

# Villa Serena

Keeping You in the Loop

Spring 2018

Community Newsletter



### 2017 Board of Directors

President..... Carol Stanford  
 Vice President..... Todd Setter  
 Treasurer..... Debbie Caruso  
 Secretary..... Donald Robinson  
 Director..... Susan White

### Property Management

Ameri-Tech Community Management, Inc.  
 727-726-8000 main office  
 Gloria Reed, LCAM  
[greed@ameritechmail.com](mailto: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 8:30-12:30 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 them to be properly addressed.**

**Note: Posting concerns on NextDoor is not the proper protocol and such postings may not get noticed or properly addressed. Please contact Gloria instead of using social media.**

### News from the Board of Directors

- Landscaping: We have just begun to make improvements to the front of all the buildings. The three buildings at the south end of Kings Palace have been completed and hopefully every month at least 3 to 4 buildings will be done until all are completed. *Please be kind to the grass, be extra careful not to drive on it when entering your driveways and keep trash and recycle cans off of it too.*
- The fitness room in the clubhouse has a new leg machine and free weights.

### DID YOU KNOW?

The Lift Station is one of the most important pieces of infrastructure on the property. The Lift Station is a giant tank that collects all the sewage from the community and has two pumps that send the sewage into the Hillsborough County sewage system. The lift station is designed to process human waste and toilet tissue only. The plumbing company that maintains the Lift Station has pulled some bizarre items clogging the pumps: towels, mop heads, diapers, clothing, sanitary products, and plastic bags. All these items can clog the pumps and that could lead to a catastrophic event in the community which could impact all of us.

Also, pouring grease down the drain is one of the worst things you can do. The grease will hit the cold pipes underground and congeal and clog your plumbing. You can't run enough hot water down the drain to keep the grease from congealing. It's best to put grease in the trash. Individual unit plumbing clogs are the responsibility of the homeowner.

## Drainage Issues and Erosion

The Board and the management company are working to achieve a long-term fix to the water management and erosion problems that are causing multiple washouts in our community. An engineer, a surveyor, and the Southwest Florida Water Management District (SWFWMD) are involved in coming up with a fix for the drainage issues.

In brief, the water coming off the buildings on the west side of River Turia is running west and causing the washouts. That water should be traveling to the pond on the north end of River Turia, not west. That north pond receives water from Target, Ventura Bay, the south pond, and all the storm water from our community. From that pond, the water runs through three large pipes under Valhalla Pond Road to that large pond east of Valhalla. That pond allows water to drain into the ground, but it also sends the water, through valves controlled by SWFWMD, back to the drainage ditch on the north side of Villa Serena property, which then flows west into the larger lake west of Villa Serena.

Discovering the cause of the erosion and finding a long-term fix has taken longer than anyone wanted, but the Board has a fiduciary responsibility to find a real, workable solution that won't waste the Association's money. In February 2018, a solution was proposed. The downspouts from Buildings 12, 13, and 14 will be piped into the large storm water pipe that runs behind those buildings. Also the downspouts behind Building 11 will be piped into the northwest retention pond. A topographical survey was completed March 1st and 2nd. The engineer has finalized the design and it has gone for drafting. After the plans are fully finished and submitted to SWFWMD, permitting should take about 2-3 weeks and the bidding will be done concurrently with the permitting. The engineer anticipates that the plans will be fully finished and permitted by the end of April and that construction can commence shortly thereafter (after a contractor is selected and awarded the contract.)

During this process, some good news was discovered. The drainage ditch on the north side of the property (parallel to Valhalla Pond Rd.) is the responsibility of Hillsborough County.



The Spring Garage Sale will be Saturday, April 21, 2018, from 7:00 a.m. until 1:00 p.m. Let's all take the time to gather that stuff that we couldn't wait to buy and now want gone. We can free ourselves of the items and make a few bucks too.

## Parking

The guiding rules of parking are that each unit is permitted to park or store only two vehicles on the property, and those two vehicles are to be parked only in the garage and driveway of the unit.

No resident should ever be parked in a VISITOR space. The 25 VISITOR/RESIDENT spaces are for “temporary” use of residents and only up to 18 hours. These spaces are not for use every day in place of parking in the garage or driveway.

### **Villa Serena Declaration of Condominium 12.5. Vehicles; Parking**



- (b) Because the number of available parking spaces is limited, the Occupants of each Unit, collectively, shall be permitted to keep, park or store no more than two (2) Vehicles upon the Condominium Property at any given time,
- (c) Vehicles belonging to the Occupants of a Unit shall be required to be kept, parked and stored in the Limited Common Element garage and driveway assigned to that Unit.

## News from Your Neighborhood Watch



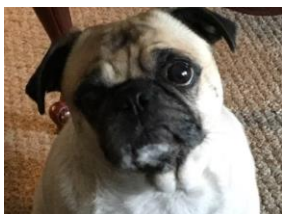
From the Hillsborough County Sheriff’s Office website: *All Neighborhood Watch needs to be effective is an alert and aware neighborhood willing to summon the Sheriff’s Office when a crime or activity that suspects a crime is observed. Though it may be helpful, it is only necessary that you be able to direct sheriff’s deputies to an area or address where a crime is being committed or about to be committed. If your neighbor is able and willing to do this, your property will be protected. If only limited percentages of neighbors are alert and aware, your whole neighborhood will be protected. This is true because the criminal element will soon enough learn that your neighborhood is not 'easy pickins'.* Let’s all keep this in mind and stay alert for suspicious activity!

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.

 <b>Hillsborough County</b> Neighborhood Watch Association Inc. <small>A non profit association dedicated to crime prevention P O Box 281182, Tampa, FL 33686-1182</small>		 <b>TAKE A BITE OUT OF CRIME</b>
EMERGENCY	911	
FIRE-SHERIFF-AMBULANCE	247-8200	
NON EMERGENCY	295-3354	
HILLSBOROUGH COUNTY NEIGHBORHOOD WATCH	1-800-222-1222	
POISON CONTROL	1-800-422-4453	
CHILD ABUSE HOTLINE	1-800-799-7233	
DOMESTIC VIOLENCE HOTLINE	1-800-843-5678	
CENTER FOR MISSING & EXPLOITED CHILDREN		
HOSPITAL		
PARENTS...FOR BABYSITTERS TO CALL		
CHILDREN, DISABLED & ELDERLY	1-800-962-2873	

**GOOD NEIGHBORS MAKE GOOD NEIGHBORHOODS**

The NW Coordinator is Kathy Rowland at [kpel1@tampabay.rr.com](mailto:kpel1@tampabay.rr.com).



**Lexie Says:** Please remember that dogs are not allowed to run loose and are required to be on a leash at all times in Villa Serena. This is for their safety and ours. Villa Serena roads can be busy and it is too easy for an active dog to dash out into the street. Put on the leash before you open the door. Not only is it a Villa Serena rule, but also a Hillsborough County ordinance.



### Pool Guidelines

Please limit your guests to **two**. Pool capacity: 39 persons.

For the enjoyment of **ALL** community residents, please adhere to the following:

1. No pets, food, or glass bottles.
2. No diving, running, or biking.
3. No screaming or loud music.
4. No smoking near others.

The pool area has camera and video surveillance. Please be mindful of others!

### Dryer Vents

Here's a scary bit of information from the U.S Fire Administration: "2,900 home clothes dryer fires are reported each year and cause an estimated 5 deaths, 100 injuries, and \$35 million in property loss. Failure to clean the dryer (34 percent) is the leading cause of home clothes dryer fires."

It's important to clean your dryer's lint screen after every use and the dryer vent pipe needs to be cleaned regularly to make sure it doesn't get clogged. The dryer vent pipes in 2nd floor units vent out through the roof. 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 tenant. Keeping the dryer lint screen and vent clean will help to keep you safe and make your dryer run more efficiently. There are many companies that do dryer vent cleaning. They can be found online or you can get a recommendation from a neighbor. You can also visit the Villa Serena website for services in the area at [villaserenahoa.com](http://villaserenahoa.com).



### Neighborly Recommendations:

Dryer vent cleaning – Jim Thornton 813-334-2535 / 813-684-5191

Pest Control (inside) – Pest Patrol 1-855-pestpatrol



The Board would like to encourage all residents to sign up with [WWW.NEXTDOOR.COM](http://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!