: _____
Phone: _____
Amount: _____

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

Welcome Newcomer

Please contact
Kristin Nail, Newcomer Chairman
to receive a welcome packet.

kristinnail@originalcarrollwood.com
813.205.0541



HELP KEEP OUR RESIDENT DIRECTORY UP-TO-DATE

Here's the information we need:

Last name: _____
First name(s): _____
Phone number: _____
Address: _____
Email: _____
Email: _____
Names of children (optional): _____

Email your information to:
Directory@originalcarrollwood.com or drop it off at the
Carrollwood Recreation Center 3515 McFarland Road

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.
— directory@originalcarrollwood.com —

Neighbor TO Neighbor



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Written by Maggie Parrish

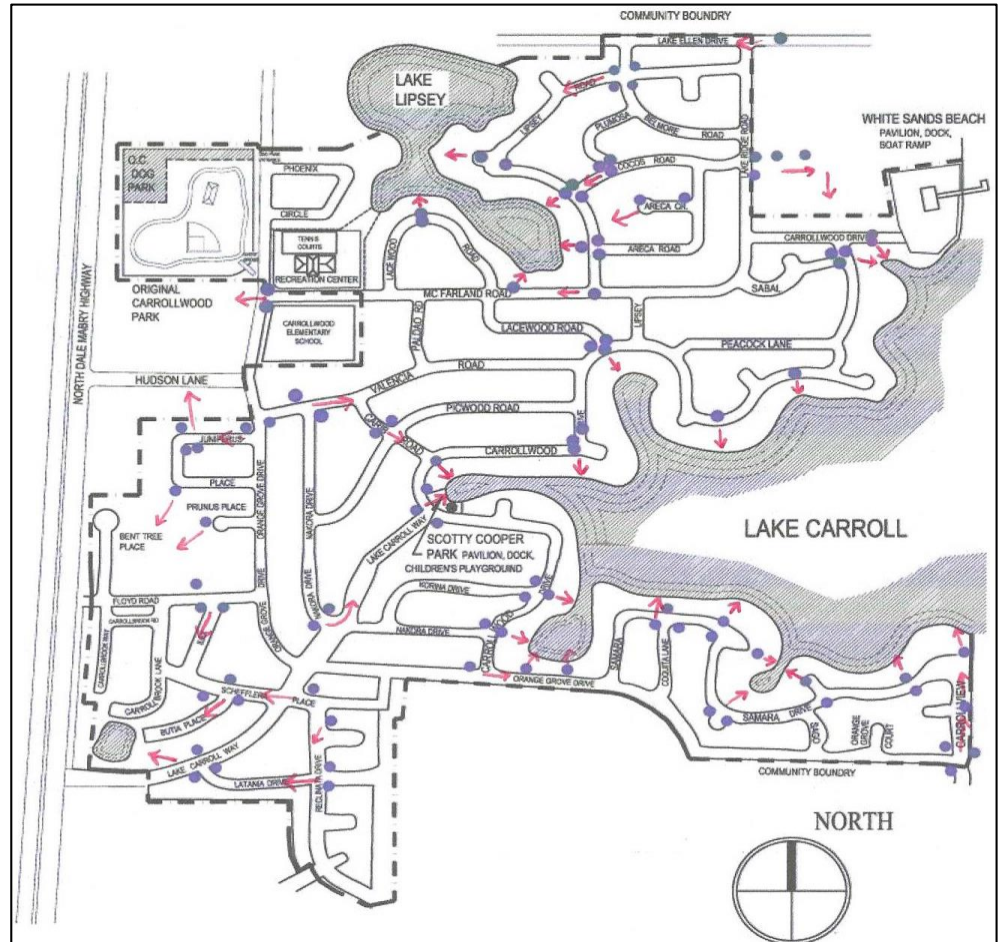
Pollution carried through stormwater runoff is one of the largest threats to urban water bodies. Nearly 900,000 acres of Florida lakes have been classified as impaired for recreation or aquatic life, mostly caused by urban/agricultural runoff. Currently, Original Carrollwood does not possess a comprehensive stormwater filtration system, so anything that finds its way into the storm drains will flow into Lake Carroll in a matter of minutes. Excess nutrients, largely through fertilizer runoff, and high bacterial loads through stormwater runoff, can impair the lake.

Bacterial Contamination

Bacteria are common in lake systems, but can become dangerous if certain types are present in large quantities. Lake Carroll is regularly tested by Hillsborough County to ensure safe levels of E. coli and other bacteria.

- **Main causes:** Damaged septic systems, leaking sanitary sewers, wildlife, pet waste in runoff.
 - **Effect:** Restriction of recreation access until bacterial levels return to normal (closing of White Sands Beach).
- How to prevent:** Properly maintain septic systems and remove pet waste from yards.

Approximately 100 storm drains capture water from Original Carrollwood. If you see contaminants entering a drain, please fill out a report form through the Hillsborough County Water Atlas website. 



Legend

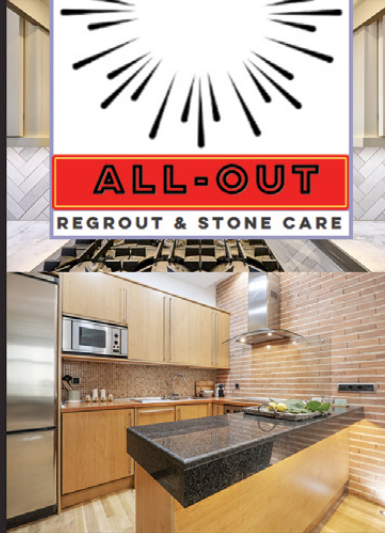
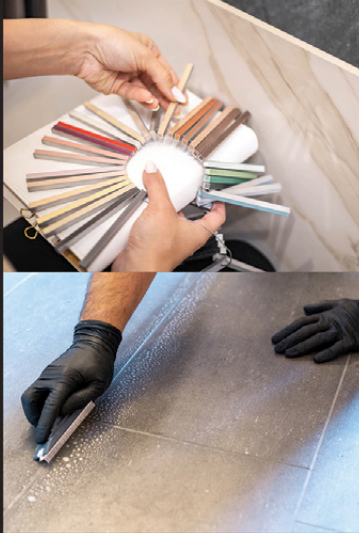
● Storm drain

— Flow Direction

Fertilizers containing nitrogen and phosphorous may not be applied on turfgrass or landscape plants from June 1 to Sept. 30 in Hillsborough County

Hillsborough County's rules on the use of fertilizers containing these nutrients are intended to protect and preserve the cleanliness of local streams, rivers, lakes, and bays. Protecting the county's water reduces the chances of severe algae blooms, such as red tide, from forming. This, in turn, benefits the health of the area's wildlife and residents.

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Boating Safety, Driving Tips and Etiquette

by Bryan Huls, CCA Lake Carroll Committee

It is time, again, to renew our focus on boating safety and etiquette on Lake Carroll. Follow these basic safety tips and enjoy Lake Carroll with family and friends.

BOATING SAFETY:

For more information and boat safety courses visit: myfwc.com/boating/safety-education

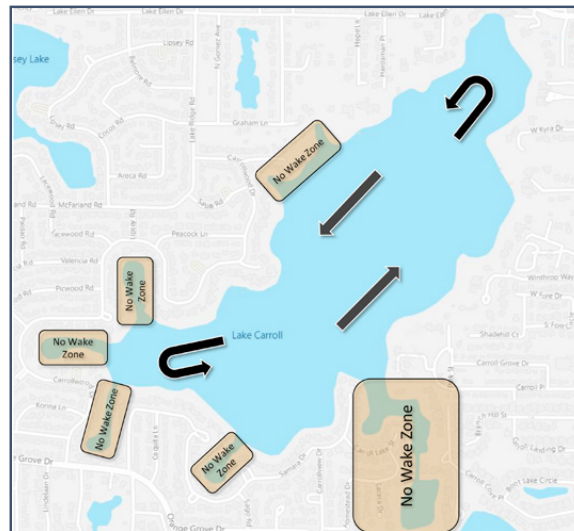
In order to operate a motorboat of ten (10) horsepower or greater, Florida law requires anyone who was born on or after Jan. 1, 1988, to successfully complete an approved boating safety course and obtain a Boating Safety Education Identification Card issued by the FWC.

Use and maintain the right safety equipment.

Have a U.S. Coast Guard-approved life jacket for each person on board and one approved throwable device for any boat 16 feet and longer.

LAKE CARROLL: BOATING & PERSONAL WATERCRAFTS (PWC, JET SKI, SEA-DOO)

- White Sand Beach area and the canals are considered a “NO WAKE ZONE.” For safety of other boats and swimmers, enter and exit at a slow, safe speed.
- Life jackets must be worn by all personal watercraft riders and skiers.
- Always boat on Lake Carroll in a counterclockwise direction.
- Check the boat traffic on the lake. If there are too many boats pulling skiers/tubes, then wait until a few skiers are done with their runs. The fewer boats operating with skiers on the lake, the safer it will be. Mornings and evenings are typically times with fewer boats on the water.
- Never allow passengers to ride on the bow area of a boat, gunwales or outside of protective railings/seats, including the front of a pontoon boat. A sudden turn, stop or start could cause a fall overboard.
- The main rule we see broken is boaters & PWCs (jet skis) following other boats pulling skiers/tubes entirely too close. Never follow directly behind another watercraft. PLEASE GIVE SKIERS and TUBES SPACE.



PULLING SKIERS (SKIING, WAKEBOARDING, SURFING, TUBING)

- All skiers/wakeboarders/surfers should wear a coast guard approved life jacket.
- Use a spotter and/or a large mirror and be aware of other boats in your area.
- Keep your skier a safe distance from all docks, boats, structures, paddleboarders, kayakers, etc.
- Avoid Power Turns. When a skier falls, make sure to come off the throttle and slowly turn/approach your skier. This is unsafe and throws wakes throughout the lake. The only time a power turn is recommended is if you are in a busy area with approaching boats or a skier could be injured.

BOATING ETIQUETTE TIPS

When wakesurfing or driving a larger boat that can create a large wake:

- Stay at least 200 feet away from structures or shore; this allows your wake to dissipate before impacting the shore & docks.
- Avoid close passes to other boats, paddleboards, kayaks and docks.
- Keep music at a responsible level; sound travels much farther than you think on the water, and loud music can ruin other boaters' and homeowners' peace and quiet.
- Finally, be aware of how your wake is affecting others. In addition to other boaters, docks and shoreside properties, this applies to other watersports enthusiasts too. When you pick up a downed rider, do not remain at surfing speed and make a big looping turn back toward the person in the water.
- Please share these safety and driving tips with others on Lake Carroll, including boaters that are not in Original Carrollwood.

Follow these basic tips and everyone will enjoy their time on the water we share.

Share the water responsibly & watch your wake.

Feel free to contact us to review any boating safety tips in more detail.

INFORMATION OUR WEBSITE:

www.originalcarrollwood.com/boating-on-lake-carroll



HOLY WEEK SERVICES



April 13 - 10AM



April 17 - 7PM



April 18
Noon & 7PM



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Hough Family Foundation Masterworks

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GRADUATION TIME IS COMING!



Graduation announcements will appear in the July issue.

The July issue will be printed and mailed to every OC residence!



Have a 2025 graduate in the family?

Email a short bio and photo of your graduate to
Caroler@roxc.graphics
BEFORE JUNE 10
to be included!

Puzzles OF THE Month



Did you find the hidden peacock in this issue?

What page is it on?



SUBMIT YOUR ANSWER
BEFORE APRIL 10

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

Congratulations to last month's players!

Marilynn Bozak
Terry Kors

Last Month's Answers: Location of the hidden peacock in the previous issue:
Page 8.

Maze Answer: You passed the clover and mug of beer on the way through the maze. Want to see the path out? Email me and I'll share that with you! Caroler@roxc.graphics



OC Neighborhood Yard Sale

Saturday, April 5th 9 a.m. - 1 p.m.

Need to do a little spring cleaning? We invite you to participate in our neighborhood yard sale. This is your chance to purge those old clothes, toys, games, furniture, etc! Set up your items in your

driveway/yard by 9 a.m. Each household will be in charge of setting up/breaking down and running their own sale.

OC Reminiscing



OC Residents Mark and Kelly Snellgrove recently had a chance to reminisce with Betty Castor, a former OC resident, former President of USF, and former Florida Education Commissioner. They attended a Children's Home Society event that Betty Castor supports, sitting at her table with her family. Mark and Betty sat next to each other and she reminisced about her days living on Samara. Betty says, "It was great talking about Carrollwood, a wonderful community."

Pictured above: Chrissy Lewis (Betty Castor's granddaughter), Isaac Henderson, Chair of Children's Home Society, Betty Castor, her son-in-law Bill Lewis and her daughter U.S. Representative Kathy Castor, Julia Lewis (Betty's granddaughter), Mark Snellgrove, Ximena Villagomez, 3rd grader @ Mort Elementary School, Kelly Snellgrove, Principal @ Mort Elementary School, and Maureen and Brian Butler, supporters.

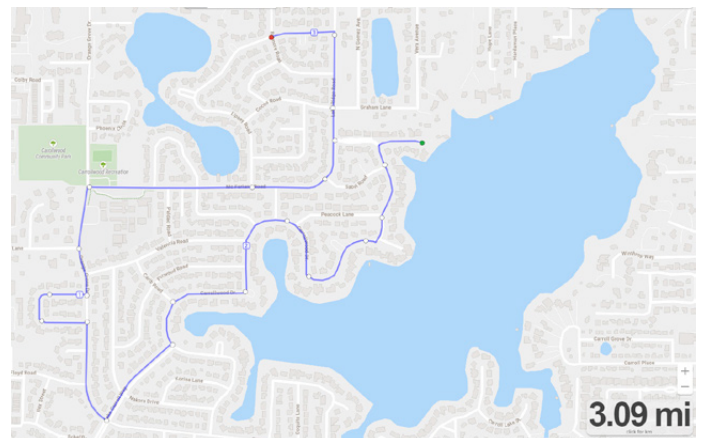
Photo credit: Betty Castor

Memorial Day Walk & Flag Raising Ceremony

Monday, May 26,
9 a.m. starting at
Belmore & Lipsey
Rd. Please see the
map for full route.

We encourage
anyone to join the
walk or come out
and watch along
the route.

We will again have the flag
raising, flag retirement
available by the Boy Scouts
and we have bagpipe
music.



upcoming Social events



(to be updated with additional
information/events)

2025

APRIL 5

Community Yard Sale

APRIL 19

Easter Egg Hunt

Original Carrollwood Park

MAY 27

Memorial Day Walk & Flag
Raising

Walk starts at Belmore & Lipsey.
Flag raising follows at White
Sands Beach.

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

*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



ANNUAL O.C. EASTER EGG HUNT

April 19, 2025

Original Carrollwood Park!

Free specialty coffee drinks provided by Buddy Brew Coffee Truck!

This year's Easter Egg-citing Hunt will be held at Original Carrollwood Park on Saturday, April 19, starting at 10 a.m. In addition to donuts, coffee and water, we will have prizes for Best Bonnet, Handsome Hair & Festive Family. And a special prize for finding the Golden Eggs in each age group.

This unbeatable egg hunt will be broken up into three groups:

- 0-3 years old's (starting at 10 a.m.)
- 4-6 year old's (starting at 10:10 a.m.)
- 7 to 13 year old's (starting at 10:20 a.m.)

**Bring your camera
for pictures and
enjoy a latte!**

VOLUNTEERS NEEDED

We are in need of volunteers. All volunteers will collect service hours, and the bunny costume volunteer is paid \$30 plus service hours. All volunteers must be at the park by 8 a.m. on Saturday. Email events@originalcarrollwood.com to volunteer.

Adults & Volunteers – We will be setting up Friday late afternoon/evening. Email events@originalcarrollwood.com if you are interested in helping.

Thank you, CCA Social Committee

