

HUNTINGTON BY THE VILLAGE HOMEOWNERS' ASSOCIATION NEWSLETTER ----- JANUARY 2023

HAPPY 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.

DUES PAYMENTS: Your \$90.00 monthly homeowner's dues are due on the **1st of the month**. Please pay on time to avoid a \$25.00 late fee. If you have questions concerning your dues, contact our staff accountant, Mary Cressman below in this newsletter.

HUNTINGTON PAINTING PROJECT: All the homes in Huntington By The Village are due to be painted this year. More details will be sent out to all homeowners once the details are finalized. Please make sure any rotten wood on your home is replaced as soon as possible. When replacing rotten wood at the roof edge, if your style of home has rotten or missing faux beams, you must replace them with new ones. Both sides of the duplex must match. If your attached neighbor has already removed their faux beams and replaced them with flat boards, you may do the same to your side to match their side. If your attached neighbor has their faux beam(s) in place, you must replace your faux beam(s) to match their side. Contact Jessica at Munyan Painting if you need assistance with wood replacement. Ph#: 727-442-5062; Email: jessica@munyanpainting.com

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 payable 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. Do not leave them in the front or side of your yard or in front of your fence. Place the garbage and recycle bins behind your fence by the end of the day on pick-up days. This will help to keep our community neat and attractive. **Landlords, please inform your tenants that they must 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. 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 paperwork. 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.

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 landscaping. This form is found on the H.O.A. website, HBTVHOA.COM. Please include details of the project, for example: roofing shingle manufacturer & shingle color; drawing of landscaping beds with plant information; diagram of new driveway placement. Then send the completed form with details of the project to David Drake, see below, at Ameri-Tech Community Management. **Your project must be approved by the H.O.A. board prior to the start of the project.**

VEHICLES are not allowed to 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 2nd driveway installed. Fill out the Architectural Review Form that is found on the H.O.A. website, HBTVHOA.COM, including a detailed diagram, and send to David Drake below.

YOUR CORRECT CONTACT INFORMATION is needed for the H.O.A. to effectively communicate with you. 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 filling out the enclosed information sheet and mailing it to David Drake at the address below. You can also email the information to David Drake including “Huntington By The Village” and your “home/unit address” within Huntington in the email. 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.

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.

Mr. David Drake, Property Manager:

Ameri-Tech Community Mgmt., 5434 Grand Blvd., New Port Richey, FL 34652;
Ph #: 727-726-8000, Ext 311; FAX: 727-723-1101
E-Mail: daviddrake@ameritechmail.com

Ms Mary Cressman, Staff Accountant:

Ameri-Tech Community Mgmt., 24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
E-mail: mcressman@ameritechmail.com
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