

Villa Serena

Community Newsletter – Spring 2026

2026 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 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 Christina instead of using social media.

From the Board of Directors

- It's spring and we're sprucing up the community! One project we're getting quotes for is the staining of our wooden walkway to the pool.
- There are a number of driveways and sidewalk areas this year that need attention. We are currently getting quotes for sidewalk replacement, grinding and driveway repairs/ replacement.
- Also, it's time for our periodic tree trimming.
- Friendly Reminder - please return pool umbrellas to their wrapped, folded position after use (they can blow over and cause damage if left up).
- Please note that garbage cans may be put out on **Sunday & Wednesday evenings (around sundown)**. They must be returned into the garage after garbage pick-up the next day. Important note: when our pickup day falls on a holiday, there will be **no garbage service on that holiday and none until the next pickup day** (they do not "makeup" for a holiday on the following day). **Also, they do not pick up any junk items left outside of your garbage can.**
- Notices are placed on units as a reminder of 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

- For now, all landscaping improvement projects are *on hold*, due to the dry weather and water restrictions. In June, the weather should be much better for planting, and we are already planning bush replacements, new sod, and plantings. This will include landscaping improvements to our front-gate entrance area! Stay tuned for more details.
- 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 communicate weekly with our landscapers via emails and text messages with requests and concerns. Please keep in mind that after years of sub-standard maintenance by earlier landscaping companies, it is going to take time to turn things around, but we are working on it. There are always going to be complaints about landscaping, as everyone has different ideas and levels of service that they are willing to accept. Your Board Members and Property Manager endeavor to do the best that we can, given the limited budget that we can spend.

Time to Enjoy your Lanai!

With the beautiful Spring weather, it's a great time to enjoy your lanai. Just a few friendly reminders...

- Gas, charcoal and electric grills are prohibited on the lanais, due to the potential fire hazard. Owners are responsible for maintaining and replacing lanai screening 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 allowed in the Rules and Regulations. (Take pride in our community and do not use lanai as a storage area.)
- Refrigerators/freezers may not be kept on the lanai.

Pool Refresher!

Please keep these things in mind so we can all have a safe and fun time at the pool!

- No pets are allowed in the pool or on the pool deck.
- Please shower before entering the pool.
- Pool hours are from dawn-dusk.
- Glass containers are prohibited everywhere within the perimeter fence.
- No food or beverages are allowed in the pool or on pool wet deck. Commercially bottled water in plastic bottles is allowed on the pool wet deck for hydration.
- Food is only allowed on the veranda. Please clean up after use!
- Homeowners and residents are responsible for the safety and actions of their guests.
- Up to a maximum of 4 guests are allowed per unit within the enclosed pool area.
- Pool users must be accompanied by the owner or resident of the unit. Exceptions to this rule will be managed on a case-by-case basis.
- Children under 16 years of age must be accompanied by an adult owner or resident for the duration of their time in the pool and/or on the pool deck.
- All posted rules and regulations are also in effect and must be followed.

Pet Policy

- Thank you for using the pet waste disposal stations throughout the community. Please be considerate and ALWAYS pick up after your pet. This rule will be strictly enforced. 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” under the documents tab on the Villa Serena web site (Villaserenahoa.com.)

Parking

- Parking in the street is only allowed for active loading or drop-off while the vehicle’s engine is running, or the vehicle is occupied.
- Please don’t park on the grass or the sidewalk.
- If you have guests staying that will use the guest parking places for several days or more, please inform the property manager of the license plate number and make/model of car so we don’t give them a warning notice.
- 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.
- Double parking on the driveway is not allowed. Sidewalks need to be accessible to everyone.
- 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. Keep in mind, the Declaration states only 2 vehicles are allowed per unit. 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.

Friendly Reminders

- Did you know? Residents, and ultimately Owners, are responsible for the actions of your visitors. Your visitors' rule violations can result in negative action being taken against you. Please ensure that your guests abide by our rules.
- 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.
- Our entry gates are open during the morning and afternoon rush hours to reduce wear and tear on the motors.
- Please don’t leave food out for our local critters. They thrive on what nature has provided them. Squirrels can become quite annoying if hand fed. Leaving food out also attracts rats and vermin who carry diseases.
- 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 and invite criminals and other unsavory elements into our community.