

November 2026

A Monthly Publication of the Carrollwood Civic Association



the

Caroler

Happy
Thanksgiving

Join us!

Toddler Turkey Trot

Nov 21, 2026

See Page 10 for more event info

Photo by Jared Jones

Notice of Board Meetings

Monday, November 9, 2026

CRD Meeting: 6:30 p.m.

CCA Meeting: 7:30 p.m.

Carrollwood Rec Center • 3515 McFarland Road

Residents welcome to attend.

Don't forget to fall back an hour on November 1st!

Happy Thanksgiving



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Kristin Nail



John Schinka



Corey McKeown



Jared Jones



Max McKinley



Jerrod Mills



Joey Ferraro



Bryan Huls



Maggie Shaffer



Luke Haydel



Neill Boyd



Raquel Pullaro



Ethan Pliskow

By Kristin Nail, CCA President

The CCA Board had a productive October meeting. Jared Jones provided a thorough update of our fiscal year end, maintaining a strong position going into the holiday season. We were also visited by some friends across the lake from the Carroll Cove neighborhood. We had a great discussion about how we are going to work together to advocate to our county organizations about Lake Carroll.

As Thanksgiving approaches, we are certainly thankful to be a part of this great neighborhood! We are also VERY thankful for the rain that has finally come to raise our water up a few inches.

Be sure to keep reading for additional detail about

our upcoming social events. We are looking forward to another Toddler Turkey Trot at Scotty Cooper Park on November 21st. As a great tradition continues, our luminaria sales will kick off soon. Look for upcoming updates about sales and Boy Scout setups so we can keep lighting up the OC on Christmas Eve!

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. oclinks.cc

STAY CONNECTED!

MAKE SURE YOU ARE RECEIVING ALL THE NEIGHBORHOOD NEWS

EMAIL:

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.



TEXT:

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

FACEBOOK:

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:

New residents, please contact Maggie Shaffer: MaggieShaffer@originalcarrollwood.com or CCA@originalcarrollwood.com



Mark Snellgrove



Dr. Anna Brown



Mark Georgiades



Kristy Taylor



Jared Brown



Matt Lavisky



Dan Seeley



Jack Griffie



Kevin Shidler

CRD News

by Nicole Barolo

ONE FOB CONTROLS ALL LOCATIONS.

White Sands Beach, OC Tennis Courts, Scotty Cooper Park and Original Carrollwood Park

HOSTING AN EVENT AT THE PAVILIONS?

- OC Residents can reserve the covered spaces at White Sands Beach and Original Carrollwood Park for parties and gatherings. Guests will be issued a temporary access gate code.
- The code provides access to gates one hour before and after the party. After that, the codes will be inactive.
- **Please do not prop gates open.**
- See Janet in the OC Rec Center office for details on reservations and forms.

The CRD continues to offer fobs for purchase.

See Janet at the OC Rec Center.

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. Fobs are activated immediately upon payment

Do not share your fob.

Unauthorized use of Fobs is prohibited.

Restroom keys are available for \$30.

BOATERS: Renewals on boat keys and decals are not necessary at this time due to low lake levels at the ramp at White Sands Beach. Boat owners

living along Lake Carroll also report difficulties in launching from private docks. The CRD will be monitoring levels and will determine the need for reissue in the near future as the season progresses.

ORIGINAL CARROLLWOOD CRD and CCA



Original Carrollwood is guided by **two resident-elected boards** that work together to preserve, maintain, and strengthen our community: the **Carrollwood Recreation District (CRD)** and the **Carrollwood Civic Association (CCA)**. Together, these organizations support the quality of life enjoyed by the 925 homes in the neighborhood.

Public meetings take place on the 2nd Monday of the month at the OC Rec Center

CRD Meeting
6:30 p.m.

CCA Meeting
7:30 p.m.

CARROLLWOOD RECREATION DISTRICT (CRD)

THE CRD FOCUSES ON ORIGINAL CARROLLWOOD PROPERTY MANAGEMENT

The CRD WORKS TO:

Maintain, upkeep, and operate of all the neighborhood properties, common areas, and parks.

The maintenance responsibilities of the Board are **funded by annual tax levies** of all residential properties located in the District.

AMENITY AREAS INCLUDE:

- The OC Recreation Center
- Tennis and Pickleball Courts
- White Sands Beach & Park Pavillion
- Scotty Cooper Park & Park Pavillion
- Original Carrollwood Park
- Original Carrollwood Dog Park

The CRD manages the park/space reservations for residents and park security (including guards, electronic access fobs and gates).

FOR MORE INFORMATION:
office@originalcarrollwoodcrd.com

CARROLLWOOD CIVIC ASSOCIATION (CCA)

THE CCA FOCUSES ON CHARACTER, SAFETY AND SENSE OF COMMUNITY IN ORIGINAL CARROLLWOOD

The CCA WORKS TO:

- Organize social events through the year
- Coordinate Lake Carroll management efforts
- Direct monthly newsletter – "The Caroler"
- Maintain the neighborhood directory
- Enforce standards and deed restrictions, when necessary
- Crime watch and liaison with Hillsborough County government agencies

COMMITTEES INCLUDE:

- Standards Enforcement
- Construction/Dock Permitting
- Crime Watch
- Newcomers
- Social Events
- Communications
- Yard Of The Month
- Lake Carroll Management

FOR MORE INFORMATION:
cca@originalcarrollwood.com

**White Sands Beach:
Weekend guard service will
end for the season on Nov. 1
and return in the spring!**

COMMUNITY CONTACT INFORMATION

Carrollwood Civic Association
www.originalcarrollwood.com

BOARD OF DIRECTORS

President	Kristin Nail 813.205.0541 KristinNail@originalcarrollwood.com
Vice President	John Schinka 813.503.1258 JohnSchinka@originalcarrollwood.com
Secretary	Corey McKeown 813.951.4910 Corey@originalcarrollwood.com
Treasurer	Jared Jones 727.247.8737 JaredJones@originalcarrollwood.com
Legal	Max McKinley 941.391.1039 MaxMcKinley@originalcarrollwood.com

COMMITTEES

Crime Watch	Neill Boyd 813.767.2694 Crimewatch@originalcarrollwood.com
Newcomers & Long-Range Planning	Maggie Shaffer 813.777.4213 MaggieShaffer@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	Jerrold Mills 727.243.0188 JerroldMills@originalcarrollwood.com
Standards Enforcement	Ethan Pliskow 813.205.2410 EthanPliskow@originalcarrollwood.com
Yard-of-the-Month	Raquel Pullaro 813.732.2252 Raquel@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

BOARD OF TRUSTEES

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 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.

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Back Cover	\$275	\$550

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The Schinkas

John, Brenda, Jack (8) and Annie (5)

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

A | We have been in the OC since 2015, and in our current home since 2019. We love how active the neighborhood is! It's so fun to see families and neighbors get together at our parks and community events.

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

A | We are so thankful to have our home on Ilex Street. We have great neighbors and really enjoy having friends come over - whether its relaxing in the front yard while the kids bike and play, or hanging out in the backyard and swimming! We've made some improvements to the front yard recently and love seeing our plants and trees grow!

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

A | It's hard to choose just one! But recently, it's been great to watch the neighborhood kids gather in the driveway on Fridays so they can all bike to school together. And sitting out front on Halloween to see all the trick-or-treaters is a favorite too!

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

A | Our neighborhood is so great - there's always a chance to meet someone new! Don't hesitate to say hi to new neighbors... and keep OC beautiful!

We are so thankful to be considered for yard of the month — there are so many great yards in the neighborhood! 



Email your nomination to:
Raquel@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



Nominate a Neighbor!!

Nominations can be made

- via email to: Raquel@originalcarrollwood.com
- at the Community Center
- at Board meetings
- or on our Community website: www.OriginalCarrollwood.com

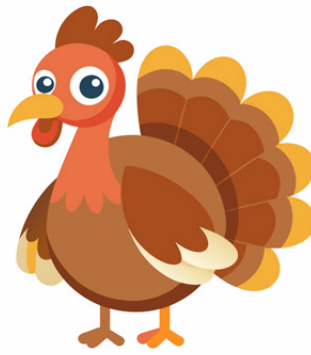


When submitting your nomination please include:

- 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!

Join Us! Toddler Turkey Trot November 21, 2026



Watch for more event information on Facebook, email and text! Additional details are shared as each event approaches.

If you have questions or need additional information about any of our social events, feel free to reach out at events@originalcarrollwood.com.

Warm regards,
CCA Social Committee

Bike Rodeo for World Car Free Day

by Jared Jones

A big thank you to Master Deputy Gary S. Mechler and the Hillsborough County Sheriff's Office for coming out and having a Bike Rodeo for our Community on September 26th. The neighborhood kids navigated the cone-lined course to practice steering, straight-line balance, stopping quickly,



weaving through cones, scanning for hazards, and yielding. Learning how to



use proper hand signals (left turn, right turn, and stopping). We had donuts, coffee, and the big hit of gatorade zero to help build their energy back up. A bubble machine was running for all the kids to

enjoy the fun filled morning at OC Park. It was great to see so many OC families come out during World Car Free Day for the city of Tampa.

11/21/26
Toddler Turkey Trot

12/19/26
Holiday Lighted Boat Parade

12/24/26
Holiday Luminaria

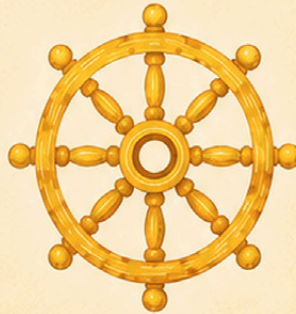
12/31/26
New Years Eve

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.

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

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NOVEMBER 15, 2026

6:00 PM

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 813-961-8747

 info@gracelutherantampa.org



this & that

OC REAL ESTATE

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



We bought our first home in Original Carrollwood in the summer of 2012. We put 3.5% down on an FHA loan at 3.375%, 30-year fixed, and had the sellers cover most of our closing costs. We paid a little over \$175,000 for that home.

Today, that same house would likely sell in the high \$400s.

Good news, right? Welllll.....

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	3712 Carrollbrook Rd/3712	1,602	\$285,000
A	3714 Carrollbrook Rd	1,602	\$339,000
A	10603 Carrollbrook Way	1,602	\$279,000
A	10715 Carrollwood Dr	2,684	\$1,560,000
A	11609 Carrollwood Dr	5,510	\$2,950,000
A	11626 Carrollwood Dr	1,940	\$675,000
A	10312 Lake Carroll Way	1,416	\$465,000
A	3306 Nakora Dr	1,537	\$525,000
A	3502 Nakora Dr	1,651	\$474,900
A	10509 Orange Grove Dr	1,460	\$455,000
A	10603 Orange Grove Dr	2,146	\$635,000
A	10307 Reclinata Ln	4,163	\$1,354,999
P	11735 Lipsey Rd	2,849	\$799,999
P	11309 Reclinata Ln	2,409	\$775,000
S	10916 Carrollwood Dr	1,745	\$598,000
S	3312 Nakora Dr	1,540	\$448,000
S	3322 Schefflera Rd	5,425	\$900,000

Thank You Neighbor!

by Jared Jones

I would like to tell my neighbor Josh Shaffer thank you for grabbing not 1 football, but 2 footballs out of our beautiful oak tree the other day. My son, Hunter, was punting the football and it got stuck into the tree. So he asked his dad if he could get it out. I threw another football we had, and on the first throw got that stuck up 25 feet as well. Luckily we have a neighbor with ingenuitive abilities to throw a rock sack up there and shake them loose. Thank you Josh Shaffer.



If someone were to purchase that home today using the exact same financing we used, 3.5% down, 30-year fixed, the principal and interest payment alone would be nearly four times what we were paying. And that's before you factor in property taxes, which have grown right along with the value, and homeowners' insurance, which in Florida has apparently decided to become its own personality. We were paying around \$1,200 a year for insurance when we bought. That same coverage today runs closer to \$3,200. Add it all up and you're looking at roughly \$4,100 a month on a house we were carrying for under \$1,300.

That's the golden handcuff problem in plain numbers. Homeowners who bought or refinanced when rates were sitting under 4% are effectively locked in. Not because they don't want to move. Some of them would love to downsize, upsize, or just change scenery. But trading a 3%

mortgage for a 7.5% mortgage on a more expensive house means your monthly payment doesn't go up a little. It goes up a lot. So they stay. And when they stay, their home never hits the market. And when homes don't hit the market, buyers have fewer choices and prices stay elevated even as demand softens.

For buyers trying to enter this market right now, especially first-timers, the numbers are genuinely hard. Rates are high, prices haven't come down to meet them, and insurance in Florida adds a layer most people outside the state never have to think about. There's no easy answer to that. But understanding why the market looks the way it does is at least a place to start.

Thankfully, there are professionals available to help you navigate this difficult market. If you have questions about what any of this means for your specific situation, I'm always glad to talk it through.





Lessons and Carols Concert

Sunday,
December 6th
3:00PM

A beloved tradition at Grace Lutheran Tampa, featuring our Choir singing favorite Advent and Christmas carols with a chamber orchestra and organ. Join us for the retelling of the birth of Jesus through readings and song at the FREE event!



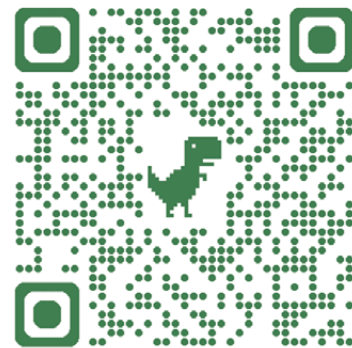
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Has Something Changed In Your Home

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

Dooooo Be Courteous...

**Pick up after your dog in
our neighborhood!**

**And don't forget, leashes are
required by Hillsborough County Ordinance.**

A friendly reminder from your neighbors and Community leaders.



OC DIRECTORY UPDATES MADE QUARTERLY

Keep current for access to White Sands Beach!

The guard service is 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.

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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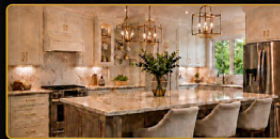
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Deadline: November 10

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www.originalcarrollwood.com



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Make funds payable to: Carrollwood Civic Association;
3515 McFarland Rd.; Tampa, FL 33618. Please include
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Chuck Kim (OC homeowner). 813-352-1382.

ADD YOUR CLASSIFIED NEXT MONTH \$20 for 25 words. Deadline is the 10th of each month.

Email: Caroler@roxc.graphics

Thank
You

for your
generous
Lake Fund
donation

Sam & Nilla Leto



WHAT'S THE HOOT?

NEWS FROM CARROLLWOOD K-8 PTSA

NOVEMBER UPDATES



SATURDAY
NOVEMBER 7TH, 2026 **11AM-2PM**
CARROLLWOOD K-8 FIELD

**PURCHASE TICKETS &
WRISTBANDS HERE**



FEATHERS & FORTUNE GALA

February 6th, 2027 6-10pm  Carrollwood Country Club

TICKETS & SPONSORSHIP OPPORTUNITIES

Carrollwood K-8 PTSA is excited to invite you to our *Feathers & Fortune Gala*. This special evening is an opportunity to further invest in our students to help us continue to create meaningful experiences that enrich their education. All proceeds go directly to funding teacher grants, school and campus enhancements, student programs and enrichment opportunities for every student. Tickets & Sponsorship opportunities are available to all Carrollwood community members.



Purchase Here

EMAIL: carrollwoodk8ptsa@gmail.com

WEBSITE: www.carrollwoodk8ptsa.com

NOVEMBER 2026 ISSUE #6

10th Annual PECAN SALE Fundraiser

Grace Lutheran Church
3714 W Linebaugh

NOV 7 & 14 **NOV 8 & 15**
9AM to 4PM **9AM to 2PM**



SUPPORTING FAITH CAFE
FEED THE HOMELESS • SHOWERS FOR THE HOMELESS
AND CLOTHES CLOSET



Feed the
Homeless



Showers for
the Homeless



Clothes
Closet

**SUPPORT
OUR COMMUNITY
ONE PECAN
AT A TIME!**

**CHOCOLATE
COATED PECANS**

**PECAN HALVES
AND PIECES**

Samples available for tasting!

*Perfect for Thanksgiving
and Holiday Gifting!*



Puzzles OF THE Month

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



Thanksgiving Word Scramble. Unscramble each line to form a word associated with Thanksgiving to reveal the code word found by unscrambling the letters in the circles.

ntaklfhu	_____	rbnryecar	_____○_____
kyuret	_____○_____	nipcroucao	_____○_____
blootalf	_____	shavetr	_____
kppiumn	_____	urgtatide	_____○_____
yrgva	_____○_____	adepar	_____
stoptao	_____	slceseroa	_____○_____
mylifa	_____	definsr	_____
singbles	_____○_____	epi	_____

Congratulations and thanks to last month's puzzle players!

Marilyn Bozak
Terry Kors

**Answer to October's Trivia, What kind of coat is always wet when you put it on?:
Paint**

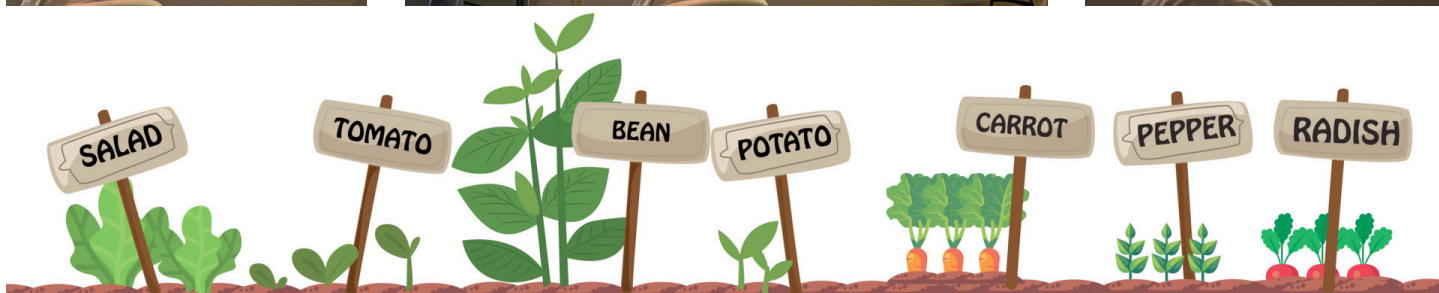
Location of the hidden peacock in the previous issue: Page 14

SUBMIT YOUR ANSWER(S) BEFORE
NOVEMBER 10

Email Caroler@roxc.graphics
All who reply will have their name posted in the next issue of *the Caroler*!

Garden Talk, Start Your Own Veggie Garden

OC Neighbor, Jeanna Good, presented a great talk on October 13th that helped to encourage neighbors to get a garden started on their property, working to place it in the right place at the right time (hint: morning sunlight). The right time is Labor Day weekend, and the next best time is **now**. Those in attendance were given some great resources. [Check out this source](https://ask.ifas.ufl.edu/publication/VH021/pdf) if you weren't able to attend, or need a refresher. (<https://ask.ifas.ufl.edu/publication/VH021/pdf>).





The Serynak Family



Can you tell us a little about your family?

We're the Serynek family: Matt, Julia, and our sons, Keogh and Cole. Matt is a native Floridian from the east coast, and Julia moved to Florida after college. Tampa became home to both of us, thanks in large part to the amazing community we found in Original Carrollwood.

We've loved watching our sons grow up in this neighborhood. Both boys started at Lake Magdalene Preschool, and now Keogh is in 7th grade at CK8 and Cole is in 9th grade at Jesuit. As they've grown, it's been wonderful to see the opportunities in the neighborhood grow with them. We love that they're just a bike ride away

from school, friends, and so much to do. Our neighbors have kindly supported their pet-sitting and tutoring ventures, and the boys can frequently be found at 7-Eleven spending their earnings!

As a family, we love being outdoors. Life has gotten busy, but whenever we have a chance to relax, we enjoy spending time at the lake or paddleboarding. At the last community yard sale, Cole bought a Sunfish sailboat that he likes to take out on the lake.

How long have you lived in the neighborhood?

We moved onto Valencia Road over 16 years ago. It feels like this has been our home forever.

What brought you to Original Carrollwood?

Matt had friends at UF who grew up in the neighborhood. He would visit occasionally and always loved it. When we started looking for our first home, we were wakeboarding a lot and knew OC would be the perfect place for us. We loved the look and feel of the neighborhood, and access to the lake was the icing on the cake.

Where do you typically spend time around the neighborhood?

When the boys were little, we spent a lot of time at Scotty Cooper, but White Sands has always been our favorite spot. Our kids have grown up swimming and playing with their friends there. You might also see us walking our gentle giant, Houston, around Valencia!