

# *Villa Serena*

## *Community Newsletter - Summer 2022*

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### **2022 Board of Directors**

Stephanie Pepin  
Michael Stone  
Maria Gsell-Murray  
Donald Robinson  
Donna Herzog

### **Property Management**

Ameri-Tech Property Management Inc.  
Christina Kelly, LCAM  
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727-726-8000 ext. 242

### **Ameri-Tech Community Management, Inc.**

Christina Kelly, our community manager, is at the clubhouse on M, W, and F, from 8 am-noon. 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 get noticed or properly addressed. Please contact Chris instead of using social media.**

### **\$ Savings Tips**

- Be sure to close the pool umbrellas before you leave. The sun causes fading and shortens the lifespan.
- Be careful not to drive on any grass in the neighborhood (please check to be sure service people don't). Re-sodding these areas is very expensive.
- The timer in the gym should be set for the time you are there. Be sure lights are off when you leave.

### **Kudos**

- Trash cans are being removed from the street in a very timely manner.
- Folks are cleaning up after themselves at the pool when they leave.

### **News from the Board of Director**

- 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.
- Parents/Guardians: 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.
- Our entry gates are open during the morning and afternoon rush hours to reduce wear and tear on the motors.
- Pool rules are posted. Please comply with them to ensure that we all can enjoy the pool.
- Target carts have appeared at our entrance on a few occasions. Hopefully it's not one of us! Please report wandering carts to Target (813-387-3612) or get your steps and take them home.

### **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.
- Personal property (including bicycles) 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**

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. Please be considerate and ALWAYS pick up after your pet. No one wants to walk and see, smell, or step on the droppings. 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. Leash your pet before you leave your home. Not only is this a Villa Serena rule, but it is also a Hillsborough County ordinance.

### **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. (See \$ Savings Tips above)
- 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.
- Double parking in the driveway is not allowed. Sidewalks need to be accessible for everyone.
- 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. **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.**

### **Neighbor Spotlight**

In each quarterly newsletter we will feature a VS neighbor who exemplifies "good neighbor." For the next newsletter we will have nomination forms so that you can submit someone you think deserves this recognition for consideration. It can be a good deed, friendly attitude, demonstrating community pride, or whatever YOU think is deserving.

We would like to spotlight Kelly Glisson. You may have met her as she walked her dog, Blue, or at one of the last two community get-togethers that she organized. In the past she has prepared the community newsletter and she goes out of her way to rescue stray cats. Thank you, Kelly for being such a good neighbor!

### **Hurricane Preparedness**

It is important to create a kit of supplies that you could take with you if you are forced to evacuate. This kit will also be useful if you are able to stay in your home, but are still affected by the storm, such as through the loss of power.

**You should create your kit in a bag or bin that you can easily take with you. Some recommended items to include:**

- Non-perishable food (enough to last at least 3 days)
- Water (enough to last at least 3 days)
- 1 gallon of water per person per day
- First-aid kit (include any prescription medication you may need)
- Personal hygiene items and sanitation items
- Flashlight or battery-powered lanterns (have extra batteries on hand)
- Battery operated radio (again, have extra batteries)
- Waterproof container with cash (low denominations) and important documents
- Manual can opener
- Lighter or matches
- Books, magazines, games for recreation
- Special needs items like pet supplies and baby supplies
- Cooler and ice packs
- Extra clothes in plastic bags
- A plan for evacuation and plan if family members are separated.