

Notice of Board Meetings

Monday, October 13, 2025 CRD Meeting: 6:30 p.m. CCA Meeting: 7 p.m.

Carrollwood Rec Center • 3515 McFarland Road

Residents welcome to attend.





WHAT WILL YOUR COSTUME BE THIS YEAR?

2024 Halloween Costume Contest Best Family Winners • See Page 12











Jerrod Mills



Max McKinley



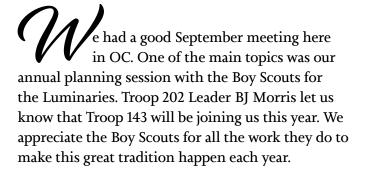
Joey Ferraro

Kristin Nail

Bryan Huls

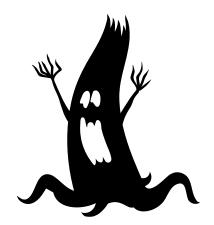
Jared Jones

By John Schinka, CCA President



Bryan Huls gave an update on lake management and upkeep projects. We also spent time reviewing the upcoming social events. The Halloween Parade planning is underway, and Novemberfest will be held at the Rec Center with live music from the DeLeon Band. It's a great chance to get together, so please invite your new neighbors to join in.

We have a great active community of all ages. Remember to be a great neighbor and do not block sidewalks with vehicles and reduce your speed when driving in OC. (1)







Neill Boyd



Happy Halloween

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

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

crimewatch@originalcarrollwood.com | ① 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













REMINDERS FOR ALL RESIDENTS:

- WHITE SANDS BEACH ACCESS GATES ARE CLOSED 24/7.
- GATES WILL OPEN TO RESIDENTS WITH FOBS DURING BEACH HOURS.
 - UNAUTHORIZED USE OF THE FOBS IS PROHIBITED.
 - A GUARD IS ON DUTY TO ASSIST RESIDENTS FROM NOON TO DUSK.

A security guard is there to assist OC residents without access fobs in the afternoon and evening hours (noon to dusk).

- Per usual procedure, **show your ID for entrance** to the beach through the main gate. Guards are instructed to check IDs against the OC resident.
- The fob allows gate access for early morning visits until a guard is present.

GATES ARE **PROGRAMMED FOR BEACH HOURS**

The electronic access fob will open and access gates during specific hours only.

The exit gate is programmed to open when the ground sensor is activated by a vehicle (golf cart or car/truck) and gate closes automatically after each time.

SALES CONTINUE

As the CRD works to ensure that as many residents as possible have them, sales of the electronic access fobs for White Sands Beach are ongoing.

- Rec Center hours for purchases are M-F, 9 a.m. to 1 p.m.
- Fobs are \$30 each with a limit of 2 per family.
- Cash, check or credit card (with additional processing fees) are accepted. Access control fobs are activated within 24 hours of purchase.



PARK HOURS: DAWN TO DUSK DAILY

RESIDENTS WITH FOB:

ACCESS FROM DAWN TO NOON BEFORE GUARD ARRIVAL

REMEMBER YOUR ID: GUARDS STILL CHECK ID'S FOR RESIDENCY PROOF AS SECURITY PROCESS

COMMUNITY CONTACT INFORMATION

Dresident

Carrollwood Civic Association www.originalcarrollwood.com

BOARD OF DIRECTORS

Vice President & Long-Range Planning	President	John Schinka
Secretary Corey McKeown		Josh Shaffer 813.493.1244 Josh Shaffer @original carrollwood.com
Treasurer Jared Jones	0 0	
COMMITTEES Crime Watch Neill Boyd 813.767.2694 Crimewatch@originalcarrollwood.com Newcomers Kristin Nail 813.205.0541 KristinNail@originalcarrollwood.com Lake Carroll Bryan Huls 813.930.0044 BryanHuls@originalcarrollwood.com Construction & Dock Permitting Joey Ferraro. 813.355.2062 JoeyFerraro@originalcarrollwood.com Social & Events Jerrod Mills 727.243.0188 jerrodmills@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	Treasurer	Jared Jones
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Crime Watch Newcomers Kristin Nail	CO	OMMITTEES
Newcomers Kristin Nail		Neill Boyd 813.767.2694
Lake Carroll Bryan Huls	Newcomers	Kristin Nail 813.205.0541
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Social & Events Jerrod Mills	Construction & Dock Permitting	Joey Ferraro 813.355.2062
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Yard-of-the-Manth Adrianne Enering	Standards Enforcement	Ethan Pliskow 813.205.2410
Members-at-Large Luke Haydel	Yard-of-the-Manth	Adrianne Enering
lukehaydel@originalcarrollwood.com	Members-at-Large	

Original Carrollwood Civic Association

www.facebook.com/groups/CarrollwoodCivic

Carrollwood Recreation District www.originalcarrollwoodCRD.com

BOARD OF TRUSTEES Mark Snellarove

PIESIUEIII	1VIUIR 311C11910VC 013.040.0424
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	AnnaBrown@originalcarrollwoodCRD.com
Scotty Cooper Park	Jack Griffie 813.503.4552
/ 1	JGriffie@originalcarrollwoodCRD.com
White Sands Beach	Kevin Shidler
	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 Non-emergency • 813-247-8200



SUBSCRIBE

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CAROLER AD SIZE & RATES

SIZE	SPECS	RATE	PER	ISSUE
		REG	ULAR*	PRINT
Full page	7.5"w x 10"h		\$225	\$425
1/2 page	7.5"w x 4.87	5"h	\$140	\$235
1/4 page	3.625"w x 4.8	875"h .	. \$75	\$145
1/8 page	3.625"w x 2.3	375"h	. \$45	\$80
PREMIUM	PLACEMEN	IT:		
Inside Front	or Back Cover,	Page 3	\$275	\$475

Classifieds: \$20/month for 25 words

Annual Print Subscriptions to The Caroler

To receive a printed copy of The Caroler mailed directly to your mailbox every month, click or scan below to pay online, or mail your \$96 check made payable to RoxC LLC with information below, to: Roxanne Clapp, Caroler Editor, 2816 Overlook View Rd, Walland, TN 37886

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Electronic delivery of The Caroler is provided at no cost to residents via OC website, with notification via	CLICK OR SCAN TO

community email and OC Facebook page.

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Owner operator lives in Carrollwood.

State master license numbers CFC1429399 | CAC1821976



11509 ARECA ROAD

A bone-chilling thank you to our delightfully eerie neighbors at 11509 Areca for their terrifying graveyard display last year! The twisted scene of a skeleton slowly bathing in the glowing, green bio-hazardous waste left us with an unsettling shiver down our spines. What an absolutely nightmarish touch! We can only imagine what horrifying, spine-tingling spectacles the OC neighborhood will conjure up this year. We eagerly await the haunting, the horrors, and the spine-chilling decorations that will once again make our warm Florida blood run cold!

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





We hope everyone has enjoyed our community events throughout the year so far. We are looking forward to another great fall season of spending time with our neighbors. We have a great lineup of social events right in the neighborhood. If you have new neighbors, make sure to invite them out to an event.

More information will be sent out for each event.

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

Thank you, CCA Social Committee

Be sure to check the upcoming Carolers to receive more detailed information!

OCTOBER 10 6-8:30 p.m.

Friday Night at the Lake (Music & Food Trucks) White Sands Beach

OCTOBER 31

Halloween Parade

NOVEMBER 14

Fall Party - Country Rock (Adults Only) Rec Center

EARLY DECEMBER

Movie on the Lawn Original Carrollwood Park

DECEMBER 20

Holiday Lights Boat Parade Lake Carroll/White Sands Beach

DECEMBER 24

Luminaria on Christmas Eve

DECEMBER 31

New Year's Eve Fireworks White Sands Beach

Ouestions?

Email us at events@originalcarrollwood.com or check our Facebook group and neighborhood emails for more info.





Kristin Nail, Newcomer Chairman to receive a welcome packet.

kristinnail@originalcarrollwood.com 813.205.0541



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			
Phone			
Email #1			
Email #2			

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

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.

VISIT OUR LOCATION IN TAMPA!



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OC REAL ESTATE

By Clay Brown
Managing Broker/Market President
Berkshire Hathaway HomeServices
Florida Properties Group. 813-786-4982

Tricks or Treats? The Big Picture in Carrollwood's Market

Over the past year, we've seen homes sell across a wide range of prices. Some moved in a weekend, even above asking. Others lingered for months before finally closing under list price. What separates the "treats" from the "tricks" isn't luck. It's positioning.

Inventory is up. Buyers have more choices than they did a year ago. That means sellers need to be intentional with pricing. Start too high, and you risk becoming the house everyone scrolls past.

OC Listings as of The Caroler deadline Compliments of Clay Brown, Realtor®

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

Stat	us Address	Htd Sq Ft	Price
A	10408 Butia Place	2,405	\$750,000
A	10604 Carrollbrook Ln	1,602	\$299,000
A	10403 Lake Carroll Way	1,950	\$495,000
A	3306 Nakora Drive	1,537	\$530,000
A	10305 Orange Grove Dr	2,169	\$600,000
A	3026 Samara Dr	2,363	\$599,000
P	3303 Picwood Road	1,616	\$494,900
P	3404 Picwood Road	1,400	\$539,000
P	3108 McFarland Road	1,945	\$649,000
S	3120 Cocos Road	1,726	\$429,000
S	3310 McFarland Road	1,523	\$510,000

Start with a realistic number, and you stand out in a crowded lineup. As one wise voice once said, "You must unlearn what you have learned." In today's market, that often means letting go of last year's pricing strategies.

Preparation matters. The homes that sold quickly weren't necessarily the biggest or the newest. They were the ones that felt cared for with fresh paint, tidy landscaping, and clean presentation. Buyers notice the details, and they reward them.

Prices are steady. We've seen closings from the mid \$400s to over a million in Carrollwood this past year. That is a big spread, but the common thread is that value remains. The frenzy of bidding wars may have calmed, but well-prepped homes still draw strong results.

The big picture is simple. Carrollwood remains a desirable place to live, with homes that hold their value. The trick is assuming the market will do the work for you. The treat is seeing what happens when you price smart, prep well, and launch at the right time.

So as you pass out candy and admire the costumes this Halloween, remember that the market has its own set of masks too. Some homes disguise their flaws, others reveal their strengths, and the best ones show up ready for the party. The sellers who find success are the ones who choose the treats over the tricks.



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.



If you are a veteran, or you know one that lives in OC, please email:
 Caroler@roxc.graphics
to be a part of the Veteran Tribute issue in November. Share as much or as little as you would like about yourself and/or your service.







events 2025 HALLOWEEN PARADE

*With all of our neighborhood events, we ask that you do not post or share our social event information in public groups/social media.

JOIN US

FOR THIS ORIGINAL CARROLLWOOD
ANNUAL EVENT
FRIDAY, OCTOBER 31
PARADE BEGINS AT 5P.M.
COSTUME CONTEST JUDGING 4:30-4:55

We encourage everyone to dress in their funniest, scariest, and most creative costumes for our annual parade. Spectators are always welcome along the parade route to support. The parade route starts at Lipsey Road & Carrollwood Dr. and continues to Scotty Cooper Park via Carrollwood Drive.

*Please stage on Lipsey Rd or Peacock Lane and off Carrollwood Dr. until the parade starts.

Costume judging will be at the start of the parade from 4:30 - 4:55 pm.

There will be a judging table and a sign.

CATEGORIES FOR COSTUME JUDGING:



- Best Family
- 6 & under, boy and girl
- 7 & up, boy and girl
- Infant/Baby

Parade Update: With emerging new motorized devices and powered vehicles, we ask that residents do not use any electronic or gas-powered devices/scooters/carts/vehicles in the actual parade.

And always
remember –
watch out for our
trick-or-treaters
later that evening! It
will be a busy night
in the neighborhood
being a Friday night



2024 Halloween costume contest winners









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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 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



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Welcome to Beauty Reimagined

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Neighbor (Neighbor

CLASSIFIED ADS

FULL ARRAY OF HANDYMAN SERVICES.

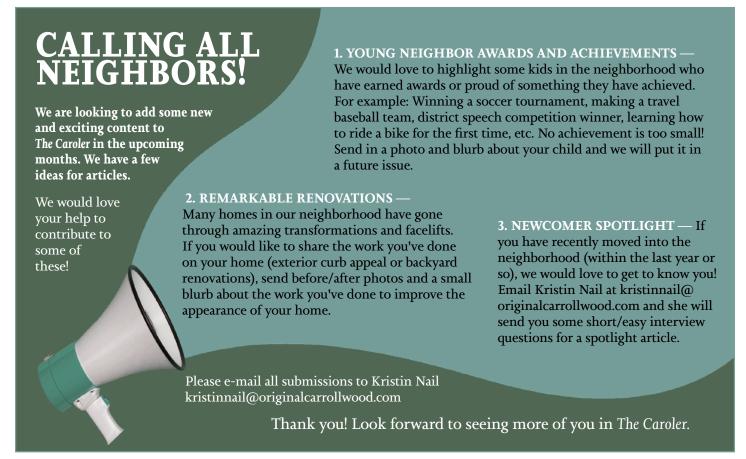
Storm cleanup. Hauling. Pressure washing, etc. Chuck Kim (OC homeowner). 813-352-1382.

MASSAGE at your home by Nina, licensed since 2010, OC resident since 1999. Deep tissue \$90/30minute, regular \$80/30minute, Deep tissue \$110/60minute, regular \$100/60min. 954-415-1984

CHARITY GOLF CLASSIC 40th Annual Sertoma Golf Classic at Eagles on Friday October 24th. Call Jim Weiss 813-431-3058 or email jimweiss@verizon.net for information.

ADD YOUR CLASSIFIED NEXT MONTH \$20 for 25 words. Deadline is the 10th of each month. Email: Caroler@roxc.graphics





Keepin'it l@al!

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.



Find the hidden peacock!

SUBMIT YOUR ANSWER
BEFORE OCTOBER 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 players!

Gary and Janet Pailthorp Stephanie Georgiades Andy Fonda Doug Norton Marilynn Bozak Angie Ducker Lila Flowers Lucas Fernandez

Location of the hidden peacock in the previous issue: Page 12.

DID YOU SPY THE OUT OF PLACE ITEM? The thing in last month's picture that you wouldn't find in OC... the mailbox at the street!

(and true, not so much the fall colors either 6



Crab Chilau

by Marilyn Messina, OC Resident and mother of Andrea, owner of Joe & Sons Olive Oil

Ingredients

- 1 green bell pepper, chopped
- 1 large onion, chopped
- 2 cloves garlic, minced
- 1 lb fresh crab
- Salt & Pepper to taste
- 2 Bay leaves
- Drizzle, Green Chili Olive Oil
- Drizzle, Espresso Balsamic Vinegar

Directions

Head over to Joe and

Sons Olive Oil for the

specialty olive oils

mentioned in this recipe!

FUN TIP:

- Start with green chili olive oil in a pan over medium heat.
- Add bell pepper, onion, garlic, and a pinch of salt and pepper.
- Stir over medium heat for a couple of minutes until the bell peppers soften.
- Chop up the canned tomatoes in their juice with some kitchen shears, or do it like her mom did and reach right in to the can and crush them up with your hands!
- Add the tomoatoes to the veggies and turn the heat up just a little.
- Add a couple bay leaves
- Cook for approximately 20 minutes until all the flavors have blended together
- Add a drizzle of espresso balsamic vinegar
- Add the crab: Fold in 1lb of fresh crabmeat (gently so you don't break it up too much-keep those chunks-yum!)
- Cook for another 10 minutes.
- Serve on top of your favorite pasta or rice.
- Sprinkle with fresh parsley
- Enjoy!

See this recipe in action! https://www.youtube.com/watch?v=_GOuZdpkEpE

