



Brentwood Hills HOA Newsletter

MARCH 2014



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Outdoor Recreation and Safety Reminders

- Did you know that you can rent one of the pavilions at our pool facility for a party or get together? There is NO charge to rent the facility, you just need to see one of the staff to fill out paperwork and leave a \$100 REFUNDABLE cleaning deposit. Then come and enjoy the facilities with your family and friends!
- As a reminder to all residents: you MUST have a key card to enter the pool facility or use the athletic field. Adults may bring in six guests - per card - and children may bring in two, per our covenants. The sponsor must remain with their guests. The only exception is previously reserved and approved parties utilizing one of the pavilions.
- We have installed new soccer goals on our athletic field. Please do not move the goals. They are meant to be

a permanent fixture.

- Many in our community like to take advantage of the near perfect Florida weather by taking leisurely strolls along our streets. Several residents have complained that unleashed dogs have charged at them and been a nuisance during their walks. While a lot of dogs are just trying to be friendly, it is often difficult to tell when you are not familiar with the dog(s). Please remember there is a county ordinance in place which requires all dogs to be on a leash at all times when not in an enclosed (fenced) yard. **This includes our soccer field!** Be a good neighbor and don't let your dog(s) run free.



Annual Meeting and BOD Elections

By now you have received both mailings letting you know about the annual membership meeting and election of members to the board of directors. **The meeting is on March 17 and will begin promptly at 7:00 pm.**

To have an official meeting, we need a quorum of at least 205 homes represented in person or by proxies. The last mailing explains the procedure for proxies. We have not

had an "official" meeting in ten years due to a failure to meet quorum.

Please come to the meeting to share your views, meet the directors, and vote on new directors. Your board is committed to enhancing your community and its amenities, but we need to hear from you, the residents, to know if we are headed in the right direction.

UPCOMING EVENTS

- * **April 15:** There will be a presentation on "**Pine Forest Concerns and Issues**" by Rob Northrop, University of Florida and Hillsborough County Extension Forester & Arborist. Rob is an expert in the field of tree health and forest conditions. He will share information on the health of our pine forest and forthcoming challenges. The presentation will be before our April board of director's meeting beginning at 6:30 pm. If you back up to the Pine Forest, this will be especially important to you.
- * **April 19:** Our **annual Easter Egg Hunt** for the children will be held at the pool facility from 10:30am till noon. BYOB—bring your own basket—to collect as many eggs as possible! 
- * **May 10:** The **community garage sale** will be held on this Saturday. We will advertise in the papers, so you'll just need signs directing customers to your house. Also, we have a variety of items in our "tool room" at the pool facility that will be going in the yard sale. You can stop by any time and look at what will be available. The staff is on duty 11:00 am till 6:00 pm every day.

Community Projects:

The fence project has been completed with the exception of a short section on Citrus Orchard behind Child Haven. We are beginning to take bids on that section now so look for total completion of the new fencing soon.

You might have noticed the new stonework on all of our "interior" monuments (entrances). We will be upgrading the signs and monument at our pool facility in the coming weeks to match the other monuments. In addition, we are now looking at upgrading our "exterior" monuments to achieve the same overall look and colors. As people drive by we want Brentwood Hills to STAND OUT and thus attract potential homebuyers.

We are also upgrading the landscaping at each of our interior entrances and getting ready to put down new sod along Brentwood Hills Blvd.

Common Exterior Maintenance Items:

Routine Mailbox Maintenance:

Keep mailbox and post clean and in good condition.

Trash and Recycle Containers:

Keep all trash/recycle containers stored out of view except when at the curb on collection days.

Routine Lawn/Landscape Care:

- Attend to the recovery of bare areas of your lawn.
- Edge around all concrete surfaces every time mowing is performed.
- Trim/weed-eat around the perimeter of your home when mowing is performed.

- Keep plant beds free of weeds.

- Keep expansion joints/cracks in concrete surfaces free of weeds.

Exterior Home Maintenance:

- Remove exterior stains such as algae or dirt on your home or fascia.
- Remove stains from concrete surfaces such as the driveway, sidewalk, walkways, curbing, etc.
- Be on the lookout for faded or blotchy paint and request approval for repainting as appropriate. PLEASE NOTE that you must receive written architectural approval from the HOA prior to repainting your home.

Receiving Letters from the HOA

Have you ever received an enforcement notice from the HOA and found yourself asking questions like:

1. *Why does my neighbor's lawn, which is brown or thinning, always look this way and the HOA never does anything about it, or*
2. *Why do I get a letter about something small (such as a stained mailbox) and I fix mine but my neighbors' looks worse and they never fix it?*

Your Board of Directors wants to make you aware of what they, and the management company, are doing to ensure our community continues to be a great place to live and promote the highest possible home values. The management company sends a representative through our neighborhoods biweekly to inspect

each and every property. Upon inspection, past and current infractions are verified and letters are sent to alert homeowners about the observed violations.

It is up to each homeowner to resolve the noted violations in a reasonable amount of time. If the homeowner fails to resolve the issue(s), follow up notices will specify a timeline for compliance. When owners continue failing to comply, the Board may involve an attorney for legal enforcement action.

Therefore, please understand that everyone receives notices about their particular violations as appropriate, but ultimately it is the individual homeowner who must resolve issues on their lot.



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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