



## **Citrus Wood HOA Newsletter**

**Volume 3**

**May 2018**

### **Introduction**

The Budget meeting convened on May 7, 2018. The budget for the fiscal year 2019 was approved! The annual HOA fee of \$500.00 will remain the same.

### **Progress**

The work on the brick wall is completed. You will note additional shrubs will be added to enhance the look of the perimeter.

Potholes at the sidewalk crossing area have been repaired.

The Walls, Entrance Way and Street gutters were power washed.



## **Camera Project**

To improve the security of the neighborhood the Board has been in communication with our neighbors at Valrico Forrest. Representatives of the two neighborhoods met and discussed the merits of having camera surveillance at both entrances and exits. It was mutually agreed that both communities will install camera systems to enhance surveillance and security. Bids are being obtained and additional information is forthcoming.

## **Drainage Area**

The drainage area along Citrus Wood Lane between Citrus Wood & Valrico Forrest is the private property of the Citrus Wood home owners. There have been incidents of trespassing and perhaps a misunderstanding that the property was a common area. The Board met with the Valrico Forrest Board and we have been assured a letter will go out to the residents of Valrico Forrest reminding them of the fact that property is private.

## **Frequent Questions & Answers**

Included with this newsletter are frequent questions and answers that will explain some of the rationale applied by the Board in addressing issues. Our mission is to raise the quality of the neighborhood at Citrus Wood while enforcing the Covenants and abiding by the county, state and federal rules and regulations. However, we have conveyed to our management company that we will strive towards achieving these goals with a high level of professionalism, empathy and cooperation among the residents.

## **Web Site**

The website used by the community is: [vanguard.cincweb.com](http://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.

## **New Residents**

We welcome our new residents to the area. Say hello to:

Denise & Shane Akers

720 Citrus Wood Lane