

# HUNTINGTON BY THE VILLAGE HOMEOWNERS' ASSOCIATION NEWSLETTER ----- FEBRUARY 2022

**Happy Belated New Year** to all of our homeowners and tenants. Your Homeowners' Association (H.O.A.) Board of Directors appreciates everyone who abides by the Deed Restrictions, pool pavilion / recreational area rules, and landlord vetting process for all prospective tenants. You may communicate any concerns to our property manager and our board members by using the contact information in this newsletter.

**HBTVHOA.COM:** We now have on our website "**Rules For: Pool/Pavilion, Raquet Ball Courts, & Open Area Between Them**" AND "**Architectural Guidelines**" which supplement the Declaration of Restrictions.

**DUES PAYMENTS:** Your \$80.00 monthly homeowner **dues are due on the 1<sup>st</sup> of the month**. Last year they were \$75.00 so make sure you pay the proper amount for the New Year. Please pay on time to avoid a \$25.00 late fee.

**TO OWNERS THAT ARE RENTING TO TENANTS:** All prospective tenants **MUST** undergo a **National Criminal Background Check PRIOR** to their moving into your rental. This is required by the H.O.A. You can hire your company of choice to provide the national criminal background check for your tenants OR Ameri-Tech Community Management, our property management company, will have them processed for you. The fee to be sent to Ameri-Tech, with the "**Landlord Lease Application**" for each tenant, is **\$100.00 each**. Make the check out to "Huntington By The Village H.O.A.". Once the background checks are completed, if done by your selected company, send Ameri-Tech copies of the background checks and the lease for the association's records. **Make sure** that prospective tenants read and agree to abide by our H.O.A.'s deed restrictions and pool/pavilion / recreational area rules before a new lease is signed.

**TRASH & RECYCLE BINS:** It is **required** by the association that the trash and recycle bins shall be concealed from public view. This deed restriction is found in Article II, Section 2.9. There is also a Hillsborough County Ordinance, Part B, Public Utilities: Article II, Sec. 130-21. Your Huntington board strives to keep our community neat and attractive. Please place the garbage and recycle bins behind your fence after trash and garbage is picked up or by the end of the day. Landlords, please inform your tenants to comply with this request.

**HOMEOWNERS' INSURANCE REQUIRED:** All 122 homeowners in Huntington By The Village are **required** to purchase homeowners' insurance, including liability for accidents occurring on his/her own unit site. Please see the Declaration of Restrictions: Article 3, Section 3.13 Insurance. This is required whether or not you have a mortgage on your home. Please send the H.O.A. a copy of the "**Declarations Page**" from your policy. As with all communication, write "Huntington By The Village" and your home/unit address on the paper work. Having insurance is extremely important to protect everyone's property values in the event of a catastrophic occurrence such as fire, hurricane, or sink hole damage. Please send your declarations page **ASAP** to David Drake, our property manager below.

**ATTORNEY FEES FOR NON-COMPLIANT HOMEOWNERS:** If you have received the appropriate number of letters from the association concerning your non-compliance of a deed restriction, other H.O.A. rule, or delinquent dues, and your case is turned over to the association's attorney for non-compliance, you will be responsible for reimbursing the association for **ALL** legal fees incurred.

**ARCHITECTURAL CHANGES:** You **MUST** fill out the “Architectural Change Form” **PRIOR** to making **ANY** changes to the front of your home, which includes a new roof, new windows, new front door, additional driveway, or front yard land-scaping. Please include details of the project, for example: roofing shingle manufacturer, color, and sample; drawing of landscaping beds with plant information; diagram of new driveway placement; and appropriate permit. Then send the completed form with details of the project to David Drake at Ameri-Tech Community Management. **Your project must be approved by the H.O.A. board prior to the start of the project.**

**HUNTINGTON’S MANAGEMENT COMPANY:** Huntington By The Village is managed by Ameri-Tech Community Management. Huntington’s website is: **HBTVHOA.COM** You can communicate with the Board of Directors by sending a concern or question through the website or by contacting our property manager, David Drake, below.

**Ameri-Tech Community Management: Property Manager and Staff Accountant Contact Information:**

**Mr. David Drake, Property Manager:**

Ameri-Tech Community Mgmt., 5434 Grand Blvd., New Port Richey, FL 34652;

Ph #: 813-636-0000, Ext 311; FAX: 727-723-0981;

E-Mail: [daviddrake@ameritechmail.com](mailto:daviddrake@ameritechmail.com)

**Ms Sarah Evans, Staff Accountant:**

Ameri-Tech Community Mgmt., 24701 US Highway 19 North, Suite 102, Clearwater, FL 33763

E-mail: [sevans@ameritechmail.com](mailto:sevans@ameritechmail.com)

PH# 727-726-8000, Ext. 304

**PLEASE REMEMBER:** **Tenants** must be properly vetted **prior** to renting your home. This includes that they can also abide by all the deed restrictions and rules of the H.O.A. **Vehicles** cannot park on the grass. If your home has a need for more parking space because you have a single driveway, why not consider having a 2<sup>nd</sup> driveway installed.

**Garbage and recycle bins** are not allowed to be left in the front or side of the yard or in front of the fence where they can be seen and yet this non-compliance continues to be a problem. **Landlords**, please review with your tenants what is expected of them in regards to these rules. It is the homeowner’s responsibility to follow the rules and expect their tenants to do so also.

Please take a look at your property from the street and note clutter that should be removed.

Also, Ameri-Tech Community Management has a homeowner’s list for our community that contains important mailing and contact information. Please make sure that Ameri-Tech has your correct mailing address, phone number, and e-mail. If you have an alternate address, because you rent your property, please make sure that this address is up to date because that is where all homeowner association communication will be mailed. Update your contact information by sending an e-mail or letter to Ms Sarah Evans, see above, and include “Huntington By The Village” and your “home/unit address” within Huntington in the correspondence. Any time you receive an envelope from Ameri-Tech / Huntington By The Village, please read the information carefully and contact David Drake, our property manager, if you have any questions.