



**MAY 2021**

# LIFESTYLE BULLETIN

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### **Phone Number**

(941) 234-0450

### **HOA Office Hours:**

9:00am - 5:00pm, Monday - Friday

10:00am - 2:00pm, Saturday

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# Meet Your Gran Paradiso Team



**GRANT GORSKI**  
**General Manager**  
 941.234.0450 #3  
 ggorski@theiconteam.com



**BRITTANY BERGERON**  
**Assistant Manager**  
 941.234.0450 #2  
 bbergeron@theiconteam.com



**KAREN LAY**  
**Administrative Assistant**  
 941.234.0450 #1  
 klay@theiconteam.com



**BRIAN HEDGES**  
**Maintenance Manager**



**LEE MILSTEAD**  
**Custodian Technician**

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## Gran Paradiso Contacts

Gran Paradiso Property Owner's Association.....	941-234-0450
Grant Gorski - General Manager, Gran Paradiso POA.....	941-234-0450
Brittany Bergeton - Assistant Manager .....	941-234-0450
Activities Director .....	941-234-0450
Karen Lay - Administrative Assistant.....	941-234-0450

## Quick Reference Phone Numbers

Emergency.....	911	Florida Power and Light (FPL).....	800-468-8243
City of North Port, Non- Emergency.....	941-426-3111	Hotwire.....	800-355-5668
Fire Department.....	941-316-1217	Gran Paradiso POA.....	941-234-0450
Water Department (North Port Utilities).....	941-429-7000	Lennar Customer Care.....	866-226-4057



# Gran Paradiso Board of Directors



**Phil Stokes**  
President

[gppoa.president@gmail.com](mailto:gppoa.president@gmail.com)



**James Cranston**  
Vice President

[gppoa.vicepresident@gmail.com](mailto:gppoa.vicepresident@gmail.com)



**Lex van Brero**  
Treasurer

[gppoa.treasurer@gmail.com](mailto:gppoa.treasurer@gmail.com)



**Mitch Farrah**  
Secretary

[gppoa.secretary@gmail.com](mailto:gppoa.secretary@gmail.com)



**Kevin Shaughnessy**  
Director

[gppoa.director1@gmail.com](mailto:gppoa.director1@gmail.com)



**Victor Dobrin**  
Director

[gppoa.director2@gmail.com](mailto:gppoa.director2@gmail.com)



**Tom Porada**  
Director

[gppoa.director3@gmail.com](mailto:gppoa.director3@gmail.com)



# **BOARD BULLETIN**

**APRIL 2021**

Dear Gran Paradiso Homeowners,

This bulletin is the first of regular communications our Gran Paradiso Board of Directors intends to utilize to inform our homeowners on the various priorities, projects, concerns, and challenges that confront our community. In addition to quarterly Town Halls and open Board and Committee meetings, we hope to provide inclusiveness and transparency as we attempt to represent your interests in overseeing the management and operations of our POA.

## **LANDSCAPE & IRRIGATION**

As is abundantly apparent, our landscape condition leaves more than a little to be desired. Mother Nature, soil, irrigation, and lawn care maintenance are the four factors that affect landscape conditions. We will continually face droughts, turf disease, and insect infestation, just like any other community. Proper lawn care maintenance is designed to address these issues and should not prevent our landscape from looking considerably better than it looks. Artistree has regular cutting and treatment schedules that address our needs and while Mother Nature can be relentless, best lawn care practices can overcome her challenges.

When our community was built, the Developer left us with very poor soil to work with. It is extremely sandy. It is riddled with rock, gravel, and construction debris, which makes our turf and plantings struggle to thrive. Additionally, the grass type, while designed for hot environments like Florida, has not proven to green up easily and is in many areas nothing more than crabgrass. While not being able to do much about the soil, the grass type used throughout our common areas can and will be slowly over time, within an established and controlled budget, be replaced to provide a drought hearty but more aesthetically pleasing turf. This is a lengthy and costly process but necessary if we are to improve the condition of our highly visible common areas. Irrigation, the final variable in attaining good lawn condition, is perhaps the most important. Our community was allocated an irrigation water quantity of 593,200 gallons per day by the State regulatory agency SWFWMD. It is enforced by the WVID in West Villages. This level of irrigation, if allocated on a level monthly basis is inadequate to keep our landscape healthy and green. We are working with the District to create a seasonal allocation that rises and falls based upon the weather, while still staying within the total annual allocation allowed by SWFWMD. This requires a coordinated effort between the District, our POA, and our landscape partner, Artistree. That process has commenced. The other variable in the irrigation equation is our homeowners. The fact is, our residents are using 50% more irrigation water than our neighbors in the Gran Paradiso - Lifestyle Bulletin

West Villages and surrounding areas. With fewer homes and acreage, we have been consistently overwatering, such that the WVID has threatened to assess us their Tier II pricing structure which could result in anywhere between \$90,000 and \$180,000 per year additional irrigation expense that we would all have to pay for in increased dues. We have had an engineering study done to evaluate our irrigation system which uncovered no smoking gun. It addressed several minor equipment issues that have been addressed by the District and our POA that will help our cause. However, the single biggest cause of our excessive irrigation usage is homeowner abuse. While the Sub-Associations irrigation timers are centrally controlled by our landscape companies, the single-family homeowners all have individual timers which can be controlled by our residents. Artistree's wet checks have evidenced significant abuse of watering regulations and it is the conclusion that this problem is the single largest contributor to our exceeding our irrigation allocation. This must stop and has resulted in our POA instituting stiff fines for violators.

This abuse cannot and will not be tolerated. If we continue to exceed our allocations, our irrigation water will just get shut off when we hit our monthly allotted levels by the District. If we all work in cooperation, and each does our part to conserve our water resources we can significantly improve the condition of our landscape and still comply with water regulations. Your collective support and assistance in this matter are greatly appreciated.

## **INSURANCE RATE INCREASES**

This April 2021 our POA renewed our annual insurance coverage. We experienced a 100% increase in premiums due to three slip and fall claims that resulted in almost \$200,000 in payouts. Our total annual premiums increased from approximately \$72,000 to just over \$150,000. Our Finance and Insurance Committee will be looking into options to better control our insurance costs as to be plan towards 2022.

## **FEMA FLOOD ZONE CHANGES**

While this issue is not the responsibility of our POA, it certainly affects all our homeowners from a personal property standpoint. Board member Kevin Shaughnessy has been working with the West Villages District and the City of Northport and has reached out to our Federal and State Representatives, as well as County organizations, in an attempt to obtain assistance in getting FEMA to recognize the current elevation levels of our community property and exempt us from the X to AE designation change affecting a great many homeowners. This is by no means a done deal and it is impossible to assess the possibility of success. Those homeowners affected may wish to take personal action to file for an exemption. Our Board will promptly report any new and relevant information regarding this matter as it is received.

Continued on page 6

## **LINE OF CREDIT**

We continue to pursue homeowner approval for our recommended \$750,000 line of credit to provide a rainy day fund for extraordinary costs and expenses which we expect to incur, but were not budgeted for, as we moved from a Developer to Homeowner controlled community. As a newly turned over POA, we lack a Capital Reserve Fund and the surplus working capital to provide back up funds required over the next year or two. This line of credit has been proposed to allow our homeowners the right to vote on this alternative financing tool rather than your Board implementing a Special Assessment, which could be done without homeowner approval. Please refer to the two previously issued communications regarding this matter for more details or feel free to reach out to our Treasurer, Lex Van Brero, or Phil Stokes, POA President for the answers to your questions or inquiries. It is imperative that all homeowners vote. As of today only about 1/3 of homeowners have voted. Please vote.

## **ENGINEERING STUDY & RESERVE STUDY**

Within the next month or two we will be engaging an engineering and reserve study company to review our POA assets to determine their condition, projected useful life, and estimated cost to replace, for the purposes of engaging the Developer in final settlement, as well as determination of a Capital Reserve amount required annually to provide a fund to replace POA capital assets as necessary. Once concluded, it will be the intention of your Board to present the findings to our homeowners along with the funding options available.

## **GATE ACCESS & SECURITY/PRIVACY**

We have undertaken a detailed, and in-depth evaluation and study of our entire gate access, security, privacy, card ID systems, and data storage capabilities with the intent to upgrade, replace, and modernize. This project is expected to result in significant savings to our community, in the range of \$50,000-\$100,000 annually, and elevate our systems to the state of the art, in an attempt to provide a more user-friendly, efficient, secure, and economical process.

## **ARC, FINE, & POLICY AND PROCEDURES**

Work has begun to refine, streamline and improve our ARC, Fine Review, and policy/procedures. This process will involve community input, review of applicable Statutes and governing documents, and will take some months to complete. We have already identified four clean-up modifications to certain ARC policies, which will be released to the community shortly, the remaining bulk of this project is just beginning. Your Board wishes you to know these priorities are on our radar screen.

## **COMMUNITY ACTIVITIES**

Your Board of Directors has not made a decision on hiring a full-time activities Director at this time. We presently have an activities committee comprised of over 20 residents with skill sets and experience that lend itself to organizing and running activities and events for a community of our size. We already have in the works a Memorial Day Tribute, a 4th of July celebration, monthly Happy Hours, adult music nights, and children's movies at the pool, as well as many more family and adult events planned for the balance of the year. We will be publishing weekly activity schedules online and through email blasts, as was done in the past to make our residents aware. Our POA has an approved annual activities budget of \$15,000m plus the committee has a fundraising program established to supplement the budget.

If the Board determines that the hiring of a full-time activities Director is necessary, and desired by the majority of our homeowners, it will do so. We are emerging from over a year of Covid restrictions which curtailed all community-sponsored events and activities, and we still must comply with CDC recommendations as we move to ramp up our activities schedule. As your new Board addresses many of the priorities and challenges facing a young Association, we appreciate your patience and understanding.

## **REVIEW OF VENDORS**

It is the responsibility of this Board to, on an ongoing basis, appropriately review, evaluate, and if necessary, replace any vendor it deems necessary. It is our fiduciary obligation to carry out this process in a thorough, thoughtful, fair, and professional manner. At the time your Board determines changes will be made, we will appropriately inform all homeowners. We ask your patience and understanding concerning this matter, as your Board takes this responsibility extremely seriously, and considers any change in vendor as having a significant impact on our community and all our residents, and should not be taken lightly.

We hope this Board Bulletin satisfactorily communicates the current status of the many priorities and projects your new Board of Directors is working on. We intend this to serve as a regular method of communication to supplement our quarterly Town Halls, Board and Committee meetings, and more detailed reports on specific projects, as they progress.

As always, your Board of Directors remains committed to serving the best interests of our POA and all our homeowners.

Best regards  
Your Gran Paradiso Board of Directors



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**Wednesday, May 5**

Lunch & Learn: 11:30 a.m.

### Hotel Venezia

425 US 41 By-Pass North ♦ Venice, FL 34285

**Tuesday, May 18**

Lunch & Learn: 11:30 a.m.

**Wednesday, May 19**

Lunch & Learn: 11:30 a.m.



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## Activities & Upcoming Events

---

**May  
2021**

**Maw Maw Chicken Pie Truck** - 3rd Tuesday at 12 to 2 pm  
& every other Wednesday 5pm to 7 pm starting 4/28

**Seafood Truck** - every Tuesday from 12 - 1 pm

**May 1st** - North Port Police K9 Presentation 10 am

**May 8th** - Breakfast Food Trucks 8 - 11 am

**May 8th** - Water Safety 10 am

**May 8th** - Smartphone Trivia at 4 to 6:30 p.m.

**May 11th** - On Site Dermatologist 8 to 6 pm

**May 14th** - Teen Night

**May 15th** - Medicare Workshop

**May 22nd** - Breakfast Food Trucks 8-11 a.m

**May 22nd** - Kids Buy, Sell Swap Meet-Up

**May 31st** - Memorial Celebration

### June Highlights:

Happy Hour -- Ladies Lunch -- Mommy and Me Craft Hour --  
CPR/AED TRAINING -- Pool Karoke -- Teen Night & MORE!



# Aerobic Schedule

## May

### Monday

Zumba with Romi 9:00 am

### Tuesday

Fit and Fab with Joanie 9:30 am

Ballet/Modern Dance 4:30-6:00pm 6-10 yrs

Ballet/Modern Dance 6:00 pm-7:30pm 11yrs up

Adult Ballet 7:30pm-8:30pm

### Wednesday

Zumba with Romi 9:00 a.m.

Creative Movement 4:30pm-5:30pm 3-5yrs

Theatre Arts 5:30pm-6:30pm 6-10yrs

Theatre Arts/Acting 6:30pm-7:30pm 11+ yrs

### Thursday

Fit and Fab with Joanie 9:30 am

Jazz/Tap 4:30-6:00pm 6-10 yrs

Jazz/Tap 6:00 pm-7:30pm 11yrs up

Adult Tap 7:30pm-8:30pm

### Friday

Zumba with Romi 9:00 a.m

\*Water Aerobics with Vicki: MWF, 9:30am in the pool



# NORTHPORT K-9 SEMINAR

BRING THE KIDS!!

**SATURDAY, MAY 1ST AT 10AM  
AT THE CLUBHOUSE PATIO**

THE NORTH PORT POLICE DEPARTMENT HAS TWO CANINE TEAMS THAT ARE ASSIGNED SHIFTS TO THE PATROL DIVISION. THE K-9 TEAMS ARE CERTIFIED TO FLORIDA STATE STANDARDS BY THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT AND UNITED STATES POLICE CANINE ASSOCIATION

STANDARDS FOR PATROL  
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EVIDENCE DETECTION  
MISSING PERSONS

COME CHECK OUT THE NORTHPORT POLICE K-9 DOGS, THEIR EQUIPMENT, AGILITY, ARTICLE SEARCH, NARCOTICS SEARCH, OBEDIENCE AND DEPLOYING A DOG FROM THEIR VEHICLES. OFFICERS WILL BE OPEN TO ALL QUESTIONS AND COMMENTS.

## Attention Little Crafters!!

**GRAN PARADISO'S  
ACTIVITIES COMMITTEE IS HOSTING  
A LIL CRAFTERS CLUB FOR  
KIDS 18 MONTHS TO 5 YEARS OLD  
ON MAY 2 FROM 11 TO 12 P.M.**

**Community member,  
Kirsten Ferraro will be  
helping the kids make  
coffee filter butterflies!**

PLEASE RSVP BY APRIL 29TH TO  
[GRANPARADISOACTIVITIES@GMAIL.COM](mailto:GRANPARADISOACTIVITIES@GMAIL.COM)  
LIMITED TO 15 CHILDREN - PARENTS  
REQUIRED TO ATTEND WITH CHILD

May 8, 2021

# TRIVIA NIGHT

Located in the Craft Room	Team of 4 Players \$15.00 Team of 6 Players \$25.00 Team of 8 Players \$30.00
	4:00 to 5:30 pm

**WIN PRIZES**

RSVP by May 5th at  
[GRANPARADISOACTIVITIES@GMAIL.COM](mailto:GRANPARADISOACTIVITIES@GMAIL.COM)

Bring your own  
Beverages/Snacks

## PRETEEN/TEEN GAME NIGHT

**The Gran Paradiso  
Activities Committee is hosting a Pre-  
Teen/Teen Board Game Night  
in the Craft Room on  
May 14, 2021 from 6 to 8 p.m.  
AGES 10 to 16**

Feel free to bring your own board game to share or  
board games will be available!  
Popcorn and drinks provided!  
RSVP to [granparadisoactivities@gmail.com](mailto:granparadisoactivities@gmail.com)  
by May 10th - Limited to 30 kids



**Ladies Who Lunch**

Date and time: Tuesday, May 18th at Noon  
 Place: Ken and Barb's Grove City Kitchen  
 2000 Oyster Creek Drive  
 Englewood, FL 34224 941-460-8999

The restaurant will provide everyone with a separate check and it will include a 20% gratuity.  
 This is limited to 30 people.  
 Please RSVP by May 11 to [granparadisoactivities@gmail.com](mailto:granparadisoactivities@gmail.com)

*great way to meet new friends*

**GP Kids Buy, Sell or Swap Meet-Up**

May 22 from 8 - 11 am  
 at the Clubhouse Parking Lot  
 Join us for a fun morning of shopping, selling or trading gently used clothing, toys, sports equipment, kids furniture and any other 0-18 kid friendly items

**When you are done shopping head over to the food trucks waiting to pump us full of much needed caffeine and food!**

**BRING YOUR OWN TABLE!** Please email [granparadisoactivities@gmail.com](mailto:granparadisoactivities@gmail.com) if you would like to register.

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# FOOD TRUCKS



## MAY FOOD TRUCK SCHEDULE

Wednesday, May 5th  
5 Piggies Bar-B-Que  
8 am to 11 am

Wednesday, May 19th  
The Maine Line  
11 to 2 p.m.

Saturday, May 8th  
Tubbice (coffee) 8 am to 11 am  
Brown's Food Factory  
(Breakfast)  
8 am to 11 am

Saturday, May 22nd  
Tubbice (Coffee)  
Brown's Food Factory  
(Breakfast)  
8 to 11 am  
The Dog Pound  
11 to 2 p.m.

Wednesday, May 12th  
Jersey Shore Crabcake  
4 pm to 7 pm  
Maria's Italian Kitchen  
1 pm to 3 pm  
Maw Max Chix Pies  
1 to 3 & 5 - 7 pm

Wednesday, May 26th  
Dog Friendly Gourmet  
11 to 2 p.m.  
Maria's Italian Kitchen  
1 to 3  
Maw Max Chix Pies  
1 to 3 pm &  
5 to 7 pm

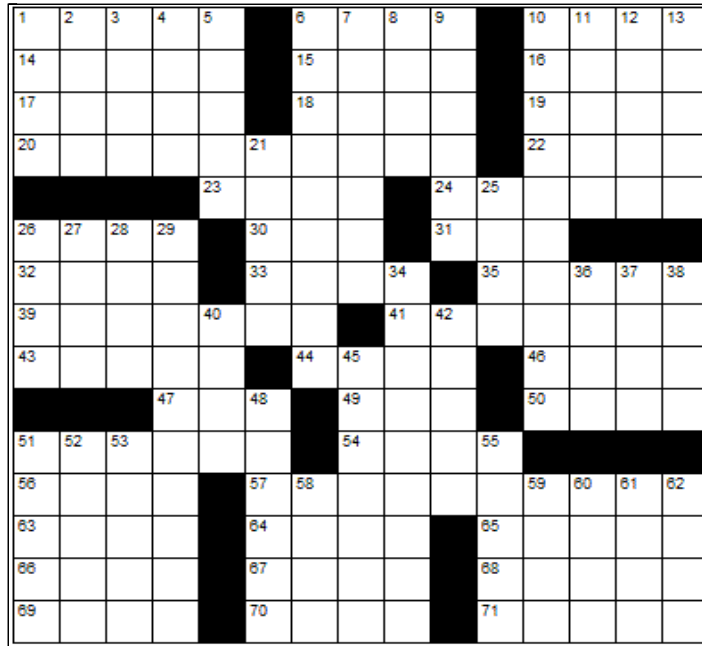
Tuesday, May 18th  
Maw Maw Chicken Pies  
12 - 2 p.m



# May Crossword

## ACROSS

1. Honor fights
6. Rodents
10. Colored part of an eye
14. An independent film company
15. Affirm
16. Not a single one
17. Leaf opening
18. French for "Head"
19. Shower with love
20. Crybaby
22. Utilized
23. Plod along
24. Sacristy
26. Sodium chloride
30. Half of two
31. Eastern newt
32. Buckeye State
33. Stringed instrument
35. Not stale
39. Deletion
41. Ash
43. Overact
44. Always
46. How old we are
47. An unskilled actor
49. An Old Testament king
50. "\_\_\_ we forget"
51. Persons
54. Untidiness
56. Shade of blue
57. He works with rocks
63. Stars
64. Codger
65. Wear away
66. Diplomacy
67. Backside
68. Pariah
69. Away from the wind
70. Lascivious look
71. Lariat



## DOWN

- |                          |                           |                            |
|--------------------------|---------------------------|----------------------------|
| 1. Platter               | 13. Squalid               | 42. Delete                 |
| 2. "Do ___ others..."    | 21. Hello or goodbye      | 45. Scram                  |
| 3. Anagram of "Dome"     | 25. F F F F               | 48. Peyote                 |
| 4. Not stiff             | 26. Achy                  | 51. Noodles                |
| 5. Aquatic mammals       | 27. Throat-clearing sound | 52. Identical              |
| 6. A type of explanation | 28. Large luxurious car   | 53. 1/16th of a pound      |
| 7. Retaliator            | 29. Dentifrice            | 55. Aroma                  |
| 8. Carry                 | 34. Communicator          | 58. Ripped                 |
| 9. Veer                  | 36. Border                | 59. Region                 |
| 10. Manufacturing        | 37. Litigates             | 60. Absorbs                |
| 11. Perch                | 38. Command (archaic)     | 61. Poems                  |
| 12. ___ alia             | 40. Calf's meat           | 62. Infamous Roman emperor |



## 2017 Small Business of the Year



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### Hearty Referral

As a small business owner, the best compliment I can receive is a referral. I created a story to help my clients identify who might need my services.

When you dine out with friends, you may notice someone who keeps saying "huh" or "what". This indicates they can't hear well in a noisy setting and tends to be a first indicator of a hearing loss.

Some people take a long time to admit that they have hearing loss and are not eager to have their hearing tested. You might not be the first to ask them and if enough people ask, they might get the help they need.

Over the years, I have had new clients tell me they were out to dinner with friends who recommended they come see me. And now, I have the experience of having my referral suggestion taken to a whole new level. A lovely woman, with a great heart, was out to dinner with friends. When she heard the gentleman sitting behind her saying "huh" and "what" quite a lot. She turned around, interrupted him, and suggested he come and see me.

The happy ending is, he did come in. His wife had been begging him to get his hearing checked for a long time. Since a stranger said, "you are showing signs that you need to go see Blair". Since he admitted he might have a loss, I was able to help him hear better. Now, his wife is happier when they go out to dinner.

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### Don't Forget to Put Away your Trash and Recycling Bins!

Trash and recycling pickup is on Monday. Containers may not be placed out for collection sooner than 6:00pm the night before collection (Sunday). Trash and Recycling must be stored in your garage by 8:00pm the day of collection. For holidays, please follow schedule from City of North Port. All containers must be kept from view of streets or adjacent lots.







## What is the Difference between Memorial Day and Veterans Day?

On both Memorial Day and Veterans Day, it's customary to spend time remembering and honoring the countless veterans who have served the United States throughout the country's history. However, there is a distinction between the two holidays:

- **Memorial Day** commemorates the men and women who died while in the military service of their country, particularly those who died in battle or as a result of wounds sustained in battle. In other words, the purpose of Memorial Day is to memorialize the veterans who made the ultimate sacrifice for their country. We spend time remembering those who lost their lives and could not come home, reflecting on their service and why we have the luxury and freedom that we enjoy today. We might consider how we can support and safeguard their grieving families and loved ones who are left behind.
- **Veterans Day** is the day set aside to thank and honor ALL who served—in wartime or peacetime—regardless of whether they died or survived. Veterans Day is always observed officially on November 11, regardless of the day of the week on which it falls.



# May Word Search



against  
another

crime  
cure

grace

quest

smart



binoculars  
boxer  
buckle

destination  
dive  
drains

ideal

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requirement

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slither

vague

vise

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## Firefighter of the Year

Chief Scott Titus would like to announce the North Port Fire Rescue Firefighter of the Year: Firefighter/Engineer Anthony Morandi!

Firefighter Morandi was nominated by his peers. In the nomination, Anthony's work ethic, passion for the fire service, and his ability and desire to train his co-workers were a common theme!



Firefighter/Engineer Anthony Morandi is assigned to Station 86 "A" shift, in the Wellen Park area of the City. His journey in the fire service started at Nokomis Volunteer Fire Department and was hired at North Port Fire Rescue 6 years ago. He is part of the first group of Driver/Engineers that completed the new program almost 2 years ago.

He is an active member in the department and takes part in New Hire Orientation, Live Fire, Technical Rescue, and the Driver/Engineer Program. He says the best part of his job is mentoring younger members of the department in the art of our craft, and then watching them succeed and pass that knowledge on to the next person.

Anthony is 27 years old and a Florida native, born and raised in Venice. In what little bit of spare time he has, he works at the family plumbing company in Nokomis, and prefers to spend any free time on the water.

Congratulations on this recognition, Anthony!

## Major General Randy S. Taylor

Major General Randy S. Taylor, U.S. Army, Retired, and his family reside in Gran Paradiso. He enlisted at the age of 19 and served as a Fire Support Team Leader before he was commissioned as an Infantry officer. As an officer, he was first assigned as a rifle platoon leader in the Berlin Brigade, West Berlin, West Germany, where he served before, during and after the fall of the Berlin Wall. General Taylor commanded at all levels throughout his 33 years of active-duty service, to include as the two-star Commanding General of a 16,000-person command and Senior Commander of a 28,000-person base.

While assigned to the U.S. Army Special Operations Command and deployed for Operation ENDURING FREEDOM in Afghanistan and Operation IRAQI FREEDOM in Iraq, General Taylor commanded the U.S. Army's only special operations and airborne communications battalion. His other operational deployments include Operations DESERT SHIELD and DESERT STORM; Operation RESTORE HOPE in Somalia; Operation UPHOLD DEMOCRACY in Haiti; and overseas assignments at Izmir, Turkey, and Sinai, Egypt.

His staff assignments include service at the White House in the George W. Bush administration as the Presidential Contingency Communications Program Manager, and at the Pentagon as the U.S. Army's Director of Architecture, Operations, Networks, and Space. He holds a Bachelor of Science degree in Technology and Management, a Master's degree in Telecommunications Management, and a Master's degree in National Security and Strategic Studies.

Among his awards, General Taylor has been awarded the Distinguished Service Medal, the Ranger Tab, the Expert Infantryman Badge, the Senior Parachutist Badge, the Air Assault Badge, the French Commando Badge, the Army Staff Badge, and the Presidential Service Badge.



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## **SOLD** Gran Paradiso RE-SALES SOLD REPORT IN GRAN PARADISO - MARCH 2021

Date	Address	Heated Area	Bed/Bath	Year Built	Pool	Sold Price
3/31/2021	20060 RAGAZZA CIR #101	1,706	3/2	2018	No	\$279,900.00
3/29/2021	13389 CARAVAGGIO CT	2,365	4/2.5	2017	Yes	\$611,700.00
3/24/2021	20940 LOGGIA CT	2,361	3/2.5	2014	Yes	\$586,000.00
3/23/2021	13518 BRILLIANTE DR	2,300	3/2	2020	Yes	\$648,292.00
3/19/2021	12470 GIBERTI CIR #102	1,741	3/2	2021	No	\$289,298.00
3/19/2021	12495 CANAVESE LN	1,684	3/2	2016	Yes	\$435,000.00
3/15/2021	13687 BRILLIANTE DR	2,318	3/2.5	2020	Yes	\$620,000.00
3/12/2021	20720 GRANLAGO DR	2,251	4/2	2017	Yes	\$500,000.00
3/11/2021	20655 ROMAGNA PL	2,025	4/3	2014	No	\$385,000.00
3/10/2021	13895 VANCANZA DR	2,251	4/2	2018	No	\$480,000.00
3/1/2021	20240 LAGENTE CIR	1,950	3/2.5	2018	No	\$270,000.00
3/1/2021	20181 RAGAZZA CIR #101	1,706	3/2	2016	No	\$297,500.00
3/1/2021	12603 GARIBALDI LN	1,568	2/2	2018	No	\$314,900.00
3/1/2021	20595 BUONO CT	2,025	4/3	2015	No	\$355,000.00



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\*Disclaimer: The sales information was gathered from the Multiple Listing Service (MLS). The sales were by various participants of MLS. All information deemed reliable but not guaranteed. \*Was intended as a disclosure if the property is currently listed.