



BRENTWOOD HILLS NEWSLETTER JANUARY 2018

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BOARD OF DIRECTORS

President: Rick Vogt, Monuments

Vice-President: Tom Leavitt, ACC

Secretary: Gerri Clifton, Social Committee

Treasurer: Jim Barber, ACC, Newsletter

Mark Braverman, Forest

Two Open Positions (to be filled in March)

The annual general membership meeting will occur on **March 19th**. Look for mailings from McNeil announcing the meeting and the process for submitting your desire to fill one of the vacant board positions. This is your opportunity step up and help your community be the community we all want it to be.

COMMUNITY PROJECT UPDATES

FOREST AREA

Many may have noted the recent activity in what is to be the forest area. The area, at the moment, looks dead and generally unpleasant due to the many dead weeds and grass caused by the herbicide. Herbicide is a chemical that kills off any weeds and grass that could compete for nutrients with the soon-to-be planted saplings. In the next few weeks, a process called "disking" will be used on the forest area. Disking is a process that consists of a large tiller churning the top layer of soil, allowing for another round of herbicide to be applied to the area. This second round of herbicide ensures the weeds are dead. The trees to be planted after the second herbicide application are seedlings, but will be the same size in 5-10 years, if not bigger than, the previous trees that were in the full forest. The trees will continue to grow and adapt to the area better due to the lack of competition for nutrients. These new baby trees should be planted by late February, early March, depending on the weather at the time.

MONUMENTS

The demolition for the monuments has been waiting for TECO to remove the electric meters and electricity from the monuments, allowing demolition to commence. The letter confirming power has been removed has just been received so we anticipate movement on the monuments very shortly--at least, that is our hope. We expect monument construction to be completed by March 2018.

CRIME

Brentwood Hills has been experiencing a recent rash of petty and even serious crime. The board sees this as a primary factor to maintaining a healthy living environment and preserving our home values. During the annual BH HOA meeting, March, we will be hosting the Hillsborough County Sheriff's Office and discussing effective and lasting solutions regarding this matter. While we are looking at various solutions, we ask residents to keep a close eye throughout the neighborhood.

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2018 PROJECTED COMMUNITY PROJECTS

ANTI-CRIME MEASURES

The board is exploring cost-effective measures for addressing the spate of criminal activity. This will be discussed in depth following the March presentation by HCSO.

DOG PARK

The board is addressing the potential for a cost-efficient Dog Park within the community. Such a feature is common among today's communities and is essential to maintaining Brentwood Hills' ability to compete for home buyers, thereby maintaining property values. This subject will be on the agenda for discussion during the February meeting.

IRRIGATION SYSTEM REPAIRS

The irrigation system has been experiencing more than usual challenges. We are bringing in a specialist to look at the very complex system that the original developers installed. We are seeking opportunities to avoid the regular and costly repairs.

MARQUEE

We are looking at erecting an "Activities" sign in front of the pool facility. We have historically used the "lawn signs" but the idea has been put forth to replace all of those with one main sign in front of our clubhouse. We spend a lot of your money on these "lawn signs" every year as they tend to disappear shortly after being put out. The one main sign should save us money in the long run and the message will be able to be changed as needed.

COMMITTEE UPDATES

SOCIAL COMMITTEE

Brentwood Hills held their annual Holiday party on Saturday, December 16 at the pool. The evening was a resounding success. The kids, as well as adults, enjoyed light refreshments, merriment, took pictures with Santa, watched a movie, and all had a good time.

There have been some updates to the Social Calendar for 2018. There will NOT be a Super Bowl party at the pool, as we are having technical difficulties with the projector and equipment. We do not foresee those repairs occurring before the Super Bowl. Also, we will NOT be having a Kentucky Derby watch party due to lack of interest. Our next event WILL BE the annual Easter Egg Hunt which will occur on March 31. Stay tuned for more details.

2018 SOCIAL CALENDAR

3/31 - Easter Egg Hunt
4/13 - Paint and Sip
8/18 - Summer Celebration
10/28 - Halloween Party
12/15 - Santa Visit

COMMUNITY FENCING

We will have the fence manufacturer here for our February Board of Director's meeting, February 19th. We will be discussing finishing the redo of the fence. Our local vendor, Fence Outlet, no longer has a business relationship with the manufacturer, so we have reached out directly to the manufacturer—Homeland—to finally finish this project.

ARCHITECTURAL COMMITTEE

The **paint books** have been updated, approved and can be found in the pool office. The **architecture guidelines** have also been updated, approved and mailed to all residents. We have endeavored to stream-line the alteration application and approval process. We have a new Alteration Application form and are striving to quicken the approval process. Using emailing, we are able to process alteration applications in a couple of days.

Helpful Tips: Best time for pressure washing is May-July. Best times for palm trimmings are July and December/January.

You can find additional information on these helpful tips and more on our on-line newsletter version.

Board of Director's meetings occur on the third Monday of each month, except December. The meetings start at 7:00 pm and usually last until 9:00 or 9:30. The Architectural Control Committee (ACC) meets on the Wednesday following the board meeting. It also starts at 7:00 pm. Everyone is invited and encouraged to attend these meetings as they are the only way for the board and committees to know what you, the residents, are having issues with in your community.

We are always in need of volunteers for both the ACC and the Social Committee. If you have any interest, please notify McNeil who will let you know whom to talk to about these committees. We also need some new directors for the BOD. Think about it and submit your application to McNeil.