



Brentwood Hills HOA Newsletter

SUMMER 2013



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For the Good of the Community

If you look around our community, it is easy to see the improvements your Board is making on your behalf. We are currently doing projects and contemplating future projects with one goal in mind—ENHANCING THE VALUE OF OUR COMMUNITY! That means all of us benefit by raising market value. We, as a board, are doing what we can. NOW IT'S YOUR TURN—we need each of you to take care of your own property. The covenants spell out clearly what is required of each homeowner/resident for the upkeep of your property. It takes a combined effort to get our property values back where we want them—the Board is doing its part—PLEASE DO YOURS.

As a convenience, we are asking all residents with a business of house painting, washing, pressure washing, tree trimming, landscaping, etc. to please give



a business card to our pool staff to put on the bulletin board in front of the pool so that our residents can find the help they need to maintain their property. This is meant

to be a help to our residents, and is not an endorsement of any business by your board.

One final note, please help us

protect community investments. There are continuing issues with people intentionally damaging pillars, damaging the new fence, breaking sprinkler heads, and so on. If you see something, say something! Either directly to the individuals, to our pool staff, to the management company, or the community service deputy. This vandalism costs the community and takes resources from needed repairs and community upgrades.

Summer Pool Hours

Summer is upon us once again and our pool hours will be expanding. Please make yourselves aware of the rules, and especially, the rule pertaining to supervision of children AT ALL TIMES when in or around the pool. All of the rules are posted at the pool when you first come in.



HOURS: Beginning June 7 running through September 2

Open: 9:00 am

Close: 10:00 pm

Lap swimming available at 6:00 am. Please see the pool staff if interested.

You must have your pool access card. Pool attendants will NOT let you in without it!

Please Join Us!

“Helping Citizens Be Aware” presentation by the Crime Prevention Task Force on **June 18th, from 7:00 pm to 7:30 pm** at the Brentwood Hills Pool & Tennis Club. This important event will provide tips on how to be aware of potential crime and how to protect your family and home. **Friends and family are invited to attend as well.**

Topics to be discussed:

- * **Identity Theft**
- * **Fraud and Scams**

The regular monthly HOA board meeting will immediately follow. All homeowners and residents are welcome to stay and participate in the board meeting.

Friday Movie Night Coming!

URGENT NEED!

Your HOA needs help in the form of volunteers for various committees. Our most urgent need is for people to serve on the Architectural Control Committee (ACC) and the Social Committee. If you're interested in either of these committees, please contact a board member or call McNeil Management at (813) 571-7100. Thank you in advance for stepping up!

What's Next for Brentwood Hills

Your Board of Directors is actively looking for new ideas on how to increase the desirability of our community for current and prospective owners/residents. The fence project is continuing at a pace that fits our budget needs, the new playground is in, new signage and landscaping is ongoing, and the pool will be resurfaced this fall.

Our future projects include upgraded pool equipment (pumps and such), a basketball court, beach volleyball court, and new grill area.

As always, we need your input, ideas and criticisms, to truly make this OUR community. We urge you to come to our monthly meetings—the third Tuesday of each month—to let your thoughts and concerns be known.



From the HOA Board President...

Our goal has been to do a better job of communicating with our fellow members. That comes in various forms. The best means of learning what is happening and expressing your views or sharing your thoughts is your participation in our monthly "open" board meetings. I say "open" because we encourage all those in attendance to provide feedback during the meetings and time is set aside at the end of each session for your questions and comments. This board listens intently to the suggestions, thoughts, and comments from those at-

tending. This is where your board members have come from.

For some time, we have utilized the Brentwood Hills website, the pool bulletin board, and one of our more recent inventions is Facebook. That source is our fastest growing & most economical resource to share information. This newsletter is our latest attempt to get the word out to each of you. This becomes the second in our series of quarterly newsletters packed with valued information of what is happening in your community, what we are working on, upcoming events,

and general information of interest.

I would personally like to thank each of you for your interest in our association and your feedback. It has helped us to better serve you as well as know how to focus & plan. I look forward to seeing you at upcoming events and our monthly board meetings.

Tom Leavitt

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Did you know?

Wind-driven rain from a tropical storm or hurricane can enter your home through cracks in your stucco. Check and seal cracks as needed. Remember to paint over repairs and blend the new touch-up paint to match the existing paint.



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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