

Villa Serena

Community Newsletter – Summer 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

- The Board is happy to announce *great news on our Property Insurance this year!* The insurable value of our property increased from \$60,790,500 three years ago to \$79,462,802 in 2024. That is a 30% increase in the value of Villa Serena. We were given a quote from our property insurance carrier (Citizens Insurance) of an increase of 37%, due to the increased value of Villa Serena. That would have been an increase of \$151,780 on the property portion of our insurance. This increase would have meant that we would have had to charge significantly more in our assessment next year. After contacting 33 other carriers, our insurance agent found a better option that *decreases our current premium overall by 2.38%*. So, we will be paying a bit less for our insurance premium renewal this year. When asked what the factors were in the decrease in premiums, one explanation was given. ***New Roofs!***
- Thank you to all the Villa Serena residents who helped us have the most successful annual fire inspection **ever**. We exceeded the number of units that were inspected on the first pass from last year (we thought that last year was phenomenal). As our goal is to have 100% participation in the inspection, we will be contacting the ones we missed in the coming weeks to get their unit inspected. **This is very important, as we must report on each unit that was inspected in our Property Insurance Application. A report of the inspection is sent to Hillsborough County. We want to ensure that we are getting the best possible Property Insurance quote by fulfilling the requirements of the Declarations.** Also, through our efforts in doing these inspections, we have less than 12 sprinkler heads needing replacement this year. That is down from 58 last year and 200 the year before!
- Please note that “DIY” maintenance fixes around our community (e.g., fixing leaks in our irrigation drip lines) are performed by volunteer Board members and are NOT paid for by the Association. These Board members are simply doing their best to keep our Association fees down and ensure that a quality job is done. (Our earlier handyperson charged exorbitant rates and did a poor job). Rest assured, for complex work (e.g., electrical or plumbing issues) we engage a reputable, bonded and insured professional contractor.
- Did you know? Residents, and ultimately the 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.
- 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

- We're pleased to announce that our new landscaping company, Breit Turf Management, began working at Villa Serena on July 1. Please be patient, it will take a little time for them to get accustomed to our requirements and get our weeds under control. We believe that Breit Turf's 51 weeks of service (instead of 40 weeks with earlier landscaping companies) will provide a marked improvement in our community landscaping.
- We are also planning improvements in our shrubs and tree replacement over the next few months.

Summer Fun at the Pool!

- Summer is a time to enjoy our beautiful pool. Please make sure that you and your guests follow the posted rules to ensure that we all can enjoy the pool.
- Friendly reminder - no glass or breakable containers of any kind are allowed within the fenced area at the clubhouse. Any liquid refreshments consumed inside the gates must be in non-breakable containers. There is no food allowed on the pool deck (near the pool edge).
- Parents, please be vigilant when your children are in the pool and ensure that they are not running on the deck, for their safety and the safety of everyone at the pool.

Dryer Vent Cleaning

- 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 first floor vents. 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 drain 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 will be water dripping from the condensate drain. On occasion, the drain line will clog. A clogged condensate drain will cause the drain pan to overflow and damage your home and leak into the downstairs units. Each month pour 1/2 cup of vinegar mixed with 2 cups of water down the drain to clean it.

Lanai-Screened Patios

- It's the season 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.
- The only items allowed on Lanais are "furniture, furnishings and potted plants", per the Declarations.

Parking Rules Reminders

- Parking in the street is allowed only for active loading or drop-off while the vehicle's engine is running, or the vehicle is occupied.
- Double parking in the driveway, parking in the street or sidewalk, 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 community 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.**

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.

Other Important Reminders:

- Please remember that the speed limit is **15 miles per hour** in the community. Slow down and STOP at 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.
- Another safety reminder ... be sure to lock your condo and vehicle doors. Keep valuables out of sight.
- Garage doors must always be completely closed unless you are physically working in the garage or are outside. Open garage doors create an unsightly appearance, invite criminals and other unsavory elements or critters.