



Brentwood Hills HOA

LATE SUMMER 2015



WWW.MYBHHA.COM

Living in an HOA—Responsibilities

You live in a Deed Restricted community with Covenants, Articles and By-Laws, and Architectural Guidelines that must be followed by ALL residents—tenants as well as owners. These documents can be found online at www.MYBHHA.COM on the left side under “Documents”. You will also find ACC application forms (“Construction, Modification or Improvement Application”), Enforcement Request Forms, a form to inform the landscaper of broken sprinkler heads, etc.

ALL exterior changes to your home, including - but not limited to - landscaping, roofing, painting, and fences MUST be submitted using the above-mentioned ACC application form to the ACC Committee BEFORE the work is done. The appropriate forms are also available at the pool office along with “color books” for exterior painting. Your Board of Directors has worked hard, and continues to do so, to make Brentwood Hills the most appealing community in Valrico. We are adamant about enforcing the covenants, which is in the best interest of all residents. Please, do your part. If you have any questions about what is approved or disapproved for your home, please

contact the board president. You can find a direct email link to him on our website under “Board”.

In addition to exterior changes, please remember the covenants also restrict garbage cans in view, trailers in the driveway or street overnight, cars on the grass anytime, or parking on the street overnight. And, if you don't keep your lawns mowed, we have the right to “force mow” your lawn and charge you for the cost of doing so.

Can you tell that we are VERY SERIOUS about the appearance of our community? So don't be surprised if you get a violation notice in the mail from McNeil Management. Also, the board does not always see all violations. We need you, the resident, to use the Enforcement Request Form on our website to notify the board and McNeil Management of any violations you see. Please keep in mind that remedying these violations can take time and you may not see immediate results as we have a process that we must go through to protect everyone's rights.

UPCOMING EVENTS

* **COMING SOON!** The final piece of our renovation project - the **Splash Pad** - is in progress and should be completed soon. The two water features are in place and we are waiting for the rain to let up to complete the electrical installation and piping.

* **3rd MONDAY OF THE MONTH:** your Board of Directors meets at 7:00 pm at the pool facility. Please join us so we can hear your thoughts and ideas about how we are doing and what we are doing for the community.

* **HOA BOARD OPENINGS:** There are two openings on your Board of Directors. If you have any interest in helping to govern your community, there is a form on our website you can fill out and submit to McNeil Management. We also need help on our **ACC Committee** and our **Social Committee**. Please think about volunteering.

* **TUESDAY NIGHTS:** A “**Fitness Club**” meets at the pool facility every Tuesday night at 7:00 pm. Attendance is free. Grab your sneakers and come check them out!

* **FRIDAY NIGHTS:** Family friendly movie night at 7:30 pm with FREE popcorn. Check our Facebook page to find out which movie we'll be showing each week!

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Community Notes:

STAY INFORMED:

Our attendants update our Facebook page regularly, so "Like" us and keep up-to-date with the happenings/events at Brentwood Hills. You can find a direct link to our Facebook page on our website. Our "Movie Nights" are a big success. Come on out on Friday night for a family friendly movie and free popcorn. Each week's movie is listed on Facebook.

PARKING

REMINDERS: Our covenants prohibit parking in the street overnight and/or parking on unpaved surfaces like the grass surrounding each home. Please use only your driveway and/or garage for parking. In addition, our streets are very narrow, so having cars parked on both sides of the street makes traveling down those streets difficult. Please be courteous and make room for vehicles traveling down your street. This includes parking at or near corners when picking up your child from the school bus. Make sure there is room for normal traffic flow.

Pool Pavilions, NEW Games and More!

Pool Pavilions: We have had quite a bit of activity at the pool this summer with the pavilions "rented" out almost every Saturday. Everyone who's used the renovated facilities have been very complimentary about the work that's been done.

Residents are welcome any time to grill some burgers or hot dogs for an impromptu family outing. We always keep one of the grills available for anyone to use—even if the grill area is reserved. There is a small refrigerator in the outdoor kitchen.

New Games: In case you haven't seen them, we have two Corn-Hole games that can be checked out from the pool office. In addition, we will be looking to add a volleyball court and horseshoe court in the

field adjacent to the tennis courts in the near future. We are also looking at painting pickle ball court lines on our tennis courts for those that enjoy pickle ball. We are constantly striving to provide more family activities for our resident's enjoyment.

Safety: A couple of reminders about pool safety—do not throw balls or any objects in the pool! Also, no glass is allowed inside the pool area at any time, including reserved parties.

Smoking Area: We are trying out a "smoking area" in the small pavilion behind the West Pavilion. If you smoke, you must remain inside the pillared area. This is a trial, and we would like to hear your opinion about allowing smoking inside the pool area.

Traffic Study: Speeding in our Neighborhood

Your Board of Directors will be meeting with county representatives concerning the speed and amount of traffic that travels along Brentwood Hills Blvd. and Mt Carmel Rd. As you know from previous newsletters, we have been conversing with the county over our radar signs for over a year. They have completed another traffic study and concluded that they should do something on Brentwood Hills Blvd, but insist there is no problem on Mt Carmel. Your board

disagrees with their conclusion about Mt Carmel. We will be meeting to find out what the county proposal is for Brentwood Hills Blvd. and to try to get them to reconsider their stance about Mt Carmel Rd.

Speaking of speeding...School starts August 25th so be on the lookout for children rushing to get to their buses. GO SLOW! One more reminder, please do not block roads or intersections with your vehicles while waiting for your kid's bus to arrive.



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To report suspicious activity in Brentwood Hills, contact the Hillsborough County Sheriff's Office at **813-247-8200** or call Crime Stoppers at **1-800-873-TIPS(8477)** report anonymously online at www.crimestopperstb.com or text "CSTB" plus your tip to **C-R-I-M-E-S (274637)**