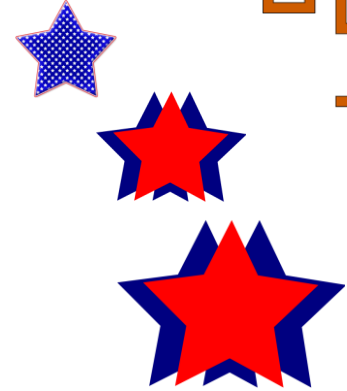


Villa Serena

Keeping You in the Loop

Summer 2017

Community Newsletter



2017 Board of Directors

President..... Michelle Mooney
 Vice President..... Todd Setter
 Treasurer..... Carol Stanford
 Secretary..... Donald Robinson
 Director..... Debbie Caruso

Property Management

Ameri-Tech Community Management, Inc.
 727-726-8000 main office
 Gloria Reed, LCAM
greed@ameritechmail.com
 727-726-8000 ext. 253 direct line

Ameri-Tech Community Management, Inc.

Gloria Reed, our community manager, is at the clubhouse on Monday, Wednesday, and Friday 8:45-12:45 pm. Feel free to stop by to discuss any of your immediate concerns or questions with her. We ask that you please provide routine concerns and questions in writing, via e-mail, which will allow us to properly address them.

News from the Board of Directors

News from the Board of Directors:

- Blinds have been installed in the clubhouse multipurpose room and the fitness room.
- The new pump has been installed in the lift station.
- Gutter installation is complete!
- There have been inquiries about window replacements. Per our Declarations, Paragraph 11.2, window replacement is the responsibility of the owner.
- If you have a water softener and your water starts to run with any type of color to it, please contact your service representative.

Thanks for your patience as we transitioned from one maintenance company to another. Our pet waste stations got a little overfull which resulted in some inconveniences. We are back on track and if you see any problems in the future, please send an e-mail to Gloria our Community Assistance Manager.

Safety: If you are interested in having a **peep hole** installed in your front door, please let Gloria know. With five or more commitments, we have a vendor who will do the installation for \$35.00.

DID YOU KNOW?

- The vehicle entering the gate has the right of way onto Kings Palace Drive?
- Per our Declarations, Paragraph 11.2, window replacement is the responsibility of the owner?
- Lights over your address above your garage door are your responsibility, not the Condominium Owner's Association?
- Per our Declarations, Paragraph 12.5(d), any passenger vehicle not in operable condition or validly licensed and ancillary vehicles may not be parked, kept, or stored anywhere on the condominium property. In addition, failure to register your vehicle is a violation of state law and tow truck drivers are authorized to remove unlicensed vehicles from the property.

Next Board/Members Meeting

The next Board of Directors Meeting is currently scheduled for Thursday, July 13, 2017 at 6:30 pm at the clubhouse.

Exterior Building Painting

The painting of our buildings by Munyun Painting is almost complete! Remember: during the painting activities, please do not park in your driveway during the work time and remove any potted plants or decorations from the outside of your home. If you have any questions or concerns about the painting work, contact Gloria at Ameri-Tech.



Lexie Says: Please remember not to leave pets in vehicles!! Don't put your pet's life in danger! On an 85° day, it only takes ten minutes for the inside of your car to reach 102°, even when the windows have been left open an inch or two. Within 30 minutes, the car's interior can reach 120°. When the temperature outside is a pleasant 70°, the inside of your car may be as much as *20 degrees hotter*. Shade offers little protection on a hot day and moves with the sun. Pets most at risk for hyperthermia (overheating): young animals, elderly animals, overweight animals, those with short muzzles and those with thick or dark-colored coats. **In hot weather, please leave your pet at home!** (<https://www.aspc.org/sites/default/files/pets-in-hot-cars.pdf>).

ALSO: Uncollected doggie poo continues to be a problem. Please respect your neighbors, and pick up after your dog. There are baggie/collection can stations in several areas around our community. You don't even have to put the poo in your own trash can; you can put it in one of the collection cans and not have to worry about odors in your garage. So no excuses!



GARAGE SALE!!

Our community garage sale is scheduled for Saturday, July 15, from 7:00 a.m. to 1:00 p.m. This is a great opportunity to clean out those garages and closets and earn a little \$\$\$ too! Each resident uses their own driveway for their sale items. Typically, garage sale visitors start early, so be prepared. The gate will be open during that time frame and closed when the sale is over. PLEASE ask visitors to not park on the grass in any areas. Our streets may be a little busy during the sale,

but there should be plenty of room to park in the street. Residents not participating in the sale, PLEASE park your vehicles in your garage or driveway and leave parking spaces for sale visitors!

REMEMBER...The speed limit in Villa Serena is 15 miles per hour, AND there are EIGHT stop signs. With all the pets in our neighborhood and some children, it is important to obey the speed limit and stop for those stop signs. Busy dogs, kids, and even adults can dart into the road in a heartbeat. Do you want to be the one who runs over a precious life?



Trash Can Etiquette



Thank you to all the folks who are properly managing their trash cans. As a reminder, please be aware that per our Rules and Regulations, trash cans should be set out in the morning of the pickup day and returned to their place in the garage that evening. If there is grass under your trash can, it is sitting in the wrong place! Please move it to the concrete at the edge of your driveway. We pay good money to keep our grass green and healthy. Let's try to show it some love!

Maintenance Tip

As homeowners, here are a few maintenance reminders:

- 1) Clean dryer vents - very important to prevent a fire hazard!!
- 2) Schedule preventative maintenance for your air conditioner
- 3) Schedule or conduct your own maintenance on plumbing. For example, fix leaky toilets and faucets and check that your outside faucet is completely closed.



News from Your Neighborhood Watch



A neighborhood watch meeting was held on June 19 and included a presentation from our new Community Relations deputy Kevin Stabins. He provided lots of good information on preventing and reporting criminal activities. The highlights:

- 1) He explained that the Community Outreach Division of the Sheriff's Office conducts **FREE security surveys**. All you have to do is call 813-247-8115 to schedule one for your own home.
- 2) They have a new tool to help you help them keep our county safe. It's called **tip411**. All you have to do is download it to your smartphone or tablet. **tip411** is simple yet effective. You can find the app through the [Apple App store](#) or [Google Play](#). Just type in "HCSOSHERIFF" (no space). Download it and keep it handy. **tip411** is easy to use. To send us a tip, press "New Tip." You can also include a photograph or video. Just touch the camera icon at the bottom. All tips transmit instantly to our Communications Center, where the information is directed to the appropriate area, i.e. patrol, narcotics, warrants, etc. We monitor **tip411** twenty-four hours a day, seven days a week. And all tips are anonymous. Remember: in the event of an emergency, always dial **9-1-1**. (<http://www.hcso.tampa.fl.us/Articles/Articles/TIP-411.aspx>)
- 3) There is a new type of doorbell on the market – a video doorbell. It attaches to the front of your home like a standard doorbell but has a video camera that connects to your smart phone. When someone rings that doorbell, you can see via the video feed to your phone who is at your door. How cool is that!!



- 4) If you are a victim of a crime, there are some things you can do to improve the chances of apprehending the criminal.
 - a. If it is an emergency, call 911!
 - b. Write down a complete description of the incident and offenders as soon as possible. You would be surprised how quickly a victim forgets small details.
 - c. If possible, obtain and write down vehicle information.
 - d. Call the non-emergency number for HCSO to report non-emergency activities (for example, a car break-in that you discover in the morning.)
 - e. Notify your Neighborhood Watch, neighbors, NextDoor, etc.
- 5) Always remember: we are the eyes and ears for Sheriff's Office. If possible, do not confront potential criminals. Obtain any pertinent information you can and call HCSO.

Car break-ins are the most common criminal activity in Hillsborough County, and we had one in our community recently. Usually the car has been left unlocked. **The Neighborhood Watch deputy recommends always locking your car, even if you leave it for just a few minutes, and never leave anything of value in your vehicle.** If you are a victim, call the Hillsborough County Sheriff's Office as soon as you discover the break-in. They will send a patrol car to check it out (on a low priority basis). The non-emergency phone number for HCSO is 813-247-8200.

The Neighborhood Watch is always working with the Sheriff's Office to do whatever can be done to reduce all criminal activities. The best deterrent for criminal activity is concerned neighbors. **Don't hesitate to call the Hillsborough County Sheriff's Office if you see anything suspicious.** Various emergency phone numbers are included here.


The NW Coordinator is Kathy Rowland at kpete1@tampabay.rr.com.

Hillsborough County
Neighborhood Watch Association Inc.
A non profit association dedicated to crime prevention
P O Box 281152, Tampa, FL 33685-1152

EMERGENCY	FIRE-SHERIFF-AMBULANCE.....	911
NON EMERGENCY.....		247-8200
HILLSBOROUGH COUNTY NEIGHBORHOOD WATCH.....		295-3364
POISON CONTROL.....		1-800-222-1222
CHILD ABUSE HOTLINE.....		1-800-422-4453
DOMESTIC VIOLENCE HOTLINE.....		1-800-799-7233
CENTER FOR MISSING & EXPLOITED CHILDREN.....		1-800-843-5678
HOSPITAL.....		
PARENTS...FOR BABYSITTERS TO CALL.....		
CHILDREN, DISABLED & ELDERLY.....		1-800-962-2873

GOOD NEIGHBORS MAKE GOOD NEIGHBORHOODS



The Board would like to encourage all residents to sign up with WWW.NEXTDOOR.COM. Nextdoor is a website that allows communities to share information. The Board is considering using Nextdoor as a tool for sharing information with residents and has already started using it. So far, 120 residents have signed up for Nextdoor. Signing up is easy and free; you input your street address and NEXTDOOR automatically puts you into the Villa Serena group. (It may ask for an invite code, but you can ignore that.) Check it out!

Did you know you can reserve the Clubhouse?

If you would like to use the clubhouse for a party or family get-together, contact Gloria at Ameri-Tech (contact info on front page). Let her know the date and time you would like to use it, and she will provide the reservation form and information you need. There is NO charge to rent, but a refundable deposit is required.

