

Villa Serena

Community Newsletter – Fall 2023

2023 Board of Directors

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Property Management

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Ameri-Tech Community Management, Inc.

Christina Kelly, our Property Manager, is at the clubhouse on M, W, and F, from 8am - noon. Feel free to stop by to discuss any immediate concerns or questions with her. For routine concerns and questions, please e-mail or use the drop box provided.

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

News from the Board of Directors

- To maintain the appearance of our community, please follow the rules/regulations that you agreed to when you bought your unit or signed your lease. The rules include such items as parking, adding or changing landscaping in common areas, noise, etc., including, but not limited to the following:

There may be a welcome mat immediately in front of the entry door to a Unit or its Stairwell, and one (1) small potted plant in the immediate vicinity of the entrance door to the Unit or Stairwell, so long as such plant and pot are in good condition, is not of an unreasonable size, and does not unreasonably interfere with access to the Unit or to other Units.” Also, "Door wreaths, no larger than 2 feet (24 in.) in diameter will be allowed year-round on the entrance door only. Wreaths on display must be for the current holiday period or specific day theme. Nothing else is allowed outside.

You may access the full document at: villaserenahoa.com.

- Notices are placed on units as a reminder of certain deed restrictions. The goal is to display a neat, orderly appearance and pride of ownership.
- Garage doors must always be completely closed unless you are physically working in the garage or are outside. Open garage doors can create an unsightly appearance in our neighborhood and invite criminals and other unsavory elements into our community.
- We have had sod and sprinkler heads destroyed by people driving over the grass. Please be careful as you turn into your driveway. Also, when ordering a delivery service, you can add “Do not pull onto the grass” at the same place you put the gate code.
- We are replacing dead shrubs throughout the community. **If shrubs are replaced in your area, please help us out by hand watering them several times a week until they are established. We can only run the irrigation twice a week.**
- If you wish to install a video doorbell, you must submit an ARB request before you install the doorbell. Failure to do so can result in you having to remove the doorbell until the request is approved. If you have not submitted a request, please see the Property Manager for the form. It’s easy to fill out.
- Please move your garbage and recycling can into the garage on the days when we don’t have trash pickup. Cans may be placed at the street the evening before the pickup day, but not on the grass.

Happy Holidays!

- Let’s get festive! Holiday decorations will be allowed from October 1st to January 15th of the following year.
- Pressure washing of the sidewalks and driveways should begin prior to the holiday season – more details to follow.
- BrightView Landscaping will be trimming our shrubs and bushes once more prior to the holidays, so that you can decorate with holiday lights on your bushes without interfering with landscaping. **Please wait until the shrub trimming is completed at the end of November before putting your holiday lights in the bushes to avoid damage to your lights!**
- Lights placed outside the home must be turned off at or before 1am EST and remain off during daylight hours.
- Any outdoor lighting, including flashing lights must be of low luminosity. Lights may generate equal or less than full moon luminosity.
- Decorations that are placed on the home MUST be mounted with removal clips or hooks that do not break the exterior finish of

the home.

- All decoration attachments must be removed with the removal of the decoration.
- **Please do not place blow up decorations on the grass. It can kill the grass when deflated.**
- Lighting and decorations may NOT be placed on the grass or interfere with landscape maintenance.
- All electric cords must be concealed as much as possible and may not be placed across walks or driveways or placed to create a safety hazard.
- Door wreaths must be hung using an over the door hanger or 3M type removable hook.
- Damages caused from decorations placed in any common area are the responsibility and liability of the homeowner.

Holiday Ready!

Help us keep Villa Serena looking beautiful, especially during the holiday season, by not littering. Even better, pick up litter when you see it! Many of you will remember Ron Hoag, beloved resident of Villa Serena. Ron greeted everyone he met with a big friendly smile. And despite ill health and having to use a walker, Ron made a daily habit of picking up litter on his block. What better tribute to the memory of Ron than to follow his example!

Pet Policy

Please remember that NO pets are allowed to run loose and must ALWAYS be on a leash in Villa Serena. This is for their safety and ours. Leash your pet before you leave your home. This is not only a Villa Serena rule, but it is also a Hillsborough County ordinance. Thank you for using the pet waste disposal stations throughout the community. The stations offer bags and a trash container for your pet's droppings, for your convenience. Please be considerate and ALWAYS pick up after your pet. No one wants to see, smell, or step on the droppings.

Parking

- Holiday guests - if you have guests staying that will use the guest parking places for several days or more, please inform the Property Manager with the license plate number and make/model of car so they do not receive a "who are you?" notice. You may inform the Property Manager of visitor parking at censusvs@gmail.com
- Parking in the street is allowed only for active loading or drop off while the vehicle's engine is running. Contractors are exempt and may park in the street.
- **Please do not park on the grass or the sidewalk.**
- An occupant of a unit may use one (1) of twenty-five (25) community parking spaces labeled "Visitor/Resident" for his or her temporary use on a first come, first serve basis up to three (3) times per month only. Temporary use of the mentioned parking space may not exceed a total of eighteen (18) hours in any twenty-four (24) hour period. This does NOT mean that each vehicle at the unit has 3 occurrences.
- Double parking in the driveway, parking in the street, and parking in a handicap spot without a permit are subject to immediate towing without warning.
- Our entry gates are open during the morning and afternoon rush hours to reduce wear and tear on the motors.
- If you have a situation where you must use a parking space for an extended period, please contact the Property Manager or email censusvs@gmail.com so we can *consider* an exception. **For the full breakdown of parking regulations refer to our Rules and Regulations posted at VillaSerenaHOA.com or ask our Property Manager for a copy.**

Important Reminders:

- Please remember that the speed limit is **15 miles per hour** in the community. Slow down and STOP at stop signs. Do not roll through STOP signs.
- Garage doors must always be completely closed unless you are physically working in the garage or are outside. Open garage doors can create an unsightly appearance in our neighborhood and invite criminals and other unsavory elements into our community.
- Parents. Please ensure that your children play safely while outside. When biking in the community please make sure that they understand that they need to look both ways at the intersections. Also, remind them that if they dart out between the parked cars by the pool, drivers may not see them behind today's larger SUV's.
- Please don't leave food out for our local critters. They thrive on what nature has supplied them. Squirrels may become quite annoying if hand fed and tend to destroy our drip irrigation lines. Leaving food out also attracts vermin who carry diseases.



Neighbor Spotlight

The neighbor spotlight is shining on **Ucinta Quinones and Hyacinth Noel** this quarter. Both Ucinta and Hyacinth have gone out of their way to show kindness to neighbors who needed a helping hand. Thank you Ucinta and Hyacinth!