



Citrus Wood HOA Newsletter

Volume 2

April 2018

Introduction

The purpose of the Citrus Wood HOA is to preserve and improve the quality of living in the community. In addition, it is bound to uphold mutually agreed covenants. The HOA has contracted with Vanguard Management Management Group to oversee all related business matters. The primary focal point for resident communications is Mr. Terry Stubbs (813) 930 8036 ext. 305. Meetings convene specified times and dates in Vanguard's office located at 1219 Millennium Parkway, Brandon FL 33511. Scheduled meetings will be posted on the Bulletin Board at the Miller Road entrance.

Upcoming Meeting

Next Meeting is scheduled for May 14, 2018 at 7:00PM at 330 Pauls Drive In Brandon.

Board Members News

We are pleased to announce Larry Johnson has joined the Board as the Treasurer. Larry joins the team along with Rob Shamblin, President and Tony Scaturro VP.

Compliance Review Committee

We thank Mr. Wally Ingram & Mr. Steve Mitchell for their assistance in insuring we, as residents of the community; comply with the covenants of the HOA

Projects Underway

Pot Holes

The county has cooperated in repairing the pot holes in the school crossing area in front of the entrance way.

The Wall

The cracks in the brick wall have been repaired! We were successful in preserving the trees as well. The brick wall has been power washed. The next step is to add the shrubs and ground cover in the open spots. The entrance way caps are chipped; they are being repaired and all the caps will be painted.

Power Washing:

The entrance way; sidewalk and walls have been power washed. The street gutters were power washed as well. If a resident wishes to contract with a company for their own property contact Mr. Ed Feilu of K&E Repairs (813) 526 3016.

Cameras: The Board is considering the idea of installing cameras at the entrance way. The nature of this project requires cooperation with Valrico Forrest ; they are in the process of running power to their entrance way. Once that is accomplished we will collaborate with them to leverage our collective buying power. The idea is to enhance security, especially between the hours of 11:00 PM and 5:00AM. More information is forthcoming; at this writing, it is only in the planning stage. Recently, there have been reported incidents of car window break in and rear house window break-in. The Board believes camera surveillance will enhance the security of the area and possibly identify the perpetrators.

Web Site

The website used by the community is: vanguard.cincweb.com. This user friendly web site is available for your use. For example, any modifications require an ARC request. You will find that under "forms". The site offers the means to make payments, retrieve forms, learn of the status on any ARC request as well as other documents associated with our community.

Association's Declaration of Covenants

The Board is seeking to streamline the process by amending certain covenants going forward. You will be contacted with details however the overall objective is to help the community run smoother and easier in the years ahead.

Communication

We are using a variety of means to communicate to the residents; the Bulletin Board, the Vanguard website, US Mail and Email. There are approximately 25 residents who do not have email addresses on file with Vanguard. Kindly send Terry your email address so we can build the database and communicate in a more expedient fashion.

New Residents

We welcome the new residents who have relocated to our community as follows:

Michael & Kathryn Bach	620 Citrus Wood Ln.
William & Neely Greene	501 Royal Wood Ct.
Norma & Alba Jones	824 Citrus Wood Ln.
Rebekah Irmeler	617 Citrus Wood Ln.