



# *Villa Serena Community Update*

June 2017



## **Greetings Neighbors!**

The following information is provided to keep everyone in the loop:

**Please curb your dog:** While you're out walking furry friends, we ask that pet waste bags, available throughout the community, be used for clean-up. Also, please deposit the waste bag in one of the appropriate disposal cans not on curbs or in flower beds. It is not the responsibility of the landscapers, **nor is it in their contract**, to pick up doggie-poo bags.

**Painting:** By the end of the month painting of our buildings should be completed. Munyan Painting has agreed to paint individual lanais and payment will be made directly to them by each owner who requests painting. The costs are: Downstairs Unit - \$150.00, Upstairs Unit - \$275.00. The lanai ledge will be \$35.00. We have started a sign-up list. If you would like to have your lanai painted, please contact Gloria Reed at [greed@ameritech.com](mailto:greed@ameritech.com).

**Community Yard Sale:** Before the weather turns too warm, we would like to designate a date for a community garage sale. This might give everyone an opportunity to sell the excess "stuff" in the garage and park a vehicle inside or find a new home for the items being stored on the lanai. We need a committee to spearhead this project. Anyone willing and able, please contact Gloria Reed at [greed@ameritech.com](mailto:greed@ameritech.com).

**Architectural Review Board:** At our Board of Director's meeting on May 18, 2017, we asked for volunteers for the Architectural Review Board. This body reviews requests for architectural changes an owner wishes to make to their unit, i.e., installation of a water softener inside the garage. Mr. Bob Olson has agreed to work with a committee. Anyone interested in serving on this board, please contact Gloria Reed at [greed@ameritech.com](mailto:greed@ameritech.com).

**Lift Station:** Towels, mop heads, diapers, clothing, and sanitary products should not be flushed down the toilets. As you may know, we have a lift station on the property for the purpose of moving wastewater into the Hillsborough County sewage system. The lift station is designed to process human waste and toilet tissue. During recent maintenance, many "other" items were found inside the lift station, some of which served to shorten the life of the pumps. A malfunctioning pump inside the lift station could lead to a catastrophic event in the community which would impact all of us.

**Community Pool:** Over the next few months, as friends and family gather at the pool for relaxation, please keep a couple of items in mind: (1) the pool is a common-use area and chairs should not be used to prevent access nor should chairs be held for anyone who is not on site. The chairs are first-come, first-served, there are four at each table, and if they are moved, they should also be returned to the appropriate table; (2) please limit the size of groups at the pool to no more than 5 – this will allow more residents to use the common-use area. With a large group, please feel free to reserve the multi-purpose room by contacting Gloria Reed at [greed@ameritech.com](mailto:greed@ameritech.com); (3) food is not authorized anywhere on the pool

deck – that is the area that surrounds the pool on all four sides; and children under age 16 are NOT authorized to be at the pool without an adult. For pool gatherings with refreshments, please plan to use the multi-purpose room. Remember, the pool is a common-use area. Please be respectful and considerate to neighbors when using the facility.

**Management of Rental Leases:** During the summer months, we can expect to see a great deal of mobility within the community. As such, we would like to stand up a committee to work with Gloria to secure and manage leases for rental properties at Villa Serena. We would also like to update our procedures for rental units, and the committee will assist with that process as well. If you are interested, please contact Gloria Reed at [greed@ameritech.com](mailto:greed@ameritech.com).

**Landscaping:** Improvements are being made weekly. Restoring the landscaping, repairing the damage and improving the problem areas will not happen quickly. In the meantime, we ask for patience as this will be an on-going process. A few things everyone can do to assist in the efforts of the landscaper are: (1) do not park vehicles on the grass on either side of your driveway and whenever possible, please ask guests or service providers to refrain from parking on the grass between the sidewalk and the street. Very often there are sprinklers in the grass that are being replaced at a much faster rate than should be required. (2) When putting out trash and recycle cans, please place them on the street side of the curb rather than in the grass; (3) and we ask that trash and recycle cans be moved from the curb by 7:00 p.m., the day they are picked up. Realizing that everyone may not be at home by that time, we can all be good neighbors and if we see a can and our neighbor is not at home yet, simply move the can away from the curb.

**Garbage cans out:** Some recent events have led us to ask that as a community, we be proactive to changes. First, we ask that trash and recycle bins not be placed out any earlier than the morning of the pick-up. Racoons have become a nuisance and with the garbage out overnight, they tend to find plenty of food sources. In addition, with outsiders taking the liberty of coming over our walls, we may put ourselves at risk for identity theft if we are putting any items in the trash with personal information on them.

**Rules and Regulations:** Finally, everyone is asked to be familiar with the Declarations for Villa Serena a Condominium, and the Rules and Regulations which were distributed to every unit on April 14, 2017. We understand that sometimes folks forget some of the rules so here are a few reminders: 1. sidewalk lights and other edging are not authorized anywhere on the property; 2. novelty flags, banners, and yard ornaments are not authorized; 3. hoses should not be left connected or laying around outside; 4. pets, of any size, **must** be on a leash any time they are outside; 5. flooring changes within a unit **MUST** be done in accordance with the Declarations for Villa Serena a Condominium, and the Rules and Regulations. If there are questions, please contact Gloria Reed at [greed@ameritech.com](mailto:greed@ameritech.com).

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