

Villa Serena

Spring 2022 Community Newsletter

2022 Board of Directors

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Property Management

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Ameri-Tech Community Management, Inc.

Christina Kelly, our community manager, is at the clubhouse on Monday, Wednesday, and Friday 8:00 a.m. - Noon. 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 or left in the drop box, which will allow them to be properly addressed.

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

News from the Board of Directors

Fire sprinkler inspection: In the next couple of months, we will be conducting the required annual fire sprinkler head inspection in your home. Please stay tuned for further information. You must allow the sprinkler maintenance company access to do the inspection or you will be fined by the county.

Gym/Clubhouse: Please ensure that the lights and fans are **turned off** when you leave. The timers sometimes stick. Please remember to wipe down equipment following use with the antibacterial wipes provided.

Landscaping: Our landscaping company is working on improving all common areas by checking sprinklers, replacing plants and sod in certain areas as our budget permits. The winter dry weather plays havoc on the lawns. Things will look better when the normal rains return. Floralawn is on the property one (1) full day a week. Please be patient while they get our property in prime condition.

Trash pickup: Since we are on a new pickup schedule early in the morning your trash bin will not be tagged if it is placed out after sundown the evening before pickup. As always, the bins must be placed back in your garage by the end of the pickup day. **The recycle bins are now picked up on Mondays.**

Quarterly Social party: Our winter social party was a great success. Thank you to our residents that planned and hosted the party. We are planning on having a resident social party at the pool sometime towards the end of March. Further details to follow. We are always looking for volunteers on this committee. Contact Christina to volunteer.

REMINDERS:

- 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.
- Notices are placed on units as a reminder of certain 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.
- 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 in our neighborhood and invite criminals and other unsavory elements into our community.
- Thank you for using the pet waste disposal stations throughout the community. The stations offer bags and a trash container for your pet's droppings for your convenience. No one wants to walk and see, smell, or step on the droppings.
- Parents. Please ensure that your children play safely while outside. When biking in the community make sure they understand that they need to look both ways at the intersections. Also, remind them that if they dart out between the parked cars by the pool, that drivers may not see them behind today's larger SUV's.
- 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 vermin who carry diseases.
- If you have guests staying that will utilize the guest parking places for several days or more, please inform the property manager with the license plate number and make/model of car so we don't give them a warning notice.

- Our entry gates are open during the morning and afternoon rush hours to reduce wear and tear on the motors.
- With warmer weather approaching please remember to follow the rules posted at the pool.

Lanai-Screened Patio

- Gas, charcoal, and electric grills are prohibited on the Lanais, due to the potential fire hazard. Screening must be maintained and replaced as needed.
- Bicycles may not be kept or stored on the Lanai. They must be kept and stored inside the Unit or in the garage.
- Personal property of Occupants shall not be stored on the Lanai, except items expressly permitted in the Rules and Regulations. (Take pride in our community and do not use lanai as a storage area).
- Refrigerators/freezers may not be stored on the lanai.

Pet Policy

We added another pet disposal station in our park area to deal with the overflow problems we had there. You must always pick up after your pet. Please remember that no pets are allowed to run loose and are required to be ALWAYS on a leash in Villa Serena. This is for their safety and ours. Villa Serena roads can be busy, and it's too easy for an active pet to dash out into the street. Leash your pet before you leave your home. Not only is this a Villa Serena rule, but it is also a Hillsborough County ordinance.

Dryer Vents

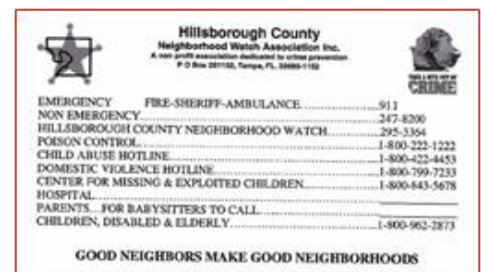
Dryer vents need to be cleaned yearly or more often to prevent fires. Failure to clean the dryer vent is one of the leading causes of house fires. The dryer vent in 2nd floor units vent out through the attic. The inside first floor units vent out the back of the unit. The end first floor units vent out the side of the building. Maintenance of the dryer vent is the responsibility of the unit owner. The dryer vents are being inspected this month. The units with dryer vents that appear to be clogged will receive a notice to have the vents cleaned.

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.

It is everyone's responsibility to be alert and pay attention if something or someone seems out of place. If you see a suspicious person or vehicle, call the Sheriff's non-emergency number.

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



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 with 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. **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.**

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 grant an exception.

Be a Part of the Community... Know your Neighbor

- Every Owner shall have the right to attend Board and Committee Meetings except as may be provided by law. No person other than an Owner may be permitted to attend such meetings, except for persons invited or permitted to attend by the Board or committee. During a meeting the pool area (inside the gated area) is closed for other uses.
- Every Owner shall have the right to participate in meetings of the Board and Committees, to the extent required and permissible under applicable law, subject to the rules contained herein. This is a perfect opportunity to have a voice and to get to know your neighbors, board members, and property management.
- We need volunteers for our HOA committees! The committees are: Social, Landscaping, Fining/Compliance, and the Architectural Review Board. Please help us have the best community in Hillsborough County. If you are interested in participating on one of these committees, please contact Christina.