

Villa Serena

Community Newsletter – Spring 2025

2025 Board of Directors

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Property Management

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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

- Thinking of running for the Board? There are several Board slots available. We need qualified candidates who want to serve this community! The deadline for submitting your “Notice of Intent to be a Candidate for the Board” form is **Friday, February 14th**. See Chris Kelly for details.
- The Annual Meeting and Board election will be held on **March 26th at 6:30 pm** at the clubhouse.
- Please do not drive or park on the grass. It causes deep ruts. Also, we’ve had sod and sprinkler heads destroyed by careless drivers. Please be careful as you turn into your driveway. And, when ordering a delivery service, you can add “Do not pull onto the grass” at the same place you put the gate code.
- 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.**
- 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.

Me Loves Cookies! You Too?

- For all of you “cookie monsters” out there, the Board is pleased to announce a **Spring “BYO Cookies” Social on Sunday, March 2, from 1:30- 3:30 pm** at the Clubhouse Veranda. Bring a big plate of your favorite cookies (homemade or bought) to share and join in the fun! All residents are welcome. Enjoy the spring weather, delicious cookies, and a chat with neighbors. For new residents, this is a great way to meet neighbors and make new friends! If you’d like to bring a guest or two, that’s fine, just be sure to bring enough cookies to cover your guests. The Association will provide beverages (water, tea & lemonade.) You’re welcome to bring your own beverages as well (no glass near the pool please!). Best of all ...bring a plate, take home a variety plate (if the cookie monsters don’t eat them all!)

Landscaping

- Our next major landscaping project is in the works! This includes new bushes in the pool area (north/south veranda, and southeast corner), as well as the outside pool deck (east side). We will also be replacing bushes and trees at various locations throughout the community. Also, it’s time for our periodic tree trimming. And finally, after the county refused to clear the trees damaged by the hurricane near the ditch, we were able to obtain a reasonable quote to have them removed.
- We communicate weekly with our landscapers via emails and text messages with requests and concerns. Please keep in mind that after several 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.

Spring Cleaning - 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. Units with dryer vents that appear to be clogged will receive a notice to have the vents cleaned.

Lanai-Screened Patios

- 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 located on the lanai.

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

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.)

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.
- Double parking in the driveway, parking in the street, and parking in a handicap spot without a permit are subject to immediate towing without warning.
- 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 "Visitor/Resident" parking space may not exceed a total of eighteen (18) hours in any one (1) twenty-four (24) hour period.
- 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 that we know that they are visitors' vehicles. Residents, if you have a situation where you must use a parking space for an extended period, please contact the Property Manager or email censusvs@gmail.com so we can *consider* an exception.
- **For the full breakdown of parking regulations, please see "Revised Rules and Regulations 11/30/2020" under the documents tab on the Villa Serena web site (villaserenahoa.com) or ask Christina Kelly for a copy.**