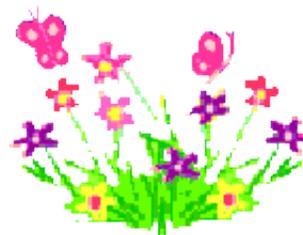




Villa Serena

Spring 2021 Community Newsletter



2021 Board of Directors

Choudhry Arain
Debbie Caruso
Donald Robinson
Michael Stone
Vacancy – to be filled

Property Management

Ameri-Tech Community Management, Inc.
727-726-8000 main office
Chris Kelly, LCAM
ckelly@ameritechmail.com
727-726-8000 ext. 242 direct line

Ameri-Tech Community Management, Inc.

Chris Kelly, our community manager, is at the clubhouse on Monday, Wednesday, and Friday 8:00-12:00 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 Chris instead of using social media.

News from the Board of Directors

Pool Renovation Delay: The board of directors is well aware of the inconvenience this delay is causing. Initially, it was anticipated the pool renovation could take up to 6 weeks weather permitting and barring no complications. Initial delays were caused by lack of materials due to factory shutdowns and extremely high demand for pool materials. We were made aware of this when the initial tile chosen was not in stock. The board picked 3 colors before one was available. We were also made aware of leaks in the skimmers. We were not aware however, is that 20 of 22 skimmers needed to be replaced until it was discovered that flex hose was used instead of the proper plumbing piping. Once the resurfacing material was delivered, it was not until the resurfacing process began that we then found out we were short ½ pallet of the resurface product. Once the remaining product was delivered, the quality of the workmanship of the subcontractor in the gutter area was far from standard. Unfortunately, this has caused a major delay in the entire resurfacing project all around. We have been working diligently with all companies involved to get this project completed to 100% satisfaction as soon as possible. The board of directors and management sincerely apologize for the delay as we know the pool is an area of great value for socializing and relaxation. We as well as you frustrated and completely understand yours. We appear to be in the home stretch on this renovation and our hopes are that the pool is completed by the end of next week. Again, thank you for your patience.

Open Board Position: Prior President Carol Stanford retired and moved to North Florida to be with her family. Her love and dedication for the community will be missed. If you are interested in becoming a board member for Villa Serena please email Chris Kelly at ckelly@ameritechmail.com. She will forward your name to current board members for consideration. Candidates must be a titleholder. The board will appoint a new board member at the next board meeting to be scheduled within the next few weeks.

Gym/Clubhouse Improvements: Over the past few months improvements have been made to the gym and clubhouse. New A/C units have been installed which have greatly reduced the humidity in the gym. New rubber flooring will be installed along with a new paint job. We are also updating some of the equipment. We will let you know when this is happening so you can plan in advance.

DID YOU KNOW?

The value of your home is on the rise!!! Units in Villa Serena are selling in a matter of days as they are in high demand.

Villa Serena has a posted speed limit throughout the community. The speed limit is 15 miles per hour. It is imperative that we adhere to the speed limit since there are many residents that walk their dogs, children playing and more residents spending time outside enjoying the weather. Please slow down and stop at stop signs.

Yellow notices are placed on units as a reminder of certain deed restrictions. Uniformity is key when living in a deed restricted community.

Garage doors are to be closed all the way at all times unless you are physically working in it or outside. Open garage doors can attract stray animals, snakes and theft.

DID YOU KNOW? - continued

There are 6 poop stations throughout the community. The stations offer bags and a trash container for your dog's droppings and your convenience. No one wants to walk and see or smell the droppings. Pet feces can contain 23 million fecal coliform bacteria which is known to cause ailments to humans (according to the CDC).

PET POLICY

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.



We will plan on having our Community Garage Sale come this October. We would like to do it at the same time as surrounding communities to help ensure you have the best turnout. We have seen great success in this occurring before the holidays.

News from Your Neighborhood Watch



Neighborhood Watch is simply a program of neighbors watching other neighbors' property. It is thousands of eyes and ears whose owners have organized together in groups to report suspicious activities or crimes to the Sheriff.

Citizen participation is one of the most effective tools against crime because the job of stopping burglary, robbery or sexual assault is impossible for the Sheriff to accomplish alone. Crime watchers are networks of neighbors trained by Crime Prevention deputies in home and self-protection, suspect identification and how to serve effectively as additional eyes and ears for law enforcement agencies in their communities.

Neighborhood Watch groups provide a way for neighbors to help one another by keeping an eye on each other's homes and property. A telephone chain is set up to enable neighbors to keep one another informed of any criminal activity and to receive information from the Sheriff concerning descriptions of suspected criminals and other pertinent information.

When a member of a network sees a suspicious person or vehicle, he or she should call the Sheriff's Office immediately. **Various emergency phone numbers are included here.**

The Villa Serena Neighborhood Watch Coordinator is Kelly Glisson at kellyglisson4780@gmail.com

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.



Hillsborough County Neighborhood Watch Association, Inc. <small>A non profit association dedicated to crime prevention P.O. Box 281152, Tampa, FL 33688-1152</small>		
EMERGENCY	FIRE-SHERIFF-AMBULANCE.....	911
NON EMERGENCY.....		247-8200
HILLSBOROUGH COUNTY NEIGHBORHOOD WATCH.....		295-3354
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

Parking

Rules and Regulations were updated November 30, 2020. Parking regulations concerning temporary use of parking in the Resident/Visitor spaces have been simplified.

Parking in the street is only permitted for active loading or drop-off while the vehicle's engine is running.

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 aforementioned parking space may not exceed a total of eighteen (18) hours in any one (1) twenty-four (24) hour period. **For the full breakdown of parking regulations please go to VillaSerenaHOA.com.**