

# BRENTWOOD HILLS

www.myBHHA.com

Official Newsletter of Brentwood Hills HOA

October 2020

## 2021 Budget Meeting Recap

### HOA DUES TO INCREASE BY \$80

During the process of putting together the 2021 budget – Dave Hodges (President), Denise Stearns (Treasurer) and the folks at McNeil Management – identified a need for more money in our reserve fund. With this in mind – the Board unexcitedly voted unanimously to increase quarterly dues by \$20 – for a total of \$80 per year.

**The reserve fund is essentially a savings account. It is where the HOA saves money for more costly repairs and replacements.**

Three things impacted the budget – money put aside for proper maintenance of the community and amenities, the Cost of Living Adjustment and the amount deposited into the reserve fund.

### IMPORTANT THINGS TO CONSIDER

- Brentwood Hills enjoys **more amenities** than any community in the area that is managed by HOA
- Amenities **maintenance** – swimming pool, splash pad, grill / BBQ area, 2 playgrounds, 2 dog parks, tennis courts, basketball court, bocce ball, horseshoes and sports field
- Amenities **improve the value of your home** – and make the community more desirable
- If Cost of Living Adjustment had been made since 2011 – at 1.79% / year – the actual **quarterly dues would have been \$170**
- **Landscaping will benefit** from the increased funding – which is a major concern for many in the community

### BRENTWOOD DUES BY YEAR

**2010** - \$118 / quarter - \$472 / year  
**2011** - \$141 / quarter - \$564 / year  
**2012** - \$155 / quarter - \$620 / year  
**2013** - \$155 / quarter - \$620 / year  
**2014** - \$155 / quarter - \$620 / year  
**2015** - \$155 / quarter - \$620 / year  
**2016** - \$145 / quarter - \$580 / year  
**2017** - \$145 / quarter - \$580 / year  
**2018** - \$145 / quarter - \$580 / year  
**2019** - \$145 / quarter - \$580 / year  
**2020** - \$145 / quarter - \$580 / year  
**2021** - \$165 / quarter - \$660 / year

**LISTEN: Budget discussion recording available on Official Facebook HOA page**



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**Brentwood Hills Residents,**

**As we embark upon the holiday season – we attempt to make this holiday season as normal as any other. It’s hard not to look back over our shoulders at the difficult months behind us - but I have no doubt we will be successful as a country – and a community.**

**My fellow Board & Committee Members have worked hard this year to continue programs and activities that have been successful – and to always keep Brentwood Hills moving forward with maintenance and new activities. In the next few weeks alone – we will have a kid’s magic show, Halloween decoration contest – and a community garage sale.**

**Now that the 2021 budget has been approved – our challenges for the coming years is clearer. Challenges await. We will be here to confront those challenges as a community!**

**Only 1 resident attended the Budget Meeting. I invite you all to attend the November meeting for an open discussion on the future of our wonderful community.**

**Sincerely,**

**Dave Hodges**

**Letter from  
the President**



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16

**MONDAY, NOVEMBER 16, 2020 AT 7 PM EST – 9 PM EST**

## **November Board of Directors Meeting**

Brentwood Hills HOA



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## BRENTWOOD HILLS -- HALLOWEEN HOUSE DECORATION CONTEST

**\$25 GIFT CARD TO WINNER  
IN EACH OF 3 CATEGORIES**

**DEADLINE: 7PM HALLOWEEN**



Brought to you by the Brentwood Hills Social Committee

## HALLOWEEN MAGIC SHOW

The Brentwood Hills HOA Social Committee is proud to bring "Magic Suzy" to the Community Center on Halloween night at 8pm.

**Magic Suzy**

\* Please wear a mask \*



Brought to you by the Brentwood Hills Social Committee

# GARAGE SALE

Brought to  
you by the  
Brentwood  
Hills Social  
Committee

**BRENTWOOD HILLS - COMMUNITY SALE**

**WHEN: SATURDAY, NOVEMBER 7 @ 8AM**

## VOLUNTEERS NEEDED!



- SOCIAL COMMITTEE
- ARCHITECTURAL COMMITTEE
- BOARD OF DIRECTORS – 2 OPEN POSITIONS

IF YOU HAVE A SPECIAL SKILLSET THE COMMUNITY  
COULD BENEFIT FROM – PLEASE LET US KNOW

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Dear Neighbors,

You may recognize me as the woman walking this big crazy dog Charley in the morning. Or you may remember my sweet Riley the yellow lab mix that I walked for 15 years and who waited at the bus stop with my girls. I have lived in BH for 23 years and have been selling real estate for the last 20 years.

As a long-time member of the ACC and current Chairperson I care about home values and the look of this neighborhood. A well cared-for neighborhood means higher sale prices and better home values for everyone in Brentwood Hills.

Call me to get a free home valuation. And if you are a renter and are thinking about buying - I can help you too.

Everyone stay safe and please watch for walkers and bikers.

- Ilene



**Ilene R. Schwartz**

*Realtor*

**(813) 625-2942**

**HomeXpress**  
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## ARCHITECTURAL COMMITTEE



### **COLOR BOOKS BEING UPDATED**

The ACC is also working with Sherwin Williams staff to update the approved color books for exterior painting. They spent several hours selecting some new, updated colors, but don't worry, they kept the classics! All new colors will be available in the approved color books in the Community Center office and will also be available online. We will share that link once the colors are approved by the Board.

### **DID YOU KNOW ABOUT YOUR 30% DISCOUNT**

Did you know that Sherwin Williams offers Brentwood Hills residents a 30-35% everyday discount? When visiting their store at 726 W. Brandon Blvd., let staff know that you live in Brentwood Hills (Account 2613-7241-1). They also save your paint colors, under the house address, so you don't have to remember them. How awesome is that? Thank you, Sherwin Williams, for being a great vendor!

### **ACC UPDATING GUIDELINES**

The Architectural Control Committee (ACC) is working hard to update the existing architectural guidelines and we hope to submit the revisions to the Board of Directors for their approval very soon!



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Unsure if you'll go to the gym in the months ahead?

Workout with me from your own home instead!



**(847) 331-0309**

Virtual & In Person Training Available!



**FIRST ZOOM CLASS IS FREE...**



To Brentwood Hills Residents who mention this ad



Special thanks to our sponsor – Reliable Roby Fitness  
Please call Rebecca at (847) 331-0309





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## ED CAMPBELL'S LANDSCAPING LAIR



### FOREST PROJECT UPDATE

THE FOREST PROJECT IS HUMMING ALONG. THERE'S GROWTH – AND NO TREES HAVE DIED DURING THIS PHASE 1.

### PUMP HOUSE ROOF REPLACEMENT

THE PUMP HOUSE SHED ON BRENTWOOD HILLS BLVD. IS IN NEED OF A NEW ROOF – A PROJECT THAT SHOULD HAVE BEEN DONE IN 2019.

THE BOARD HAS APPROVED A PROPOSAL FROM SHINGLEMASTERS TO REPLACE ANY DAMAGED WOOD AND INSTALL A NEW ROOF.

### 2021 BUDGET - LANDSCAPING

THE 2021 BUDGET ADDRESSES A BIG ISSUE FOR SOME RESIDENTS – LANDSCAPING. 2021 PROJECTS INCLUDE:

COMMUNITY CENTER LANDSCAPING – THE FOCAL POINT OF THE NEIGHBORHOOD NEEDS A NEW LOOK.

VALRICO MONUMENT – RESIDENT'S CONCERNS ABOUT THE AREA BEHIND THE MONUMENT WILL BE ADDRESSED.

### TRIMMING OVERHANGS

THE CURRENT LANDSCAPING CONTRACT DIDN'T INCLUDE TRIMMING OF TREES / VINES / BUSHES THAT WERE HANGING OVER THE COMMUNITY FENCES. BOARD MEMBER AND LANDSCAPING LIAISON, ED CAMPBELL, WORKED WITH OUR VENDOR TO ADDRESS THIS ISSUE. TRIMMING ON MOUNT CARMEL STARTED THE SECOND WEEK OF OCTOBER. ANOTHER SECTION EACH WEEK.



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Here are some recent projects in Brentwood Hills ...



Tuscanny St.



Tuscanny St.



Sandy Trail Pl.



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## COMMUNITY SPOTLIGHT

### LYNN HEATON – COMMUNITY CENTER, OFFICE MANAGER

**Where were you born?** I was born in Washington DC. Lived in Alexandria VA until I moved to FL in 1998.

**How long at Brentwood Hills?** I bought my home in Brentwood Hills in 2003. Best decision ever! Best neighbors ever!

**Favorite part of the job?** The best part of this job is I will get to know more of our community and help to keep things up for the amenities we all pay for. (Side note). My passion is cooking...would love to set up some themed potlucks at the pool!

**Sports Fan? Your Teams?** I am a sports fan...of course the Bolts, Rays, Bucs. 1st and for most the Washington Redskins. Born and raised to be a Redskin fan.

**Favorite movie – and why?** 1st thought is Steel Magnolias. Close southern family....it makes you laugh...cry....laugh...cry harder...then smile. Next would be American Sniper.

**One more thing ...** Family is so important to me. I'm raising 2 teenagers, who understand the value of family. My mother always said....she wanted my kids to stay in a house that would be there's for their entire childhood. So here we are 17 years later making memories.

## OFFICIAL Brentwood Hills HOA

Private group · 264 members



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Official Brentwood Hills HOA" is a private group for residents only. You can find us here ...

<https://www.facebook.com/groups/brentwoodhillshoa>

Instagram

brentwoodhillshoa

Follow

<https://www.instagram.com/brentwoodhillshoa/>



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WHO  
YOU  
GONNA  
CALL?



Call the sheriff for ... Loud music, noise complaints, Disturbances, Solicitors in the neighborhood, Fireworks, Criminal matters and Speeding on the public streets ... **non-emergency phone number: (813) 247-8200**



NUISANCE CONDITIONS WHICH MAY BE DETRIMENTAL TO THE HEALTH OR SAFETY OF CHILDREN WHETHER IN A BUILDING, ON THE PREMISES OF A BUILDING, OR UPON AN UNOCCUPIED LOT. TO INCLUDE THINGS LIKE: DILAPIDATED VEHICLES, FURNITURE, POOLS, LARGE DEBRIS. ETC.. <https://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/code-violations/action-folder/report-a-code-violation>



Provides maintenance, management and engineering for transportation issues, including: Roadway maintenance (pothole patching, tree trimming on public property, ditch maintenance), Pavement, bridges, and sidewalks - as well as Stormwater flooding investigations, Traffic signs, traffic signals, and roadway lighting. They also handle Hazard mitigation and Mosquito management.  
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