

# THE VILLAGES

Of Wesley Chapel

Fall 2022

## FROM THE PRESIDENT:

The board of directors wish to welcome all of our new residents. We have had a big turnover this year so hopefully this newsletter will be helpful with any questions you may have. You can also call if you have any questions or concerns. Our phone number is 813-973-0820. You'll get the answering service, but someone will contact you usually within a couple of hours, if not then within 24 hours. Please remember that we all live in a deed restricted community. The ARC committee has to enforce the community deed restrictions according to our governing documents. If you have questions you are invited to attend an ARC meeting or Board meeting to work out issues. Remember there is always a solution to any issue. Meeting times, dates and place are listed below.

Hurricane season is upon us and we all need to be prepared. If there is anyone living in the community that requires special attention during an emergency event, please make friends and relatives aware or contact the HOA. Also contact the Sheriff's Department or Pasco County Fire Department and they will put your limitations into their records. Remember during a Hurricane the first responders are pulled off the roads until conditions are safe, so our friends, neighbors and relatives may be the only alternative to getting help until conditions are safe for first responders to get to our community. During last couple of hurricanes our community has been very lucky, we had minimal damage and very little power loss. The homes in our community were built to hurricane standards, but don't rely on that, mother nature has a nasty habit of making those standards worthless. Take and follow the advice or orders of government officials. Material objects can be replaced, LIVES CANNOT. The board would be more than happy to help with whatever your needs may be. Contact us, 813-973-0820.

The Maintenance committee has been hard at work getting a new bench installed along Wesley Brook. We have a new Beautification committee that will be working on sprucing up the entrance to the community.

## .Contact Us

All residents are welcome to attend the ARC and Board meetings.

The ARC meeting is the first Tuesday of each month. The Board of Directors meeting is held the second Tuesday of each month. Both meetings are held at the EconoLodge at 27615 Wesley Chapel Blvd, on the 4<sup>th</sup> floor at 7pm. **We are always in need of new members. Just one Tuesday a month.**

Phone: 813-973-0820  
Website: [villagesofwesleychapel.com](http://villagesofwesleychapel.com)  
Email: [vw7328@gmail.com](mailto:vw7328@gmail.com)

There are a lot of residents that walk their dog(s) and a few let them do their dirty work in neighbors yards.

PLEASE, be a good neighbor and pick up after your dogs.

## Trash and Recycling Dates

Just a reminder trash is picked up every Monday and Thursday morning, even on most Holiday's. Recycling is picked up every Wednesday of the month. You can use your own containers for recycling. Anything you use will be accepted, EXCEPT for the **blue plastic bags or any type of bag**. The items will have to be loose in a container.

You MAY recycle these items;

Aluminum Cans

Metal Food Cans

Plastic Bottles and Small containers #1, #2, #3, #4, #5 and #7

Paper and Cardboard

**GLASS WILL NO LONGER BE RECYCLED**, put in regular trash.

## Bulk Trash

If you have a lot of trash to be picked up, you can call your trash company to schedule a pick-up of your items. This includes any bulky items.

## Community Garage Sale

Will be Saturday November 5th, 2022



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of NRT LLC.

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RESIDENTIAL REAL ESTATE

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## New Website

The HOA has a new website, [villagesofwesleychapel.com](http://villagesofwesleychapel.com). We are still in the process of setting it up. If you have not signed up please go to the website. The old website, [vwc.hoaspace.com](http://vwc.hoaspace.com) has been closed down, however, we were not able to transfer the email addresses when you were signed up on that sight. We will also have an electronic way to pay your 2023 dues on the website. This will be ready by January 1st, 2023. If you have any questions, go to the website and click on blue button on the right side.

In 2020 there was an amendment passed to limit the number of investment properties to 20% of the total number of homes in our community and the resident needs to own the property for a minimum of eighteen (18) months before the residence can be leased/rented. However, we have found the amendment was not written as intended. So, we are in the process of preparing a new amendment. We feel this will keep investors from purchasing property in our community because they will not sit on them for 24 months before they can rent them out. Anyone that now owns will be able to rent if they need to. We will still need to get 220 yes votes before we can amend our by-laws. We need everyone to send in their vote when received. This is very important for our property values.



## Yard of the Month

**The Board wishes to thank the following residents for the pride they have in their homes:**

**May—28716 Raleigh**

**June—2831 Raleigh**

**July— 28907 Bay Tree**

**August—28751 Windover**

**The speed limit on all streets within the community is 25 mph.**



**When you see this sign, by law you are to stop to let the pedestrian cross.**



Busses are running again, please be mindful of children that may be running for the bus or getting off, they may not be paying attention to traffic.

Parents: if you are dropping your child off at the bus stop, please do not block traffic from getting to the stop signs or parking on both sides of the street blocking the way in and out for other residents or emergency vehicles.

## **MOWING**

**When you are mowing your lawns, please do not leave the clippings on the sidewalks or the street. Blow them back onto your lawn. Also, do not blow the clippings into the storm drains. These drains flow directly to the ponds, when you blow your clippings down them the clippings form algae blooms in the ponds.**

## **Trash Receptacles**

**Trash cans and bags should not be put out any earlier than the evening before trash and recycle pick-up. Once emptied, receptacles should be placed in garage or behind fence, out of sight of the public. Pictured an example of a fence to use if you don't have a fence around your property. Do not leave trash cans in your driveway, you will receive a violation letter.**



### Watering Days and Times

**House number ending in 0 or 1 Monday**

**House number ending in 2 or 3 Tuesday**

**House number ending 4 or 5 Wednesday**

**House number ending 6 or 7 Thursday**

**House number in 8 or 9 Friday**

**No watering between hours of**

**8:00 am and 6:00 pm**

**Look at your mailbox, if it has mold or mildew, please wash it so the ARC doesn't have to send a violation letter to you. You go out to your mailbox everyday. Take a look, then clean it. Thank you.**

### Beautification Committee

The HOA now has a Beautification Committee that is working on the front of the community to make it more presentable. The new members are Tina, Aura and Nancy.

If you are interested in joining these ladies, please contact Tina at 813-973-0820. Suggestions are also welcomed.

The ARC and Board wish to thank everyone that has complied with the violation letters that have been sent out this year.

There are still a lot of homes and yards that need attention. If you don't attend to them, be prepared for a letter.

We have a bench on Wesley Brook Drive by the tower. The Board would like to thank Marsella Construction for the donation of the bench and Brian Pachinski, Emil Esapovich and Jim Fernella for the installation.

### Architecture Review Committee

**If you will be doing any kind of repairs, painting, landscaping, fence etc to the outside of your home you will need to submit an ARC form for approval from the ARC Committee. If you are removing a tree you will need to contact the County for a permit, then sent a copy of permit to the ARC. To get the ARC form, go to the HOA website, top right under Architecture Review. Pasco County Central Permitting 352-521-4279**

### TAX HOLIDAYS AND EXEMPTIONS 2022-2024

The 2022 Florida Legislature passed, and Governor DeSantis signed into law, sales tax holidays or temporary exemptions and a motor fuel tax exemption. The calendar below details the dates for each exemption period. For more information, visit [floridarevenue.com/salestaxholidays](http://floridarevenue.com/salestaxholidays)

ENERGY STAR appliances	07/01/22-06/30/2023
Children's Diapers	07/01/22-06/30/2023
Baby & Toddler Clothing	07/01/22-06/30/2023
Tool Time	09/03/22-09/09/2022
Motor Fuel	10/01/22-10/31/2022
Home Hardening	07/01/22-06/30/2024

Had to look up hardening, its impact resistant doors, windows and garage doors.

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### REMEMBER

Keep your vehicle doors locked and your personal property out of sight.