

Villa Serena

Community Newsletter – Summer 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 Chris instead of using social media.

News from the Board of Directors

- Thank you to all the Villa Serena residents who helped us have another successful annual fire inspection recently! We appreciate your cooperation in this vital safety endeavor.
- Our landscaping has been steadily improving. We communicate weekly with our landscapers via emails and text messages with requests and concerns. Please help us keep Villa Serena beautiful by not driving or parking on the grass, which 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.

Summer Fun at the Pool!

- Summer is a time to enjoy our beautiful pool! Please note - **pool hours are from dawn to dusk**. Our county permit does not allow night-time swimming, due to our not having the appropriate lighting.
- Please return pool umbrellas to their wrapped, folded position after use (they can blow over and cause damage if left up).
- Friendly reminder - no glass or breakable containers of any kind are allowed within the fenced area at the clubhouse. Also, 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.

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.

VS - Did you Know?

- The Common Elements shall not be damaged, obstructed, littered, defaced or misused in any manner.
- Residents, and ultimately Owners, are responsible for the actions of their visitors. Your visitors' rule violations can result in negative action being taken against you. Please ensure that your guests abide by our rules.
- Any addition, change, alteration, or decoration to an Owner's Unit or the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. See ARC details below.

Take the ARC Quiz!

How many of these questions can you answer correctly...

- What is an ARC Application?
An ARC Application is a form sent to the Association requesting a change, alternation or addition to an Owner's Unit or exterior appearance. See <https://villaserenahoa.com/docs/arc-application.pdf>
- Is an ARC Application required if I want to repair my lanai screen, for example?
No, the repair or replacement of screening does not require an ARC application.
- If I want to install a doorbell video camera, does that require an ARC application?
Yes, you must submit an ARC application for the Association to approve your doorbell video camera installation. See <https://villaserenahoa.com/docs/arb-application-doorbell.pdf>
- Do I need to submit an ARC application if I live on the 2nd floor and want to replace my carpeting?
Yes, you must submit an ARC application for carpet replacement on the 2nd floor.
- When I submit my ARC application to the Property Manager, what happens next?
Upon receipt, the Property Manager will forward the ARC application to the Architectural Review Board. The final decision may take up to 30 days. The Applicant is notified in writing of the outcome (approval or denial).

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.
- Watering of plants and sweeping or mopping of lanais should be conducted so as not to bother occupants in lower units or common areas. Hosing of top unit lanais is prohibited.
- Owners are liable for any injury or damage caused by an object falling or being blown from his lanai. The Association reserves the right to require any item placed or stored on a lanai to be secured if the item might be a safety hazard.

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.**

Other Important Reminders:

- Riding a bike or e-bike after dark without proper lighting is dangerous. A car might not see the bike until it is too late.
- Please remember that the speed limit is 15 miles per hour in the community. Slow down and STOP at stop signs.
- 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.