

To the Brentwood Hills Homeowners

Friends, Residents, Property Owners,

April 2011

We have just finished with the annual general membership meeting and once again we were challenged with not enough people in attendance to have a quorum to conduct a business meeting and hold elections. Under the rules adopted by the association...the current director's terms were continued. Therefore, Adam Bilbao and Robert Hilbert will continue to serve as directors for the next three years. This is exciting as both are new to the board and have brought some good ideas and energy in just a short time. If you were not able to attend, the residents were given the opportunity to ask questions and provide feedback to your board of directors. We were able to share some good ideas, provide updates and gather feedback from the residents. The board is looking for ways to do similar meetings in the future. We are working with the social committee to combine it with a cookout and Q&A session. We want to hear your ideas and thoughts.

This is a new board, having added five (5) new board members since this past August. This board began their duties by finding the association reserves severely under funded. This creates a serious financial situation for 2011 and in the very near future, if there are not funds available to meet current needs. The board immediately, updated the reserve study. This is the book that is designed to carry BH into the future for the next 30 years and make sure that amenities are updated and properly replaced. It is like the "Manual" of our association as each board member must work from it to determine what is required to maintain property values and a wholesome community. The association is now using it as a barometer for 2011 and beyond. This was some of the rationale for the assessment increase in 2011.

Along with the reserve study, the board found a number of other key items left by previous leadership that needed addressing:

- Job descriptions & an employee manual for our staff; landscape issues; grants to replace or improve facilities; enforcement of deed restrictions and covenants; improving our financial position; signage at our local entrances and addressing our current fence situation.

So what has happened in the latter part of 2010...the board was able to complete the job descriptions for our staff; get a grant submitted for landscape improvement ; has begun an aggressive enforcement of our covenants (deed restrictions); working hard to improve our financial position and is in the beginning stages of addressing our fence issues.

One of the most important aspects is to showcase BH as one of the premier communities of the Brandon-Valrico area. We are surrounded by communities that are much younger, but at the same time, we have so much more to offer a potential buyer (pool, playground, soccer field, tennis courts, etc.). This will drive your property values. We began by putting up the signage for Clarion, Avalon and Kensington areas where they have been missing or non-existent for some time. Then, the process continued by partnering with one of the local private schools to host their soccer league games using our field that has sat vacant for most of 20 years. Though there were challenges, we learned some important lessons. The effort was a success and well received by the majority of BH & our surrounding communities. As Christmas approached, we wanted to do something special to display the community overall. Hopefully, you noticed the Christmas-Holiday lighting of the entrances. They were a step above what we have done in past years. We initially wanted to hire a professional company to assist, but the cost became prohibitive. Our staff and a few volunteers agreed to duplicate what had been presented to us. We owe thanks to those who made it happen and keeping us under budget. A tradition within BH has been the annual visit from Santa Claus, but with several days to go, we did not have one available. With the efforts of our staff and a 'can do' attitude of the board, we were able to bring Santa to BH on December 22nd. Those that attended were pleasantly surprised with gifts plus free hot chocolate and cookies donated by our local boy scouts. Thanks to many who willingly gave of their time. Then we had a visit from the Fire Marshall who advised us that we needed to do some additional upgrades....therefore, the new stainless steel rails at the pool entrance. All things that we needed to do and improved the community overall. While all this was ongoing, the association has been challenged with a number of major repairs that have continued to challenge our operating budget. .

appropriate standards and remove or correct the violations. The board will expect nothing less. So if you receive a notice, please do not ignore it and work with the management company to make the necessary correction. If you need help with finding someone to paint mailboxes, pressure wash your house, handle the landscape or other activities that you are not able to get to, please talk to the staff at the pool office or contact the management company. They may have resources that may be able to provide some assistance at a reasonable price.

Finally, our staff has met many challenges from residents when they visit the pool facilities. Please keep in mind that they are there for your safety and the convenience of all residents. They have the authority to temporarily suspend anyone from the pool facilities and to work with law enforcement agencies to assist in controlling unacceptable behavior. They are there to do a very specific job. Several incidents have created challenges. The board supports the pool staff and asks for everyone's cooperation. We take incidents very seriously and have suspended rights when necessary. Please have a good time and remember to respect your fellow residents as well as our staff.

As we move into 2011...our values must be a) to be **committed** to each other and our residents by treating each other respectfully, as equals and professionals, remembering that we represent the 1040 property owners while listening to the one; b) to provide a **quality** product that maintains or improves our home values within an upscale community that is one of the finest in Brandon-Valrico while at the same time managing your monies with the utmost care; c) to be **innovative** by looking for better ways, improving on what we have and listening with open minds to new & different ideas; and d) most important, to deal with **integrity** composed of moral principles, uprightness, honesty and sincerity with our word being our commitment, always assuming good intent and dealing with each other as valued members of a combined team. The board is committed to these principles and to you as an association member.

We are hoping that you will embark on this year with a spirit of cooperation and share with us your thoughts. Our meetings are regularly scheduled for the 3rd Monday of each month and having you attend can be an opportunity to be informed of the events as they unfold. We want to thank each of you for your efforts over the past year in making BH the place to live in Brandon-Valrico and giving this board an opportunity to serve you.

Sincerely,

Your Board of Directors
Brentwood Hills Homeowner's Association

Upcoming Events:

Pool Opens with the Summer hours.....April 1st.

Easter Egg Hunt....April 16th

Community Advertised Garage/Yard Sale...May 14th (We advertise, you sell your stuff at your home)

Hotdog/Hamburger Cookout with the Board of Directors and answer your questions....mid-July (bring a covered dish or just come);

BH Annual Social—August;

2nd Community Advertised Garage/Yard Sale....September or October

Pool winter hours begin....October 1st

Santa Comes to Town....December

Board meetings are the 3rd Monday of each month; ACC meets the 2nd Wednesday.
Please provide your ideas for more events...we need volunteers