



Villa Serena

Keeping You in the Loop

Fall 2018

Community Newsletter



2018 Board of Directors

President..... Carol Stanford
 Vice President..... Todd Setter
 Treasurer..... Debbie Caruso
 Secretary..... Donald Robinson
 Director..... Susan White

Property Management

Ameri-Tech Community Management, Inc.
 727-726-8000 main office
 Gloria Reed, LCAM
greed@ameritechmail.com
 727-726-8000 ext. 253 direct line

Ameri-Tech Community Management, Inc.

Gloria Reed, our community manager, is at the clubhouse on Monday, Wednesday, and Friday 8:30-12:30 pm. Feel free to stop by to discuss any of your immediate concerns or questions with her. We ask that you please provide routine concerns and questions in writing, via e-mail, which will allow them to be properly addressed.

Note: Posting concerns on NextDoor is not the proper protocol and such postings may not get noticed or properly addressed. Please contact Gloria instead of using social media.

News from the Board of Directors

- Landscaping: the landscape around the clubhouse/park area has been improved along with upgrades to some of the resident buildings. We will be completing the remaining buildings within the next couple of months and then the landscaping along the south wall will be redone. Also, within that period new mulch will be installed. ***Please be kind to the grass, be extra careful not to drive on it when entering your driveways and keep trash and recycle cans off of it too.***
- The fitness room in the clubhouse has a new treadmill. Also, the leg machine and TV have been repaired.

Holiday Decorations

Please remember not to use any nails or staples on the exterior of the buildings. Any item used for hanging decorations should be easily removable without damaging the paint. Any damage to the buildings will be the financial responsibility of the homeowner. Electrical cords cannot be run across driveways or sidewalks and cannot interfere with the landscaper's work.



Drainage Issues and Erosion

TCT Construction completed work on the drainage and erosion prevention project behind the River Turia buildings.

- The weir wall was shored up and stabilized.
- The washouts were filled and stabilized, and the fences were leveled and repaired.
- All of the gutter downspouts were piped into the storm water system and into the retaining ponds.
- New storm water drains and piping was installed.
- The sod and landscaping torn up by the work was repaired.
- The green downspout collars will be painted to match the buildings.

A final walkthrough was conducted on September 26 and lien releases, inspections, and paperwork were finalized. You may see construction workers back there for a few weeks as they monitor and assure the health of the new sod and plants.

Before



After



Water Use

The water bill for Villa Serena is averaging \$14,000 a month, \$168,000 a year. This is only for potable water used by homeowners and the clubhouse. The irrigation water comes from two wells. All residents need to do whatever they can to conserve this valuable and expensive resource. One thing everyone can do is check your toilets to make sure they aren't running: "The most common cause for a high water bill is running water from your toilet. A continuously running toilet can waste up to 200 gallons a day, so fix toilet leaks as soon as possible. Some leaks are easy to find and repair, such as a dripping faucet or running toilet." Minor repairs can save lots of water and money.



The Fall Garage Sale will be Saturday, November 3, 2018, from 7:00 a.m. until 1:00 p.m. Let's all take the time to gather that stuff that we couldn't wait to buy and now want gone. We can free ourselves of the items and make a few bucks too.

The Holidays Are Coming!



The Villa Serena Pet and Food Drive will be held on Sunday, November 4, from 12 – 4pm. Resident volunteers will be collecting food donations for Metropolitan Ministries and pet supply donations for a local shelter. Just bring your donations to the clubhouse and the volunteers will do the rest! The below lists contain suggestions for donation items, but other food and toy items are especially welcome for Metropolitan Ministries.



FOOD DRIVE

Metropolitan Ministries provides **2,500 hot meals a day** to our homeless and at risk neighbors in addition to providing food to families through our on campus pantry. **Your donations will help alleviate hunger for children and their families throughout Tampa Bay.**

NEEDED ITEMS

Most Needed Items in bold

Canned Meat	Soup	Baby Food
Canned Fruit	Pasta/ Pasta Sauce	(Formula/ Cereal/ Jars)
Peanut Butter	Jelly/Jam	
Boxed Cereal	Condiments	
Rice	Boxed Jell-O	
Bottled Water	Pudding	



Pressure Washing

Community pressure washing will begin on October 23rd. This year the front porches will be pressure washed and this company should take less time to complete the job. Nearer the start date, schedule will be posted at the mailboxes and on NEXTDOOR.

Humane Society Wish List

Pet Food

- KMR Milk Replacer for Kittens
- Puppy and Kitten Food
- Cat and Dog Food (dry and canned)

Necessities

- Scoopable Cat Litter
- Domed / Covered Cat Litter Boxes
- Pooper Scoopers
- Boxes of Doggie Waste Bags
- Collars And Leashes
- Winter Sweaters For Dogs (all sizes)
- Cat Trees
- London Leads
- Beds, Towels, Wash Cloths, Blankets (can be used)
- Grooming Tools
- Heating Pads For Pet Beds

Office Supplies

- Scissors
- Staplers
- Plastic Clipboards
- Black Sharpies
- Boxes Of Copy Paper
- Quality Pens

Toys & Treats

- Soft Dog Toys (no bean type fillers)
- Spray Cheez Whiz
- Washable Cat Toys
- Durable, Washable Dog Toys (Buster Cubes, Kongs, Rope Toys)
- Cat Scratchers for Cages
- Durable Dog Bone Pools

Cleaning Products

- Regular Bleach
- Simple Green
- Laundry Detergent (pods preferred, no powder)
- Clorox Wipes

News from Your Neighborhood Watch



From the Hillsborough County Sheriff's Office website:

How Does Neighborhood Watch Help?

Sheriff's deputies cannot be everywhere all of the time. Besides, even if they happen to be passing by, they cannot recognize that a car, a truck, or people do not belong in an area. However, those who live in a community will know if there are strangers in the area.

Neighborhood Watch Programs are of great help to our Sheriff's Office. There have been many instances where good neighbors, by reporting unusual activities, have been instrumental in the apprehension of criminals.

Let's all keep this in mind and stay alert for suspicious activity!

The Neighborhood Watch is always working with the Sheriff's Office to do whatever can be done to reduce all criminal activities. The best deterrent for criminal activity is concerned neighbors. **Don't hesitate to call the Hillsborough County Sheriff's Office if you see anything suspicious.** Various emergency phone numbers are included here.

Hillsborough County Neighborhood Watch Association Inc. <small>A non profit association dedicated to crime prevention P O Box 201182, Tampa, FL 33680-1182</small>	
EMERGENCY	911
FIRE-SHERIFF-AMBULANCE	247-8200
NON EMERGENCY	295-3364
HILLSBOROUGH COUNTY NEIGHBORHOOD WATCH	1-800-222-1222
POISON CONTROL	1-800-422-4453
CHILD ABUSE HOTLINE	1-800-799-7233
DOMESTIC VIOLENCE HOTLINE	1-800-843-5678
CENTER FOR MISSING & EXPLOITED CHILDREN	
HOSPITAL	
PARENTS... FOR BABYSITTERS TO CALL	
CHILDREN, DISABLED & ELDERLY	1-800-962-2873

GOOD NEIGHBORS MAKE GOOD NEIGHBORHOODS

The NW Coordinator is Kathy Rowland at kpeter1@tampabay.rr.com.



Lexie Says: Please don't put food for pets or wild critters outside. This is not good for the wild animals as it reduces their motivation to find their own food and draws unwanted pests like rats or raccoons into our community. This can also tempt dogs being walked to eat food they shouldn't. Please be considerate of your neighbors and their pets. Don't put food outside. Woof!

Trash

We are lucky enough to live in a beautiful community, so let's all work to keep it that way. Some days, especially after trash pickup days, debris can be seen blowing around, getting caught in bushes, etc. As you walk your dog, jog the neighborhood, or walk to your car, be on the lookout for random trash. It is so easy to pick it up and toss it in your trash can and such an easy way to keep Villa Serena looking her best.



The Board would like to encourage all residents to sign up with WWW.NEXTDOOR.COM. Nextdoor is a website that allows communities to share information. The Board is considering using Nextdoor as a tool for sharing information with residents and has already started using it. So far, 120 residents have signed up for Nextdoor. Signing up is easy and free; you input your street address and NEXTDOOR automatically puts you into the Villa Serena group. (It may ask for an invite code, but you can ignore that.) Check it out!