

COLONIAL HILLS 2022 NEWSLETTER

February 20, 2022

The HOA Board hopes that all community members are well at this writing and continue to stay safe.

--Projects completed this year:

- CES engineering inspected certain areas of the ponds in September and noted that there were some minor issues that needed to be corrected after the rainy season was over. Otherwise, the areas inspected passed and a report was submitted to SWWMD (Note to Homeowners whose property includes a drainage ditch. The ditch must be kept free of debris, equipment, structures, etc. Also, the grass must be cut regularly so as not to impede drainage.)
- A bid for a new lawn care company was placed on our web site last Fall. One bid was submitted and the Board selected Bodner Landscaping. The Board is pleased with the lawn care in the common areas.
- The 2021 Fall Festival was held on Lynnetree Lane. The children enjoyed crafts; an inflated ObstacleCourse; a magician who performed tricks and created balloon hats and "sculptures"; food; and each child received a treat bag to go. Thanks to community volunteers Amy Stewart and her daughter Cara who helped with the crafts and Rick and Donna Rowe who supervised the food table.
- The gazebo received a much needed cleaning and painting last Fall.

--UPDATES:

- **Good News!** The new Fire Station at 301 and Rhodine Road is finally under construction. The Fire Station will be 4.8 miles from this community which removes us from Protection Class 10 (the worst) for Homeowners' Insurance Fire Rates. This should result in a cost saving for your insurance. Check with your provider for specific information.
- The alligators are still occupying the front pond. Yet another permit has been requested for removal of the large one before the pond overflows past the Cypress Tree. Signs have been placed at the pond's edge as a cautionary measure.
- In November, a notice was sent to all homeowners regarding the election of Board Members. The notice requested that any homeowner in good standing who wished that their name be included on the Election of Board Members Ballot should return the notice with their name in a timely manner. As no resident returned the notice, a ballot was not sent for voting. In accordance with the HOA's Regulations/By-Laws, the current Board remains for 2022 .
- Congratulations Homeowners! 100% of dues were paid last yea

--2022 PROJECTS:

IMPORTANT SURVEY!!!

- The Board is asking for community input on a survey regarding flags, banners, and signs on homeowners' property. Please take the time to use the following QAR to access the survey and complete it. It will only take about 5 minutes of your time. The Board will not see any survey completed by any homeowner. Rather, the Board will only see a compilation of data submitted to the Board's attorney. Upon advice of Counsel, the Board will then determine any further action, if any, is needed to clarify the Regulations/By-Laws. Please use this QAR to access the survey or go to colonialhillsonline.org where you will also see a link to access the survey.



- Trees along the front fence and the first block of Colonial Estates Lane were trimmed on February 21. The palm tree next to one of the light poles will be removed.
- Before the rainy season starts, the front and back ponds will be cleaned of overgrowth. The front detention pond will be surveyed for drainage correction. It is hoped that the southeast "corner" can be re-graded so that water doesn't sit there and that the drains can flow more freely into it. Nearby homeowners will be notified before work begins.

--REMINDERS:

- Per Hillsborough County Ordinances, trash cans are to be placed above the curb, **not in the street**. Also, when placing more than one can, they must be at least 3 feet apart to facilitate ease of the lifting arm to pick up the can, dump it and then replace it. Trash cans that are left in the street can become a traffic hazard. Overfilling the can with the lid not seated properly causes spillage. The driver is not permitted to leave the truck to pick up the remaining trash. It then blows into the street or onto your neighbors' property who

then has to pick it up. If, however, the driver drops a lot of glass containers causing a hazard or other trash, you can call to report the incident. The company will send someone to remove the debris. Our new trash collection company is FCC Environmental Services, LLC; 813-999-0078.

- Parents, please remind your children to refrain from throwing candy/snack trash and juice containers/water bottles/cans on the way to or from the school bus stop and around the gazebo and ponds. The entrance to the community has been looking messy since school has been back in session.
- For safety's sake, the trees at the front of the community are not for climbing. Middle School children have been observed by homeowners climbing the trees. Some of the bark has been damaged which is harmful to the health of the trees and branches have been broken. Parents please impress upon your children to refrain from this activity.
- The Board has been made aware of two traffic issues within our community. Speeding, more than 25mph, is still happening on the main section of Colonial Estates Lane. Also, STOP signs are being ignored. Please consider the safety of all residents and visitors by obeying these traffic signs/laws. If necessary, the Sheriff's Office will be contacted and asked to monitor our streets closely at certain times. SAFETY FIRST!
- Homeowners/Renters please remember to edge the curbing in front of and to the side of your property. This has been overlooked on a few properties. Thank you for not leaving grass clippings, leaves, etc. in the gutters. Clean gutters help to keep the drains clean.
- If you are changing the appearance of your home, adding a building, widening your driveway, changing your fence or have a question regarding any change or improvement, please fill out the Architectural Form and submit it on-line or to Colonial Hills HOA , PO Box 3644, Riverview, Florida 33568

Please note that the HOA's Regulations/By Laws are on the community web site for your review.
colonialhillsonline.org

The Colonial Hills HOA Board

