

Villa Serena

Community Newsletter – Fall 2024

2024 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 Chris instead of using social media.

Thank You from the Board of Directors

- On behalf of the Board, a huge thank you to all the Villa Serena Residents who pitched in to help before and after Hurricane Milton. Thanks to the “pre”- and “post”- hurricane volunteers who moved our deck furniture into the clubhouse and out again. ***Special thanks to the residents who helped clear drains, removed downed trees, and raked/ bagged lawn debris.*** You made it possible for our roads and sidewalks to be cleared in record time! No one had to ask, everyone just came out, pitched in, and did what had to be done. And thanks to all the folks who set-up tables, donated food, and grilled for several impromptu community “cookouts.” Perhaps misery loves company, but it was fun getting together with our neighbors and friends just chillin’ and grillin’ under the stars! We should all be proud of our community. Together, we suffered through the loss of power, water conservation (no showers or flushing!), some community damage, downed trees etc., but we came together, Villa Serena! Your efforts show what a great community we live in.

Updates from the Board of Directors

- Be on the lookout for announcements on upcoming Board Meetings regarding the proposed Declarations change to allow hard-surface flooring on 2nd floor units. We’ll be discussing and finalizing the proposed Declarations wording change. And, as many of you may recall, the Board hired two Acoustic Engineers (who had extensive experience with structures such as Villa Serena) to study our blueprints/specifications/architecture and provide us with recommendations. At an upcoming Board Meeting, the results from the two Acoustic Engineer’s reports will be presented and we will also have a Q&A with one of the Acoustic Engineers, who will address your questions and concerns regarding the proposed hard surface flooring. You won’t want to miss this informative Q&A meeting! Lastly, a Membership Meeting will be held for the Owner Ballot Vote on the proposed Declarations change.
- After researching other Property Management companies regarding their services and price structure, we decided that Ameri-Tech still offers us the best property management at a competitive price. Therefore, we have signed a 3-year contract renewal amendment with Ameri-Tech Property Management Company.
- Please help to reduce our water bills by conserving your water use. You can do your part by regularly checking to make sure that you don’t have any dripping faucets or running toilets.
- Friendly Reminder - garbage cans may be put out on **Sunday & Wednesday evenings (after 5 pm)**. **They must be returned into the garage after garbage pick-up the next day.**

Landscaping

- We communicate weekly with our landscapers via emails and text messages with requests and concerns. Fischer Landscaping (fka Breit Turf) is getting to know the property and getting into a weekly rhythm of efficient performance. When we were interviewing the landscaping companies about the issues in our community, *weed control* and *shrub trimming* were overriding concerns.

- While there are a few areas that still need to be addressed, overall, the trimming of our shrubs has vastly improved.
- Regarding **weed control**, during Breit Turf’s interview, they stated that it would take **four months** to get everything to look better with their normal weekly / monthly sessions of spraying and pulling weeds. They even did a few Saturday sessions to pull weeds at no additional cost to us.
- **Instead of waiting the full four months to get the weeds under control, in early September we had Breit Turf do a one-time, additional “weed-bed-cleanup” to remove the rest of the weeds.** That “weed-bed-cleanup” was at an additional expense, but the Board felt that this expenditure was necessary. While it will never be perfect, our weed problem is now much improved after that additional weed-bed clean-up effort.
- Our next major landscaping project is in the works, consisting of replacing the six trees damaged by the hurricane and the 2nd round of shrubs to be replaced.
- Please keep in mind that after several years of sub-standard maintenance by previous landscaping companies, it is going to take some 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 we the limited budget that we can spend.

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 the [declaration_conditions.pdf \(villaserenahoa.com\)](https://villaserenahoa.com/declaration_conditions.pdf).

Hurricane Shutters and Window Protection

- Hurricanes Helene and Milton have made a lot of our residents think about preparation for a future storm. At Villa Serena, the Windows are owned by and are the responsibility of the individual owner, but the exterior walls and masonry around the windows are owned by and are the responsibility of the Villa Serena Owners Association. Almost every hurricane shutter or protection panel requires some attachment to the walls. The HURRICANE SHUTTER AND STORM PANEL SPECIFICATIONS are written so that owners can protect their windows from a storm while also protecting the safety and aesthetics of the Association’s walls and masonry and ensuring a uniformity of installation. The Villa Serena Hurricane Specifications are written to address shutters that require permanent attachment to the building masonry.
- One unacceptable covering that will not be approved is the attachment of plywood with concrete anchors. Though common, this method is not approved by the NOAA Hurricane Research Division. PLYLOX brand hurricane clips are temporary and not addressed by the policy.
- Impact resistant hurricane windows are the best protection available but are extremely expensive. If you decide to install hurricane windows, **it will require a normal Architectural Review Request (ARB)** <https://villaserenahoa.com/docs/arc-application.pdf>
- The Villa Serena HURRICANE SHUTTERS SPECIFICATIONS AND INSTALLATION REQUEST FORM can be found in the Documents Section of the Villa Serena Website: www.villaserenahoa.com. The direct link is <https://villaserenahoa.com/docs/hurricane-shutters-form.pdf>

Safe Generator Use

- **Do not run a generator on the lanai. THIS IS EXTREMELY DANGEROUS.** Running them on the lanai is a fire hazard and a carbon monoxide poisoning hazard not only for yourself, but also for your neighbors. You could kill yourself or one of your neighbors. Per safety guidelines, they must only be run in an open area about 20 feet from a building. **That means they MUST only be operated at the end of the driveway.** You will need a long extension cord, but it will work.

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.
- 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.**