

W I N T E R / S P R I N G 2 0 1 5

HUNTINGTON TRAILS

RESIDENTS' NEWSLETTER

ENHANCE YOUR HOME'S CURB APPEAL



Please remember that all structural changes, including new painting and fences must be approved by the architectural committee before implemented. An architectural request form is included in this newsletter or may be obtained at www.huntingtontrails.org.



SIDEWALKS

Clean driveways and sidewalks blackened by mold. Please remember, that the sidewalk in front of your house is your responsibility to maintain. An internet search will find many affordable do-it-yourself methods if you'd rather not hire a pro.

ROOF

Cleaning your roof will greatly enhance the beauty of your home if it has been blackened by mold.

PAINT

Is your house color starting to fade? Does the color vary due to sun exposure? If so, it's probably time to consider painting your house

FENCE

Is your fence falling down? Does it need cleaning? Replacing? Repair and/or repaint fences that may be deteriorating. Do NOT paint interior of perimeter wall if your property abuts to it.

LAWN, MAILBOX & HOUSE NUMBER

Maintain lawns in good condition. Trim back and dispose of dead plants, tree limbs/palm fronds and replace if needed. The city picks up yard waste every Wednesday and requests that it be placed in manageable string tied bundles or 32 gallon or smaller trash cans.

Repair/Replace mailboxes which are leaning, damaged or weathered.

Ensure your house has a legibly displayed house number. Not only is this helpful for your friends to find your home but it will also assist emergency personnel if needed.

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BE AWARE

In the past year, there have been car break-ins, mail box thefts and vandalism in our community. A few tips:

- Secure your vehicle safely in the garage.
- Do not leave anything in your vehicle that would tempt somebody to break in. Remove valuables.
- If your car stereo has a removable face plate, remove it.
- Lock your car doors, make sure windows/sky roofs are closed.
- Do not confront a suspect. Do not compromise your safety. If you are in a car and see suspicious activity, flashing your high beams or honking your horn is enough to alert him of your presence. People will likely not commit a crime when they know someone is watching.
- Make sure your mailbox door is closed, make a habit of checking mail box each time you come home.
- Mailbox chimes/alarms are available. (rings inside when mail box door opens)
- When you are away put your mail on hold or have a trusted friend pick it up.
- Non Emergency Police Phone Number: 727-582-6200
- **In an Emergency Dial 9-1-1**



COYOTE SIGHTINGS

Coyotes have become a more common sight in our neighborhood. They are part of living here and neither the City of Safety Harbor or Pinellas County will remove a coyote. Educated coexistence is required. Sick or dangerous coyotes can be removed by hiring a trapper.

Helpful links on how to coexist with coyotes while protecting yourself and your pets:

[A Guide to Living with the Urban Coyote](#)
[FL Fish & Wildlife Coyote FAQ's](#)
[Project Coyote Resources](#)



HOA BOARD MEMBERS

Dawn Bringe, Ameri-Tech Community Management Representative
 726-8000 x236 dbringe@ameritechmail.com

Joe Incorvia, President Tom Tracy, Vice President

Kathy Wilson, Treasurer Lisa Hinton, Secretary Shelly Hurley

Board Meetings are usually the fourth Thursday of the month at Joe's house.

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NO POLITICAL SIGNS IN YARDS

During this election season, please keep in mind that it is a violation of our deed restrictions to post political signs in your yard. Article II, Section 3: No sign or billboard of any kind shall be displayed to the public view on any portion of any Lot, except one (1) sign for each building site, of not more than eighteen (18) inches by twenty-four (24) inches, advertising the property for sale or rent, or except signs used by Declarant to advertise the properties during the construction and sales period, or except as approved by the Architectural Committee.



STAY INFORMED

Please ask your neighbor if they received this newsletter. If not, they need to supply their email address to receive the newsletter and other vital info in the future. Most of our information & updates (like pond treatment and wall painting) are communicated by email from Dawn, our management company representative. Please email Dawn at dbringe@ameritechmail.com with "Huntington Trails" in the subject line if you are not receiving these updates. Emails are to an undisclosed recipient list and are only used for community related matters.



REVIEW OF DEED RESTRICTIONS & BY-LAWS

At the November 2014 annual Homeowner's Association meeting, the need to review our current Deed Restrictions and By-Laws was discussed. A group of homeowners (Marie Padavich, DeEtte Amspaugh and Barbara Hajko) offered to form a committee to accomplish this task. This committee has begun reviewing all Huntington Trail Homeowner Association Deed Restrictions and By-Laws. They will suggest changes necessary to update these documents so they align with current State laws and meet the neighborhood needs. This is a multi-step process including board review/approval, resident input, legal review and residents' approval. More information will be available as this process continues.



HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION, INC.

REQUEST FOR REVIEW OF ARCHITECTURAL MODIFICATION

(of any exterior change or modification to your home)

For Word Doc - go to www.huntingtontrails.com and click on Architecture Tab

MAIL TO: Huntington Trails Architectural Control Committee
c/o Ameri-Tech Property Mgmt, Inc.
24701 US Highway 19N, Suite 102
Clearwater, FL 33763

OR EMAIL TO: dbringe@ameritechmail.com

Owners Name: _____

Address: _____

Day/Night Phone Number: _____

Approval is hereby requested for the following modification(s), alteration(s), or addition(s) as described and depicted below, or on additional attached pages as necessary. For significant alterations to the structure of the home (addition of a pool or other external structure like windows etc), please attach a detailed (to scale) drawing or blueprints of your plans, and a copy of your community plot (in duplicate form). **FOR PAINT CHANGES, PLEASE INCLUDE A COLOR CHIP INDICATING THE NEW PAINT COLORS. FOR OTHER ENHANCEMENTS (like new fences or roofing materials) INCLUDE EITHER SAMPLES OR BROCHURES INDICATING THE COLOR AND/OR STYLE OF THE PRODUCT - EVEN IF THE PAINT OR SHINGLE IS THE SAME AS THE EXISTING.** We must have these samples for our files. If these items are not included in the request, the request will be rejected. Some approvals may require notification of neighbors, please contact the architectural control committee for guidance or questions.

NOTE: IF YOU ARE EMAILING A REQUEST THAT REQUIRES A SAMPLE SUBMISSION BE SURE TO INCLUDE A PICTURE (from a manufacturer's website or brochure, for example).

Drawings or specifications if necessary:

Owner's Signature _____ Date Requested _____
(if emailing, your email will be your electronic signature)

For committee purposes only:

Date Received _____

Approved

Not Approved

Date Notified _____

Comments _____

Committee Signatures:

Huntington Trails Homeowners Association Architectural Control Committee