

Buckingham Gazette

Official Newsletter of the Buckingham Subdivision Homeowner's Association

Our Mission: To help preserve, strengthen, and enrich the homes and lives of the homeowners and residents of the Buckingham community by providing helpful information and inspiration.



<http://buckinghamhoa.org>

October 2020 edition

Compiled by: Patrick Sarsfield

PRESIDENT'S MESSAGE

My name is Patrick Sarsfield, and I am the President of the 2020-2021 Buckingham H.O.A. My fellow Board members and I are looking forward to another productive year for our community and our subdivision.

I would like to thank the 2019-2020 Board for their service to our community. Almost everyone is returning from last year with the addition of our newest member Kimberlee Combs. The ballots for the 2020-2021 Board have been counted and here are the Officers and members:

Patrick Sarsfield - President

Dan Runyan - Vice President

Bill Staley - Treasurer

Kris Delano - Secretary

Michelle Celadon

Leon Dubois

Kimberlee Combs

The new Board is seated and officers elected. If you haven't attended any of the meetings remember the board meetings are open to all homeowners. I want to remind each of you that our Homeowners Association wants your participation to help us maintain the Mission statement. We have a great neighborhood so let's maintain those standards to continue to maximize our property values.

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IT'S VOTING SEASON!

And we want all homeowners to participate. No, we're not talking about the political election on Nov 3rd. We're talking about the vote to amend our Homeowner Deed restrictions/Covenants. By now, all homeowners should have received a letter describing the changes the Board of Directors recommend to our Deed restrictions/Covenants along with a ballot to complete and return to the board. Our current document was written by the builder of our subdivision back in 1987. These Covenants have served us well, but they need to be updated.

There are no substantial changes being considered. The changes primarily remove/modify parts referencing the original builder. We address issues of vehicles, signage, fences and roofs, but only by incorporating current guidelines under which we have operated for years.

We also incorporated Florida Statute 720.305 which allows the Association to levy reasonable fines. Please understand the Board already has this authority but has never implemented a fining process. We have no plans to do so at this time, but we feel the Covenants is the appropriate place to document the authority to do so.

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Additionally, we document our authority to place liens on property with unpaid assessments and other amounts due to the Association. Again, we already have this authority granted in our by-laws. Again we feel the Covenants is a more appropriate place to document the authority to do so.

So – bottomline – nothing really changes in the proposed Covenants. We’re just cleaning them up and making them more relevant to our current homeowners. **It is extremely important to obtain 100% homeowner participation in this vote.**

Proposed amendments must be approved by a minimum of 43 homeowners (51%). Non-responses are considered “against” votes, so please vote, and return your ballot by November 7th. If you have any questions concerning the proposed changes, please contact your block captain (listed in Homeowners Directory) or any Board member.

By the way, the Board recommends a vote “**FOR**” on all proposed amendments.

Please take the time to read each article, vote on each category, and return your ballot. Homeowner participation is paramount to helping the Board provide what the community wants and keeps our Mission statement intact.

Thank you in advance, The Board

MEET THE COMMITTEES:

FRONT ENTRANCE COMMITTEE

Chairman Jim Reed

Bill Staley

Dan Runyan

The entrance has been kept up and maintained under the direction of Jim Reed, Bill Staley and Dan Runyan. I would ask that everyone in the subdivision be on the Front Entrance Committee. Whether entering or leaving the subdivision, if you notice something out of the ordinary or that needs attention, please do not hesitate to contact the above personnel or a current Board member. Keep an eye on the message board at the West entrance to the subdivision for Board meeting schedule and locations, as well as current and upcoming events in the subdivision.

ARC COMMITTEE

Chairman: Michelle Celadon

Christine Dubois

Jon Landau

As we get deeper into Fall and the weather becomes more tolerable many of us will have projects for improving our homes. Please remember that any alteration to the exterior appearance of your home requires approval by the Architectural Review Committee before you begin work. Examples of the changes covered are applying new exterior colors to your home or installing a tool shed.

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A more complete sense can be obtained by reviewing paragraph 3 of the Covenants which is excerpted:

The architectural committee shall have the exclusive power and discretion to control and approve all of the buildings, structures, and other improvements on each lot in the manner and to the extent set forth herein

No residence or other building, and no fence, wall, utility yard, driveway, swimming pool, or other structure or improvement, regardless of size or purpose; whether attached to or detached from the main residence, shall be commenced, placed, erected, or allowed to remain on any lot, nor shall any addition to or exterior change, or alteration thereto be made unless and until building plans and specifications covering same, showing the nature, kind, shape, heights, size, materials, floor plans, exterior color schemes, location and orientation of the lot, and approximate square footage, construction schedule, front, side and rear elevations, and such other information as the committee shall require, including, if so required, plans for the grading and landscaping of the lot showing any changes proposed to be made in the elevation or surface contours of the land, have been submitted to and approved in writing by the committee. The committee shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and lot grading and landscaping plans which are not suitable or desirable, in its opinion, for any reason, including purely aesthetic reasons.

Requests need to be accompanied by specifications and drawings, and/or paint chips or other samples necessary for the committee to decide suitability. In addition to these items, if you are considering painting the exterior of your home a new color, the ARC will want to see a representative portion of

your home painted in the colors proposed before granting approval. You can reach the Architectural Review Committee by email at:

arc@buckinghamhoa.org

***** DO NOT USE GOOGLE OR BING TO SEARCH. THE ADDRESS MUST BE TYPED IN THE HTTP ADDRESS BOX TO GET TO THE WEBSITE *****

We are also working on a Form letter that will be on the Subdivision website soon.

Or you may reach the ARC by letter at the Association Postal Box – P. O. Box 1564, Valrico, FL 33595-1564. The committee members would be glad to discuss any questions that you have regarding what requires approval and the procedure for obtaining it.

VIOLATIONS COMMITTEE

Chairman: Bill Staley

Dan Runyan

Our subdivision has been in existence since 1987 and has been maintained, keeping the value of our homes and your investment, at a high level. The following is a list of some areas that need attention to keep our homes looking good and maintaining the quality of our subdivision.

1. Mailboxes need to be cleaned and painted. Some need to have the metal box replaced since the doors have fallen off.
2. Leaves on the roof need to be removed. If the leaves are left on the roof water can get under the leaves and back up under your

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shingles and cause damage to the inside of your home.

3. Along with high humidity and constant rain showers, homes and sidewalks need to be pressure washed to remove the mildew.
4. Chimneys are one area that inadvertently gets overlooked and may need extra attention, as well.
5. Garbage cans need to be placed out of sight of the street and to neighboring homes. This is not only a violation of the deed restrictions but the Hillsborough County solid waste ordinance. The homeowner can receive a citation from the county.
6. Anything that is stored on the outside of your home needs to be out of sight of the street and to neighboring homes.
7. Some of the lawns in the subdivision need to be replaced to come into compliance with the deed restrictions. If you need to re-sod, you should do so during the rainy season so the sod will have a better chance of rooting properly.
8. If your home has not been painted within the last ten years, there is a possibility your paint is not protecting your home from water seeping through the paint and penetrating interior walls.
9. Some fences in the subdivision need attention; missing or rotted boards need to be replaced.
10. Just a reminder parking on the grass is not permitted. This includes the grass areas (easements) between the curb and sidewalk.

If your home has a condition that does not meet the deed restrictions and covenants, you will be receiving a letter addressing those issues.

SOCIAL COMMITTEE

Chairman: Patrick Sarsfield

Leon Dubois

Kimberlee Combs

The social committee hasn't been very busy this year. We are keeping an eye on all local gathering restrictions and will hopefully plan the annual subdivision picnic in April. Please monitor the Message Board at West entrance for further information.

WELCOME ABOARD

I would like to take a second and welcome any new homeowners to our subdivision:

3812 Buckingham Loop Drive
Matthew and Joy Kimball

3914 Buckingham Loop Drive
Andrew and Diana Aloisio
Simon and Teddy

3809 Buckingham Loop Drive
Jeff and Francesca Walsh
Elena and Olivia

3929 Buckingham Loop Drive
Peter and Jay Rivera

3819 Buckingham Loop Drive
James and Mallory Register

If you see the new neighbors out and about, a quick wave and a smile would surely be welcome.

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WHAT'S COMING UP:

COMMUNITY YARD SALE

A possible 2021 Spring Community Yard sale has been brought to the attention of the Social Committee. The date has not been determined yet due to the COVID-19 restrictions on social gatherings. Once the restrictions are lifted, we will announce date and distribute flyers 2 weeks prior to the event. Please monitor the Message Board at West entrance for further information.

ANNUAL CHRISTMAS PARTY

The Board has voted to cancel the Festivities this year due to the COVID-19 restrictions on social gatherings. We felt this was the best decision for the safety of our community members and families.

CHRISTMAS LUMINAIRES

The one thing COVID-19 can't stop will happen this year. Block captains will distribute the supplies with instructions by mid-December. If you are unable to participate, check with a neighbor or let your block captain know and we can assist. Every home will look outstanding with 100% participation.

CONCERNS

With get-togethers and holiday parties limited this year, I have been reminded to post a concern about parking in the street and on the grass in the easements. As a courtesy to all of your neighbors, please ask your guests to be aware of where and how they park. Vehicles that do not park staggered enough are a road hazard for any emergency vehicles are trying to get through on a call.

Vehicles that are parked on the grass will draw the ire of the homeowner since they have to replace it if it gets damaged or dies. Thanks in advance to everyone for their cooperation on this matter.

IN CLOSING

The Board would like to thank the homeowners for 100% collection of H.O.A. assessments. The question was brought up about electronically paying to make it easier (and faster) to prevent any late fees. Please contact your financial institution on how to set this up and if further questions arise, please contact the Board.

The H.O.A. website is currently being worked on and updated with current information. We have removed the password restriction for easier access. A notification will be sent out on the H.O.A. Facebook account once completed.

The 2020-2021 Subdivision Directory has been distributed. If you have any updates, please forward to: treasurer@buckinghamhoa.org if any changes need to be made in the next publication.

Please look through your directory once you receive it for important information on Board schedules, Block Captains, and contact phone numbers for government services and local authorities.

FINALLY

This has been an unprecedented year with global events that have affected everyone. Focusing on family and friends will get all of us through this and on to bigger and better things. Stay safe.