

# Brentwood Hills Home Owner

A PUBLICATION OF THE BRENTWOOD HILLS HOMEOWNERS ASSOCIATION • VALRICO, FLORIDA  
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## Progress Ahead!

This mid-year progress report keeps us all informed of our great Brentwood Hills, and there are several things to report to the residents.

With funds received through a county mini-grant program we were able to replace the soccer nets. And, it seems, everyone has caught up with the soccer-bug. It's fun to watch kids of all ages kicking balls around the pitch. We appreciate players not parking cars along the roadside (this breaks the sprinkler heads).

One of the tennis nets was replaced and the post was repaired. A grant from the county will help us plant trees in the playground area this fall and the website was updated with current newsletters and board minutes.

Some patriotic friends inspired us to replace a worn out flag. A faulty

card reader was replaced at the pool access gate and is now operational. This was an inconvenience, but the whole community helped us keep the area safe. We encourage everyone to respect the gate keys and monitor who comes in and out of the pavilion.

As for summer projects, remember if you plan any painting this summer, you must submit an application to the Architectural Control Committee (ACC) to review and approve. The approval is necessary before any work can begin. There are forms available on [www.mybhhoa.com](http://www.mybhhoa.com)

The day-to-day operations of our community takes a lot of effort. It couldn't be accomplished without the volunteer help of many.

The board is reaching out to our neighbors for volunteers to take up leadership roles. Perhaps some talented young people would like to design the next newsletter or contribute to the newly designed website.

Crime-watch block captains are needed to patrol the area. The county sponsors a program to teach these skills to anyone interested. Social events needs a new chairman. Now is a great time to volunteer your time. Contact board members for information.

The board meets on the third Monday of each month. Two new board members were seated at the last board meeting. Remember, all residents are encouraged to attend.

There's lots going on and lots to do. Thanks to all for making this a great place to live and raise our families. Be safe, drive carefully and have a great summer!



Florida's 10th annual Click It or Ticket campaign kicks off ahead of the Memorial Day weekend with a zero tolerance,

round-the-clock sweep for motorists who fail to wear a safety belts. This year, buckling up will also protect your pocket book. So be sure to click it – or get ready for a ticket. Safety belts save lives.

## Think at the Sink!

Most water in the Hillsborough County area comes from wells drilled into the Floridian Aquifer. These wells are fed by rain water. And, with rain in the Tampa Bay being quite scarce, everyone needs to do their part and practice water conservation. Do one thing every day to conserve water...you can help the rain!



In 1905, 11-year-old Frank Epperson left a mixture of powdered soda, water, and a stirring stick in a cup on his porch. It was a cold night, and Epperson awoke the next morning to find a frozen pop. He called it the "Epsicle."



It was a hit with his friends at school, and later with his own kids. They constantly called for "Pop's 'sicle." So in 1923, Epperson changed the name and applied for a patent. A couple of years later, Epperson sold the rights to the brand name Popsicle® to the Joe Lowe Company in New York. The rest is history!

## Association Updates

### Dues and Assessments—

Thanks to all the residents, collections and dues for the association are being paid on-time. The board reports that this process is positively improving. Recognizing these 'difficult' times and economic conditions for hard-working families, we appreciate your cooperation in paying your dues.

For several years the collection process lapsed. Many unpaid and overdue assessments left the operating funds in serious hardship. To keep the pool and amenities operational, the board voted to apply harsher collection methods to ensure the association funds do not fall into deficit in the future.

The board approved a uniform collection policy to insure no homeowner may be singled out or preferred over any other. All dues assessed are treated equally and the collection policy is the same for all. The board is trying to be as careful as possible to operate within the approved annual budget.

### We want your opinion — Fixing the Fence!

A 'big ticket' item is the 20+ year-old community fence which is a continuing discussion at the board meetings. The Board wants to be well-informed and make wise decisions, carefully gauging the community's thoughts and capture the resident's ideas. Your input is invaluable. To facilitate this opinion gathering, we've included a printed survey with this newsletter. Please, take the survey and tell us what you think. Follow the instructions on the sheet to submit your response. The survey will be over midnight, Tuesday, 31 August, 2010. We value your time and appreciate your input. — **The BHHOA Board**

Click here!

**This survey is also available on the Brentwood Hills website. Click the hyperlink.**

<http://spreadsheets.google.com/viewform?hl=en&formkey=dFp2akIPNHZGNGZIWVFuRy1PanFWTIE6MQ#gid=0>

### Enforcing Violations!

Thanks to all, our community is looking great! Many are working hard to improve their homes, lawns and lots. We do need to encourage some house-keeping rules. This reminder encourages everyone to pay close attention to the association's governing documents for guidelines regarding the proper upkeep and maintenance of our properties.

Each month, careful inspections of our neighborhoods help to enforce our bylaws.

This process may result in violation notices. If you receive a notice, respond in a timely manner to avoid subsequential actions. Thanks, everyone!

Questions regarding any of these topics, should be addressed to the management company.

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Brandon, FL 33508-6004  
Management@mcneilmsi.com  
Phone (813) 571-7100  
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### Architectural Committee—

Brentwood Hills is a deed restricted community. The Architectural Control Committee (ACC) meets the 2nd Wednesday of every month to review property owner's applications as pertain to exterior changes to your home. Any and all changes require the owner to complete an application and have it approved in writing before beginning work. This includes exterior house painting, landscaping, tree removal, fence installs, driveway changes, pool and patio additions and other additions to the home or on the property as outlined in the governing documents.

The website includes some of the specifics, but is not inclusive of all. Color books for exterior painting may be checked out at the pool office with a \$25.00 refundable deposit. Only association approved colors are acceptable. The application indicates that you are agreeing to follow the guidelines and perform the work exactly as stated in the application. It must be signed and dated. There are forms available at the Pool Office or online at: [www.mybhhoa.com](http://www.mybhhoa.com).

A partial list of violations is included for consideration:

- **No boats, trailers or RVs are to be parked for extended periods. Junky cars are not to be parked or kept indefinitely.**
- **Remove mildew and mold from exterior surfaces, particularly under eaves and large areas.**
- **Mailboxes should be kept clean. Damaged boxes should be repaired or replaced. Straighten leaning posts.**
- **Maintain lawns and gardens. Weed flowerbeds and keep proper levels of mulch/pebbles. Trim trees. Keep lawns properly mowed. Weed cracks in expansion joints (drives and sidewalks). Edge the roads, sidewalks and driveways.**

**Anonymous violations can be reported Brentwood Hills website: [www.bhhoa.com](http://www.bhhoa.com) > Documents > Enforcement Request Form.**

**If yours is a matter that violates county ordinance codes, you may submit a violation on the Hillsborough County Code Enforcement website: <http://www.hillsboroughcounty.org/hcce/>**