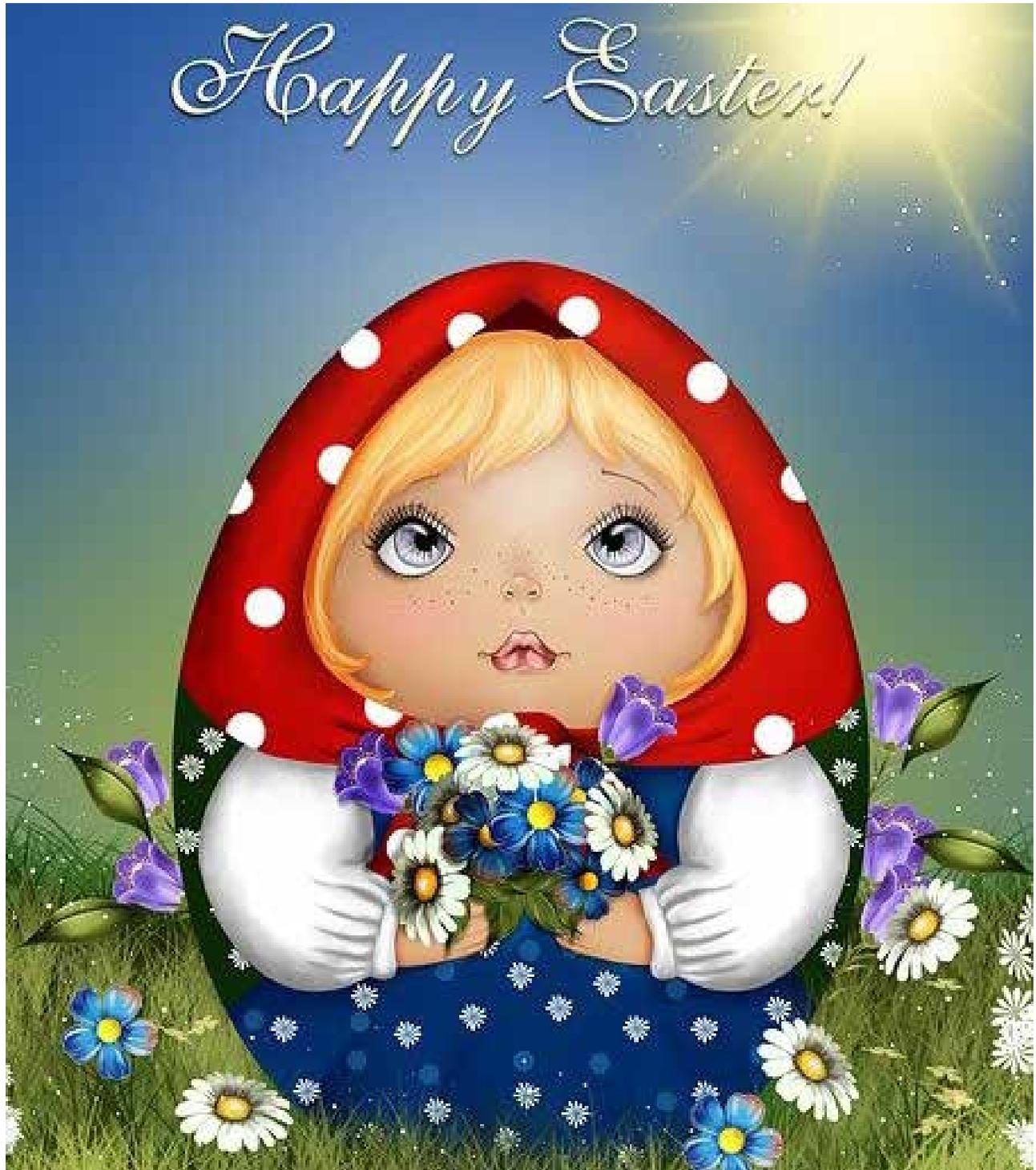


# Casa Loma Link

April 2021

105 52nd Ave. E., Bradenton, FL 34203 Phone: (941) 755-8612 Email: [casaloma@newbymanagement.com](mailto:casaloma@newbymanagement.com)



**Please observe the 20 MPH speed limit. This is not an over 55 park so we have kids playing.  
Tickets have been issued by the Sheriff's department!!**

**CASA LOMA CURRENT**

**BOARD MEMBERS 2021**

**Steve Long** – President

205 52nd Ave Plaza East  
Bradenton, FL 34203  
860-810-5315  
Stevenlong714@aol.com

**Heather Rollins** - Vice President

5207 4th St E  
Bradenton, FL 34203  
413-285-5310  
Heather.rollins384@icloud.com

**Edmundo Delgado** - Secretary

308 50th Ave Ter E  
Bradenton, FL 34203  
941-815-8495  
e.delgado.2011@gmail.com

**Open** – Treasurer

**John Bruni** - Buildings & Grounds

109 52nd Ave E  
Bradenton, FL 34203  
207-272-1304  
941-592-1895  
brunijab@yahoo.com

**LOCAL NUMBERS**

Animal Control 941 742-5933  
Code Enforcement 941-748-2071  
Elder Helpline 1-800-963-5337  
Elder Abuse 1-800-962-2873  
Florida Highway  
Sheriff's Dept.  
941-747-3011 Ext. 2260

**CRIMESTOPPERS** - 1-866-634-8477

**VOLUNTEERS OF CASA LOMA INC**

Chairman of Activities: Beth Long (941) 342-1859

**HELPFUL NUMBERS**

Social Security Administration  
.....(SSA).....1-800-772-1213  
7am – 7pm business days  
Call to provide notification of death or to inquire about survivor benefits.  
U.S. Dept. of Veterans Affairs  
.....(VA).....1-800-827-1000  
7am – 7pm business days  
Call for survivor benefits, burial benefits or to provide notification of death.

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Admin Fee - Returned Check \$15.00

**Contact Newby Management at 844-285-2099 for after hours related emergencies and Wiley Jones during regular business hours.**

Casa Loma's email address is [casaloma@newbymanagement.com](mailto:casaloma@newbymanagement.com)  
[Newby Management 844-285-2099](tel:844-285-2099)  
[Community related emergencies](#)

**PLEASE CALL THE SHERIFF'S OFFICE IF YOU SEE ANY UNLAWFUL ACTIONS TAKING PLACE. NON-EMERGENCY NUMBER IS 941-747-3011 Ext. 2260  
\*\*DO NOT CALL THE OFFICE\*\***

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## NEW PET WASTE STATIONS

If you drive or walk along 1st Street you will see four new **Pet Waste Stations**. Your Board of Directors authorized these recently in the hopes that our residents who walk their dogs along that stretch of grass will use them and help keep the area clean and safe for the rest of us. We'd like to pass on a few reminders.



- Pick up your dog's waste and place it in the green bin.
- The bins are for dog waste only – not bottles, cans, and other trash.
- Please take and use only one bag per visit. These bags are not intended for you to use anywhere other than along the 1st Street walking area.

While we're on the subject of dog waste, we ask all dog owners to be responsible with not only Casa Loma's common grounds, and your neighbor's property, but also your own property. Allowing dog waste to accumulate in any yard is not only a health hazard, but is also a source of foul odor.

## CERAMICS WITH SANDY

### WRAPPING UP

Sandy Kasten's season finale Ceramics Class will be on Thursday, April 22nd. She's enjoyed providing this service and opportunity to our residents, and all of the participants have enjoyed making their creations. Thank you Sandy! She will resume the class in November.



## FROM YOUR BOARD PRESIDENT

Once again, because of the lack of a quorum the official business that should have been conducted did not happen. Instead the Board of Directors conducted a town hall type of meeting – fielding a variety of questions from the owners that were in attendance. The increased number of people in attendance was indeed encouraging, but still it was not enough.



The chief topic was the recent ballot to amend the Deed Restrictions. The ballot was written to remove the super majority requirement of two-thirds of all shareholders to pass (i.e. 142 properties) many of the changes that need shareholder approval, and replace it with a simple majority of the ballots returned.

Also discussed was the continuing problem of otters causing damage to the shoreline of the retention pond. The cost of correcting this problem is again outside of the range which the board is permitted to authorize in accordance with the deed restrictions. This further highlights the need to get the current ballot initiative approved by 140 owners.

Respectfully,

Steve Long, President

## BALLOT DEADLINE EXTENDED

After discussion with owners at the "Town Hall" meeting on March 9th the Board of Directors decided to extend the deadline for returning ballots. Ballots should be returned on or before the regular monthly board meeting on Tuesday, April 13th. We ask everyone who has not already returned their ballot to please do so right away. There are three ways for you to return them. 1] Take them to the clubhouse and place them in the box in the lobby; 2] mail them in time so that they are delivered before April 13th; or 3] bring them to the meeting on April 13th.

## MEDICARE AND YOU



On Saturday, April 17th Jimmy Campana , a Medical Solutions Resource Expert, will be hosting our Saturday morning Coffee Hour. He will be conducting a presentation to help us understand some basic information about

Medicare and how it can help you cover the costs of your health care. It might be different than you think. Come and join us for an "enhanced" coffee hour at 9 AM.

## CASA LOMA HAS A

### "SHAREHOLDERS" FACEBOOK

#### PAGE



Are you on Facebook? Well, Casa Loma is also. We've just created a "Shareholders" Facebook page. Why? To make communications easier with and between our owners. We can share information, activities, and get to know our neighbors. Sometimes things come up too late to get published in the *Casa Loma Link*. Things like weather related issues, death announcements, special meetings, missing pets, etc.

You can find our page by one of two ways:

- On your Facebook home page in the search bar type in "CL Shareholders"
- In your browser search bar type: "<https://tinyurl.com/3y22dxcB>"

You should see a beach photo with life guard tower. Simple click the group and select "Request to Join". You must provide your name and your property address. One of our page administrators will review your request and approve it if you are indeed an owner/shareholder.

There are two rules (so far) for use of our page:

1. **Be kind and courteous!** This is a welcoming safe space for all shareholders. Name calling, bullying, harassment will not be tolerated and

you will be removed from this group.

2. **Shareholders only!** This is a specific group for the Shareholders of Casa Loma only. If it is discovered that you are not a shareholder you will be removed from the group.

As you sign up and are approved, invite your shareholder neighbors to also join. The more shareholders that sign up the more effective our site will be!

Sign up, and enjoy!

## DO YOU LIVE ON

### 52ND AVE DR EAST?

If you do, would you be willing to deliver the Casa Loma Link to your street? They usually arrive near the end of the month and need to be delivered no later than the 1st. Please contact Beth Long at (941) 342-1859 if you would be willing to provide this service to your street and our community.

## COYOTE WARNING

Several residents have reported seeing multiple Coyote's in the area of 4th Street along the gully. Please be careful, especially if you walk your pets along this area.



## SEVEN KEY TRAITS THAT MAKE SOMEONE A GOOD NEIGHBOR

### 1. FRIENDLY

A good neighbor will always try to be friendly, available, and approachable. This will help you approach them whenever you need any help.

### 2. QUIET

One of the important qualities to look for in a good neighbor is whether they are quiet. Raising TV volume and making noise frequently can cause disruptions in a peaceful atmosphere. A good neighbor would understand this and try to be quiet. Cars playing loud music and fireworks seem to be frequent complaints that we hear about.

### 3. RESPECTFUL

Good neighbors respect each other. This includes accepting each other's profession, privacy, religion, and personal choices without any bias. More importantly, a good neighbor will respect your requirements and act accordingly.

### 4. MATURE

A mature neighbor will try to understand the differences between you and them rather than making them worse. A lot of problems can be easily solved if handled with maturity.

### 5. HELPFUL

One of the good qualities of a neighbor is the willingness to give you a helping hand. A helpful neighbor will anticipate all your needs, can take

care of your children in your absence, and can collect your packages while you're out.

### 6. TRUSTWORTHY

Your neighbors can be trusted when you rely on them for taking care of your children, pet, or property in your absence.

### 7. TIDY

A neighbor must keep their surroundings clean. They should dispose of their trash responsibly and keep a litter free lawn, driveway and carport. Clean surroundings will help you and your family stay healthy.

These are some of the indispensable qualities to look for in a good neighbor. Are YOU a good neighbor?



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## Southern Manatee Fire & Rescue District Newsletter

941-751-7675 [www.SMFR.com](http://www.SMFR.com)

### New Information Released on Home Structure Fires

While most of the information provided in a new National Fire Protection report on home structure fires is encouraging, we still face challenges. The number of structure fires in the United States has been cut in half since the 1980's. The rate of fire deaths associated with those fires has been reduced by two thirds. But a majority of these fires are started by **preventable** causes: cooking, heating equipment, electrical, arson and smoking.

Here are a few important findings from the report: Home Structure Fires between 2014-2018 average

**27%** of all US structure fires occurred in homes

**77%** of all civilian fire deaths occurred in home fires

**49%** of home fires were started by cooking, the leading cause of home fires

**23%** of home fire deaths were caused by smoking materials, the leading cause of deaths in home fires

**41%** of home fire deaths occurred in homes with no working smoke alarms

**The fire safety message is clear:**

**Never** leave a pot on the stove unattended. **Always** watch the pot.

Put a lid on a burning pot. Never attempt to move it off the stove. Shut off the heat under the burner.

**NEVER** throw water on a grease fire! The fire will expand and you will get burned!

Keep the oven door closed if there is a fire in the oven. Turn off the heat.

Make sure you have working smoke alarms through out you home. Smoke alarms are only good for about **10 years** and need to be replaced. Checking the alarm monthly is to ensure you have power to the unit. If it is past it's life span, it may not work when you need it. Check the date of your alarm and replace!

Call 9-1-1 in an emergency. Get out and stay out.



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**Southern Manatee Fire Rescue Newsletter SMFR.com 941-751-7675****Single Family Home vs Apartment/Condo and Grills**

A man's home is his castle. Or so the saying goes. Living in a multifamily structure requires occupants to share the term "castle". To protect the all occupants living inside the castle, State Statute and laws became necessary.

In other than one and two family dwellings, the Florida Fire Prevention Code prohibits using or kindling hibachis, grills or other similar devices for cooking, heating or any other purpose on any balcony, under any overhang or within 10 feet of any structure. In plain words, no cooking on the patio or the balcony. Any cooking must be 10' away from the structure.

Another section of the Code states no storage of propane in multistory, multifamily structures. The storage of propane can be very dangerous due to its high expansion rate. Propane from a gas to a liquid expands at a rate of 270 times. If uncontrolled, a fire from a spark or an explosion may occur destroying the property. Scary to think that one propane tank to wipe out an entire apartment building!

Unattended cooking is still the leading cause for home fires in the United States. Having a grill too close to the structure or having the food on the grill flare up has caused many home fires just in our fire district. Most vinyl siding is very flammable and easily starts to melt meeting its ignition temperature quickly. Patio doors may be open causing flames to reach inside the home and catch anything nearby on fire.

- **How do we stay safe and still grill out?**
- Only cook on ground level at least 10' away from any overhang/structure.
- Never leave the cooking area unattended.
- Keep away from brush or any outside furniture.
- Keep the grill clean and remove any drippings from the catch cup after each use.
- Know your association rules and regulation on the use of grills.

State law does allow the use of a listed electric portable tabletop grill. The top of the grill shall not exceed 200 square inches in cooking area. Some of these electric grills are the same used in many kitchens. These grills do not have an open flame and it eliminates the possibility of a grease fire. Check with your association for rules on electric grills.

***Did You Know? Southern Manatee Fire Rescue has gone ALS! That means we now provide Advance Life Support Firefighter/Paramedics out of two fire stations with more to come!***



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# 2021 APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 9:00 AM - Ceramics @ Sandy Kasten's	2	3 9:00 AM - Coffee Hour - Bring Coffee Cup & \$1
4 11:00 AM - Harvest Church En español Pastor Edmundo Delgado	5	6 9:00 AM - Ceramics @ Sandy Kasten's 10:00 AM - Golf League @ Greens of Manatee	7	8 9:00 AM - Ceramics @ Sandy Kasten's	9	10 9:00 AM - Coffee Hour - Bring Coffee Cup & \$1
11 11:00 AM - Harvest Church En español Pastor Edmundo Delgado	12	13 9:00 AM - Ceramics @ Sandy Kasten's 10:00 AM - Golf League @ Greens of Manatee 6:30 PM - Board Meeting	14	15 9:00 AM - Ceramics @ Sandy Kasten's	16	17 9:00 AM - SPECIAL COFFEE HOUR - MEDICARE INFORMATION PRESENTATION
18 11:00 AM - Harvest Church En español Pastor Edmundo Delgado	19	20 9:00 AM - Ceramics @ Sandy Kasten's 10:00 AM - Golf League @ Greens of Manatee	21	22 9:00 AM - Ceramics @ Sandy Kasten's	23	24 9:00 AM - Coffee Hour - Bring Coffee Cup & \$1
25 11:00 AM - Harvest Church En español Pastor Edmundo Delgado	26	27 10:00 AM - Golf League @ Greens of Manatee	28	29	30	



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