

Villa Serena

Community Newsletter – Spring 2024

2024 Board of Directors

Stephanie Pepin
Cher Peper
Thomas Humma
Donald Robinson
Jeff Curry

Property Management

Ameri-Tech Property Management Inc.
Christina Kelly, LCAM
ckelly@ameritechmail.com
(727) 726-8000 ext. 242

Ameri-Tech Community Management, Inc.

Christina Kelly, our Property Manager, is at the clubhouse on M, W, and F, from 1:30-5:30 pm. 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

- Per the Board's approval at our last meeting, our 2015 security video system was recently replaced with (8) new video cameras installed at the clubhouse, pool, gym, and mailboxes. Audio was disconnected. These cameras are not actively monitored but allow us to review the recording should a vandalism or insurance liability situation occur.
- At the same time, network cables were run to the control box location for the key card system at the clubhouse. In the future, this will allow Chris to use the internet to update the key card system for the clubhouse area instead of using 2 phone lines (which costs us \$100 monthly in subscription charges). We are investigating the cost for the piece of equipment needed.
- Our irrigation timer on the north side was also recently replaced and verified per the irrigation schedule.
- Please help to reduce our water bills by conserving your water use. Last month we used *975,000 gallons of water!* You can do your part by regularly checking to make sure that you don't have any dripping faucets or running toilets.
- Driving or parking on wet grass causes deep ruts. Also, we've had some sod and sprinkler heads destroyed by careless drivers. Please be careful as you turn into your driveway. And, when ordering a delivery service, you can add "Do not pull onto the grass" at the same place you put the gate code.
- Notices are placed on units as a reminder of certain deed restrictions. Uniformity is key when living in a deed restricted community. The goal is to display a neat, orderly appearance and pride of ownership.

Landscaping

- As stated at our last meeting, we are not at all happy with Brightview Landscaping. They recently closed the branch office that served Villa Serena and the Branch Manager and Sales Representative are no longer working for Brightview. We began actively searching for a new landscaper about a month ago.
- To-date, we've completed "walk-about" with five (5) potential landscaping companies. In conducting "walk-about" with the potential landscaping companies, we ensured that each understood our expectations, priorities, and problem areas.
- We are now in the process of obtaining bids. All quotes are to follow a standardized "RFP type" template. Those companies with the best quotes will be brought in for more detailed interviews and discussions.
- For some time, many of you have been asking for mulch! So, we checked into it again to learn what it would cost us in 2024 to mulch the community. We require approximately *900* cubic yards for adequate coverage of our community, at a cost of *\$67,000*.

Pet Policy

- Thank you for using the pet waste disposal stations throughout the community. Please be considerate and ALWAYS pick up after your pet. No one wants to see, smell, or step on the droppings.

- 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. This is not only a Villa Serena rule, but it is also a Hillsborough County ordinance.
- Per Section 12.3 of our Declarations, “The Occupants of a Unit may keep *no more than two (2) household pets* in the Unit. For complete details on our Pet Policy, please see “Declaration of Condominium” at villaserenahoa.com (Documents).

Spring Cleaning!

- Friendly reminder – it’s time to have your dryer vents cleaned! Dryer vents need to be cleaned yearly or more often to prevent fires. Failure to clean the dryer vent is one of the leading causes of house fires. The dryer vent in 2nd floor units vent out through the attic. The inside first floor units vent out the back of the unit. The end first floor units vent out the side of the building. Maintenance of the dryer vent is the responsibility of the unit owner. Chris will be visually checking vents in the coming months. Units with dryer vents that appear to be clogged will receive a notice to have the vents cleaned.
- Also, be sure to check to see that your AC drip line is clear of cogs. As your AC system dehumidifies the air, condensation should be directed outdoors via the condensate drain. This means whenever your air conditioning system is in use, there should be water dripping from the condensate drain. On occasion, this drain line will clog. If your AC drain line clogs, it’s important to clear the blockage right away. A clogged condensate drain can cause bacteria and algae growth, which can cause the drain pan to overflow and damage your home. *The solution is simple. Each month pour ¼- 1/2 c. vinegar down the drain to clean it.*

Lanai-Screened Patios

- Springtime is a great time for grilling! However, please note that gas, charcoal, and electric grills are prohibited on lanais, due to the potential fire hazard. Also, lanai screening should be maintained and replaced as needed.
- Bicycles may not be kept or stored on the Lanai. They must be kept and stored inside the Unit or in the garage.
- Personal property of Occupants shall not be stored on the Lanai, except items expressly permitted in the Rules and Regulations. (Take pride in our community and do not use lanai as a storage area).
- Refrigerators/freezers may not be stored on the lanai.

Parking Rules Reminders

- 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.
- Residents, 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.**

Other 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.
- 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.
- 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.



Neighbor Spotlight

This quarter, the spotlight is on **Terry and Nyla Skarphol**, for their willingness to serve this community. Whenever the Board requests assistance with a community project, Terry and Nyla can be depended upon to volunteer and pitch in!