



## **Citrus Wood HOA Newsletter**

**October 1, 2019**

**The newsletter is a means to report developments in the community and keep everyone informed. While some of the information may be repetitive the intent is to convey a consistent message and advise new home owners accordingly. You are encouraged to communicate any relevant issues to Vanguard; our management company. The Board embraces the idea that more involvement of our homeowners will result in a better quality of living at Citrus Wood. What follows are some key topics that you should be aware of:**

## **Management Change**

We wish to advise you Ms. Kimberly Vetzal has replaced Ms. Becky Mc Cleary as the onsite manager for Vanguard. In addition, Mr. Jonathan Mendoza is conducting routine inspections of the property on behalf of Vanguard. They can be reached by calling 813 955 4648.

## **Camera System**

You may have noticed we now have a camera system to provide security surveillance of the entry and exit of our development. Valrico Forrest, our neighbors, have installed a similar system. Together, we are able to cooperate with the Sheriff's office and provide a full view of any trespassers.

## **Automobile Vandalism**

Recently our neighboring communities have had their cars vandalized. This is occurring when a car is left unlocked. In addition, some of the homeowners in Citrus Wood experienced similar instances. The reports indicate it was two young adults prowling the area in the early morning hours. The Sheriff's office is well aware of the situation and is asking for any information be reported directly to the Hillsborough County Sheriff's Office. This should also serve as a reminder to lock your car and place it in the garage whenever possible.

## **Lighting**

When the development was built each house included a light post. Each post has an "on and off" switch and a solar activated switch. Kindly leave your inside switch in the on position and insure your solar activation switch is working. The lighting during the evening hours enhances the security of the neighborhood.

## **Trash & Recycle Bins**

As a reminder, trash and recycle bins should be positioned at the curb the evening before the scheduled collection and moved out of sight after collection occurs the following day.

## **Speed Limit**

The speed limit in the community is 25 mph. Please be cautious when driving in the development as our children are at play.

## **Vehicle Parking**

As I reminder, parking on the street in our community overnight is strictly prohibited. In addition, please refrain from blocking the walkway with cars as it obstructs those walking on the sidewalk and causes a hazard; especially for our children.

## **BOARD Meetings**

Board Meetings convene on a quarterly basis. The next meeting will convene on October 16 at 7:00PM in Vanguard's office on Millennium Parkway in Brandon. All are welcome to attend. Meeting notices will be posted on the information board at the entrance to the community.

## **Preferred Vendors**

We are preparing a list of preferred vendors that will appear on our website. Services such as Power Washing or Tree Pruning will be included.

## **Entrance Way**

You may have notice "No Standing or Stopping" signs on both sides of the street at the entrance way. While we understand the need to transport school children in a safe environment; parking in the area is problematic. Fire Engines or First Responders would have a challenge in getting into and out of the community. In addition, exiting and entering the development is problematic for homeowners. We have registered the concern with the Hillsborough County Sheriff's Department District #2 and requested they monitor the situation.

## **Sidewalks & Driveways**

The sidewalks are the property of Hillsborough County however the homeowner has the responsibility to keep the sidewalk clear for passage and clean of any mildew to avoid slipping or sliding. This topic has been addressed under separate cover however as a helpful hint please keep your sidewalk and driveway clean.

## **Tree Removal**

As trees mature they can be a challenge to maintain; The roots can push up the concrete and limbs may be hazardous. Before taking action permission must be granted by Hillsborough County and an ARC request must be submitted to Vanguard. We are in the process of removing one tree at the entrance way which is currently a hazard. The necessary approvals have been secured.