



Brentwood Hills HOA Newsletter

SPRING 2013



WWW.MYBHHA.COM

A Message From The Board...

We have done a lot to improve our community over the past few years. You can see the new fence, the new playground, the landscaping upgrades and the new signs. We are also considering a multitude of other projects to enhance our community amenities and raise our property values. In conjunction with our efforts as your Board, there are two things we, as YOUR board, would ask of you.

First, while we try to upgrade the appearance of the common areas, we need each of you to maintain your own homes to the standards as set forth in our covenants. Working together, we can have a premier community in the Brandon/Valrico area.

Secondly, we need to hear from you as homeowners. Come to the monthly Board of Director meetings to give us your input as to what we should be doing as a community. We also ask that you attend the annual meeting in March so we can have an official meeting and let YOU decide who your directors will be. There are seven of us on the Board making decisions that affect over 1000 homeowners. WE NEED YOUR INPUT!



Unapproved Architectural Alterations

The board is currently looking into the issue of sheds and other unapproved structures on your properties. The covenants clearly prohibit any/all unapproved changes on a lot and specifically prohibit the installation of sheds or similar structures (refer to Declaration of Covenants for details). As of this time, the Association is strictly enforcing the covenants as written so please govern yourselves accordingly. Please keep in mind that ALL exterior changes MUST be submitted AND approved in writing by the Architectural Control Committee (ACC) BEFORE any chang-



es are made.

Residents have approached the Association regarding the possibility of adjusting the covenants to allow for the installation of sheds specifically.

The Board has authorized these volunteers, within very specific guidelines, to gather the pertinent information and provide it to the Board for further evaluation. Based on the facts and community response, the Association will determine if there is sufficient cause to propose an amendment of the covenants as it relates to these structures.

On the calendar:

March 18—Annual Membership Meeting

This is the meeting where YOU get to elect members to your Board of Directors. There are three openings this year, each with a term of three years. Please submit your proxy and ballot so the HOA can conduct a valid meeting and election. If we don't reach a quorum, the three current board members whose terms are expiring will each serve another term. If you support the current leadership and the progress being made for the HOA, then no effort is required. Otherwise, this is your opportunity to get involved.

UPCOMING EVENTS:

March 9 - Pool Opening. New Hours: 9am-8pm for spring break (2 weeks).

April 1 - Pool opening 9am-8pm weekdays. Weekends 8am-10pm.

March 30 - Easter Egg Hunt-10am-12pm. Hunt starts promptly at 11 am.

- Toddlers to 4 yrs old in the new playground area
- 5-10 yrs old in the back playground

April 6 - Spring Garage Sale. We will advertise in the local papers and flyers, also an online ad. Signs will be posted at all main entrances and residents can put signs up at the end of their streets to direct customers to their residence.

Pool Rules Mean Summer Fun for Everyone

Pool entry cards are required to be on your person at all times while at the amenity center. If your card is lost or stolen, please contact pool attendant immediately so they may assist you by either locating the missing card or disabling it in the security system.

Replacement key cards can be purchased for \$20.00 (appropriate ID required). Otherwise, you may bring a valid photo ID which indicates a valid Brentwood Hills address to enter the facility until your card is replaced.

- Children under 12 years of age at the pool facility MUST be accompanied by an adult of 16 years or older.
- Children of 12-16 years are only allowed up to 2 guests.
- Individuals of 18 years and older are allowed up to 6 guests ONLY.
- There is NO smoking allowed inside the facility.
- ALL children 3 and under MUST be accompanied by a parent at ALL times inside the pool area. While inside the pool itself, the parent MUST BE WITH THEM, not sitting outside the pool or on the edge of the pool.
- ALL children 3 and under MUST use proper safety swim devices.



- Infants in diapers MUST use "swim diapers" while in the pool, NO regular diapers allowed! Parents violating this rule will be directed to remove their child from the pool.

- Please take appropriate bathroom breaks with your child at all times to avoid accidents in the pool, since these accidents require the pool to be closed and treated for one (1) hour in accordance with proper health protocols.

- Restrooms are now locked at all times and can only be accessed with pool key card.
- Please accompany small children to restrooms at all times.

FYI: Pool attendants are not in pool office at all times. If you have issues with pool card, need to review ACC books or paint palettes, make party reservations, etc., please patiently await their return, be courteous, be respectful and understand that their job duties sometimes require them to be on other portions of the grounds or facility. Pool office hours are 1pm-5pm Monday-Friday. Please call the pool office at (813) 681-5266 or email them at poolassist@gmail.com with your questions or concerns. You will find the full set of our facility rules and regulations on our website at www.mybhhoa.com.

Message from the HOA Board Vice President...

My family and I have lived here at Brentwood Hills since 1994 and we enjoy living here. For the past two years it has been a privilege to serve and volunteer my time, serving as your HOA Board Vice President. One of the main goals of the HOA is to maintain and improve upon our neighborhood so that the people can take pride in it. This can only be done with the input and help of each individual homeowner. I decided to join

the Board because I wanted to see positive changes in Brentwood Hills. We all have a vested interest in this community and I encourage all homeowners to participate in this process. Everyone is welcome to attend our HOA Board meetings and my hope is to see more people in attendance.

It's been a rewarding and learning experience for me since joining the Board. My fellow Board members have always

said we are a "can do Board" and we have worked well together to do what is right for the benefit of the residents here at Brentwood Hills. I feel the Board of Directors has accomplished many good things and will continue to do so in a most effective manner.

*My warmest wishes to all,
Chaplain Celerin, J.D.*

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HOA"

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Hills"

Posted Speed Limits:

When driving throughout the community, don't forget to observe all posted speed limits. Our great Florida weather and community amenities mean we have children and families out walking, biking, skating, and playing in all areas. For everyone's safety and protection, please drive safely and watch for others when driving in Brentwood Hills.



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Hillsborough County Sheriff's Office

Call 9-1-1 for emergencies

To report criminal mischief, suspicious person(s), or any type of illegal activity in the community, call the HCSO non-emergency number at (813) 247-8200