

# *Villa Serena*

## *Community Newsletter – Fall 2025*

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### **2025 Board of Directors**

Stephanie Pepin  
Cher Peper  
Thomas Humma  
Donald Robinson  
Kaz Ortiz

### **Property Management**

Ameri-Tech Property Management Inc.  
Christina Kelly, LCAM  
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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**

- Mark your calendars! The annual **Budget Workshop is scheduled for Saturday, October 25<sup>th</sup> at 8:30 a.m.** Here's your opportunity to learn more about our budgeting process. You will also have a chance to ask questions or raise concerns regarding any of the budget items.
- Our annual pressure-washing of the sidewalks and driveways will take place during **the first week of November**, so that our community will look beautiful for our yard sale and the holidays. More details to follow.
- Friendly Reminder - 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.** They only empty garbage cans. For junk items such as old TV's, etc., you must arrange for junk removal or donation to a charitable organization. Please help us keep Villa Serena looking its' best!
- 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.

### **Community Yard Sale!**

- We are having our Community Yard Sale on **Saturday, November 8th, from 7:00 a.m. until 1:00 p.m.** Time to clean out your closets and garage...and perhaps make some holiday shopping \$\$\$. Also, it may make it a little easier to park in your garage!

### **Landscaping**

- We've just completed our latest round of landscaping improvements including a lot of sod and bush replacement. If shrubs or sod were replaced in your area, please help us out by hand watering them daily until they are established. Things are looking greener after the long, hot summer!
- 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 previous 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.

### **Holiday Ready!**

- Help us keep Villa Serena looking beautiful, especially during the holiday season, by not littering. Even better, pick up litter when you see it!

### **Let's Get Festive!**

- Holiday decorations will be allowed from **October 1st to January 15th of the following year.**
- Landscaping will be trimming our shrubs and bushes prior to the holidays, so that you can decorate with holiday lights on your bushes without interfering with landscaping. **Please wait until the shrub trimming is completed at the end of November before putting your holiday lights in the bushes to avoid damage to your lights! Villa Serena and our landscaping company will not be responsible for any holiday decorations that are damaged if they interfere with the landscaping work.**
- Lights placed outside the home must be turned off at or before 1am EST and remain off during daylight hours.
- Any outdoor lighting, including flashing lights, must be of low luminosity. Lights may generate equal or less than full moon luminosity.
- Decorations that are placed on the exterior of the building **MUST** be mounted with removal clips or hooks that do not break the exterior finish of the home.
- All decoration attachments must be removed with the removal of the decoration.
- Please do not place blow up decorations on the grass. It can kill the grass when deflated.
- Lighting and decorations may **NOT** be placed on the grass or interfere with landscape maintenance.
- All electric cords must be concealed as much as possible and may not be placed across walks or driveways or placed to create a safety hazard.
- Door wreaths must be hung using an over the door hanger or 3M type removable hook.
- Damages caused from decorations placed in any common area are the responsibility and liability of the homeowner.

### **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.)
- If we run out of bags at a station, please let Christina know. They are checked weekly, but we could run out.

### **Parking**

- Parking in the street is only permitted 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 utilize 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 utilize 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 utilize 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**

- 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.
- 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.
- 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.