



HUNTINGTON BY THE VILLAGE HOA NEWSLETTER JULY 2020



TO ALL HOMEOWNERS: The information in this newsletter is **VERY** important! Along with this newsletter, you have received the **Pool/Pavilion Rules**. If you rent your home/unit, your tenant has been mailed a copy of the Pool/Pavilion Rules. All homeowners & tenants alike are expected to abide by these rules. The pool facility is owned & maintained by the Huntington By The Village Homeowners' Association, a deed restricted community. This is a **PRIVATE** property for the sole use of Huntington homeowners, tenants, & their guests.

Pool capacity is limited to 22 people, per the Board Of Health. Personal ID may be requested at the discretion of the Board Of Directors. If not shown upon request, the Hillsborough County Sheriff's department will be notified & any trespassers will be required to vacate the premises. Failure to follow the rules may result in the loss of pool privileges for up to 60 days, per the Deed Restrictions & legal action by the association's attorney. Due to the COVID virus pandemic, please practice the appropriate social distancing of 6 feet & hand sanitizing while at the pool/pavilion facility.

DUES PAYMENTS: Your \$75.00 monthly homeowner dues are due on the 1st of the month. Please pay on time to avoid the risk of having to pay a \$25.00 late fee.

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

TRASH & RECYCLE BINS: It is **required** by the association that the trash & 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.

Since the buildings in our community do not have garages & you can see the bins by the side of the homes & in front of the fences, the suitable place to hide them is in your back yard. Letters go out to people who do not conceal them. **Please** comply if you are one of the people who has received a letter about this. We want Huntington to be a neat & attractive place to live.

HOMEOWNERS' INSURANCE: If you have a mortgage on your home, homeowners' insurance is required by the mortgage company. If your home is paid for, homeowners' insurance is **REQUIRED** by the Huntington Homeowners' Association. Please be aware that: Article 3, Section 3.13 Insurance, in the Declaration of Restrictions states that each individual owner shall be responsible for the purchasing of individual homeowner's insurance including liability for accidents occurring on his own unit site. In March of 2018 our association's attorney explained this requirement in a letter to homeowners. It was stated in the letter that each homeowner is required to purchase & maintain appropriate homeowner's insurance coverage, which includes liability coverage. As was requested previously, each of our **122** homeowners **MUST** mail or e-mail a copy of the "**Declarations Page**" of your home/unit's homeowner's insurance policy, which specifies the policy term & list of coverages, to our property manager. See where to mail, e-mail, or fax this information on page 3 of this newsletter. As with all communication, write "Huntington By The Village" & your home/unit address on the paper work. Please send your proof of insurance on or before July 31st. This is extremely important to protect everyone's property values. Don't make the association continually ask for this. This info is needed on a yearly basis. Please comply promptly.

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, 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 landscaping. Please include details of the project: examples: roofing shingle manufacturer, color, & sample if possible; drawing of landscaping beds with plant information.

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 homeowner association's 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 & Staff Accountant Contact Information:

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

Ruth Dorch, Staff Accountant:

Ameri-Tech Community Mgmt., 24701 US Highway 19 North, Suite 102, Clearwater, FL, 33763
E-mail: rdorch@ameritechmail.com
Ph# 727-726-8000, Ext. 225

A MESSAGE FROM THE HUNTINGTON BOARD OF DIRECTORS:

Many thanks to every homeowner who has been keeping their properties neat & clean & who pay their homeowner dues on time. Also, Ameri-Tech Community Management has a homeowner's list for our community that contains important mailing & contact information. Please make sure that Ameri-Tech has your correct **mailing address, phone number, & 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 Ruth Dorch, see above, & include "Huntington By The Village" & 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 & contact the association if you have any questions.

THANK YOU ALL FOR READING THIS NEWSLETTER !