

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>

September 2021 edition

Compiled by: Patrick Sarsfield

PRESIDENT'S MESSAGE

My name is Patrick Sarsfield and I am the President of the 2021-2022 Buckingham H.O.A. I have enjoyed living in our subdivision since October of 2008 with my wife Katherine and our daughters, Kristina and Kelley.

I would like to thank the 2020-2021 Board for their service to our community. Leaving us are Kimberlee Combs and Kris Delano. Kim's "can-do" attitude helped us get the community yard sale back on track and Kris had the duties of Secretary and was an excellent "sounding board" on what the Board has been working on through the past few years. Both were instrumental on all we have accomplished and they will surely be missed. We wish them the best on their future endeavors.

The ballots for the 2021-2022 Board have been counted and here are the new Officers and Directors:

Patrick Sarsfield - President

Dan Runyan - Vice President

Bill Staley - Treasurer

Katherine Sarsfield - Secretary

Michelle Celadon – Director

Leon Dubois - Director

Jim Reed - Director

I would like to extend an invitation to all homeowners if you haven't attended a scheduled Board meeting. The Board meetings are open to all homeowners since it is our intention to remind each of you that our Homeowners' Association requires 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.

FACEBOOK SITE:

Michelle Celadon and Katherine Sarsfield are administrators for the Buckingham Homeowners Association Facebook page. This Facebook site is different than the official website (shown at the top of this page) which is used mainly for information purposes). The Facebook site will be monitored for content and the normal Facebook protocols will apply on all messages. Accessing the site is as follows:

Log in to Facebook , Search for "Buckingham Homeowners Association", on the toolbar at top of screen, scroll all the way over to the right until you see the option "GROUPS" and select it. Look at your choices below and see the one that has our subdivision entrance picture on it. Click on "JOIN" and answer the question about your address and you will be allowed in. Once you have joined, you can have the other contacts in your address book that also live in the subdivision join the website. Only residents in our subdivision are allowed to join this website. If you have any issues accessing the site, please contact Michelle or Katherine and they will be glad to help.

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OFFICIAL BUCKINGHAM

SUBDIVISION WEBSITE UPDATE

The Board has received numerous messages from both current and new homeowners on the “lack of ease” on using the website.

WE HAVE LISTENED !

We are currently cleaning out the old and updating with the new to get the information current with the times. We thank everyone for their patience and we should be completed by October 8. We will not have a location for homeowner’s emails since the site is NOT password protected. If you wish to receive information via email, please give your information to your block captain (information located in the directory) and as information becomes available from the Board, it can be sent to you securely. If you are using the site and experience issues, please feel free to contact myself or any Board member and we will do our best to correct it and get with you on our corrective action. Please remember we may not be able to tailor the site to fit one persons requests, but we will do our best to make the site as “user friendly” as possible.

MEET THE COMMITTEES

I would like to take a few minutes and introduce everyone to the people on our various committees that “continue the mission” year after year to make our subdivision one of the most sought out places to live in the Brandon / Valrico area. The committees are strictly voluntary, and we never have to worry about being paid. There is a lot of hard work and extra hours that go into making it look easy year after year. I could go on for hours and not say enough on the job everyone does and I am truly humbled to introduce you to them.

FRONT ENTRANCE COMMITTEE

Chairman Jim Reed

Leon Dubois

Bill Staley

The entrance has been kept up and maintained under the direction of Jim Reed, Bill Staley and Leon Dubois for many years (Dan Runyan included). I would ask that everyone in the subdivision be on the Front Entrance Committee. No matter if you are 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.

Please take notice of the message board at the West entrance to the subdivision. Keep an eye on it for the Board meeting schedule and locations, as well as upcoming events in the subdivision as the information becomes available.

ARC COMMITTEE

Chairperson: Michelle Celadon

Jon Landau

Christine Dubois

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

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(ARC Cont.)

excerpted below.

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 make a determination of 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. 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. Below are some areas that need attention to keep our homes looking good and maintaining the quality of our subdivision.

Mailboxes need to be cleaned and painted. Some need to have the metal box replaced since the doors have fallen off.

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 shingles and cause damage to the inside of your home. Along with high humidity and constant rain showers, homes and sidewalks need to be pressure washed to remove the mildew. Chimneys are one area that inadvertently gets overlooked and they may need extra attention.

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 home owner can receive a citation from the county.

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(Violation Cont.)

Anything that is stored on the outside of your home needs to be out of sight of the street and to neighboring homes. Some of the lawns in the subdivision need some help to stay in compliance with the deed restrictions. If you need to re – sod, you should do so during the rainy season and the sod will have a better chance of rooting properly.

If your home has not been painted within the last ten to fifteen years there is a possibility your paint is not protecting your home from water seeping through the paint and penetrating interior walls. Several fences in the subdivision need attention. Missing or rotted boards need to be replaced.

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 convents you will be receiving a letter addressing those issues.

SOCIAL COMMITTEE

Leon Dubois

Jeanne Rupp

Katherine Sarsfield

Haven't been very busy since the COVID protocols have been in place. We are looking for a possible Fall Jamboree (in lieu of then April picnic). Keep an eye on the Message Board at the West entrance if we move forward to have one. Please know then safety and well-being of our homeowners is paramount and that will be taken into consideration before we decide on a plan of action.

WE NEED A FEW GOOD HOMEOWNERS

Your Board of Trustees has decided to move forward with fining procedures per Florida Statutes for homeowners with continuing violations of our deed restrictions.

Levying a fine is a three-step process:

Step 1: The Board meets and votes to fine the member and for how much.

Step 2: A Hearing Committee meets to hear evidence (the fined homeowner may attend to state their case), and then vote whether to approve or reject the fine(s) proposed by the Board.

Step 3: The Board meets to review the Hearing Committee determination and levy the fine if verified by the Hearing Committee.

The Hearing Committee is comprised of 3 “independent” homeowners who are not affiliated with the Board in any manner. They are chosen by the HOA President from a pool of volunteers, and a different group of 3 can be selected for every case. If you would like to volunteer to serve in the pool of volunteers, please add your name by sending an email to President@buckinghamHOA.org.

Please know the Board has not had to organize this specific committee in all of the years of our existence but the rules and regulations are there for a reason. The Board will take all steps to enforce compliance amicably but know if we reach an impasse we will call on our pool of homeowners for a “check and balance“ of the protocols of the Board when enforcing the Deed Restrictions every homeowner has agreed to when moving into our subdivision. This extra step insures the Board never has absolute power and the homeowner in question has a chance to present their case if they feel they have been treated unfairly.

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What does your HOA do for you?



So ... why should we have an HOA in Buckingham?? Perhaps you have asked yourself that question, especially if you were dealing with HOA issues and thought ... why should they be involved in how I manage my property??

Take a look at these pictures. Would you like to live next door to these houses? FYI, these houses are not in Buckingham (thankfully)! But they are very near, within shouting distance of some of our properties. These houses either do not reside in a deed restricted subdivision, or the HOA within that subdivision is not very effective.

We have been blessed, in our 33 years of operation, with having dedicated, involved and effective HOA trustees. Our property values are peaking during

the current real estate boom, partly due to our board maintaining the deed restrictions and enforcing violation mitigations that help maintain property values within the subdivision.

From time-to-time you may see what appears to be a violation of a deed restriction within our subdivision. Rest assured, it is highly likely the HOA is also aware of the issue and is dealing with it. However, we are not omnipresent, and we may have missed it. So never hesitate to point out concerns to a board member.

In most cases, when the HOA reaches out to a homeowner regarding a potential violation, the homeowner is cooperative and more than willing to take action to comply with our rules. These are the easy issues. However, sometimes we deal with an uncooperative homeowner who doesn't feel the need to comply. These cases need to be handled very carefully. We need to ensure, through our legal counsel, that the HOA is on firm legal footing. Then we can proceed with whatever legal/administrative action necessary to force homeowner compliance. These issues are tedious, potentially costly and take time.

We assure all homeowners that the HOA will not shy away from these issues. We will enforce our deed restrictions, fairly and equitably, with all homeowners. We strive to be good stewards of our HOA funds and will not spend your money on frivolous legal endeavors. But when we are sure we're right, and that the best interest of the subdivision is at stake, we will aggressively pursue our enforcement options. But to be effective, **we need your support !** We look forward to seeing you at our next meeting.

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Trees, Trees, Trees

As homeowners we all made a decision to buy and live in Buckingham subdivision. The reasons for making that decision are varied; but something we continuously hear is that the heavily “treed” nature of our subdivision makes us extremely attractive. So, in our subdivision trees are a valuable asset.

When our deed restrictions were developed in 1987 our original developers recognized this asset and ensured trees would be protected in our deed restrictions. This restriction was further validated when we updated our documents in 2020. The restriction is very specific:

Section 19: All trees within the limits of this subdivision shall be protected without regard to their location. They shall not be bull-dozed, cut down, damaged, poisoned, burned, or removed except as specifically approved by the architectural committee. Any tree intentionally destroyed without said permission shall be replaced by an approved one of similar nature and value. Trees which normally will be approved for removal or relocation include: A. Those located within seven feet (7 f.) of the house foundation or within three feet (3 f.) of the driveway, and B. Diseased trees, those trees which pose a safety hazard and those trees less than two inches (2”) in diameter measured three feet (3 f.) above the natural ground.

In addition to our HOA restriction, Hillsborough County has specific rules and procedures for removing a tree. Current legislation eliminates a requirement for a homeowner to obtain a permit from a local municipality if an ISA Certified Arborist or Licensed Landscape Architect can

provide documentation that the tree is dangerous according to current arboricultural standards. The County asks that if you do have your tree(s) declared/documented as dangerous, by an ISA Certified Arborist or Licensed Landscape Architect, you or the arborist/landscape architect send that documentation or report to the County as an official record of that declaration. The County has published a detailed guide titled: [Hillsborough County Residential Tree Removal Guide](#). An internet search will take you to that document.

HOA legal council informs us that the restriction on obtaining permits prior to removal only pertains to “local governments.” Since the HOA is not a local governing body, our deed restriction requiring ARC permission for tree removal is still valid.

Your Board of Trustees has developed a guideline for homeowners and the Architectural Review Committee (ARC) which was approved at our last board meeting. This guideline supplements and further defines article 19 and states:

Some trees may pose a hazard due to falling branches, the tree itself coming down, or roots adversely impacting walkways and foundations. Any tree that is fully downed, partially collapsed, or otherwise presents an obvious immediate danger of causing damage or injury does not need ARC approval for removal. As a courtesy, notify the ARC and/or HOA within 72 hours of an emergency tree removal with verbal or written justification for the removal. Any homeowner who wants to remove a tree that does not present an imminent danger must submit a tree removal plan to the Architectural Review Committee for approval PRIOR to removal. The plan should specify the following:

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(continued)

1. *Specific location of the tree (s)*
2. *Reason for removal*
3. *Certified Arborist report, if available*
4. *Hillsborough County permit, in the absence of an arborist report*
5. *Landscape plan to replace the tree, remove the stump, and mitigate damage to the plot.*
6. *Hillsborough County has specific rules and procedures for removing a tree. It is the homeowner's sole responsibility to contact the county and meet any/all obligations imposed whether that be a permit or ISA Certified Arborist report.*

Most tree removals occur due to potential hazards to the homesite, as validated in an arborist report. In some situations, the ARC may contract for an independent arborist report, at HOA expense, to validate the need for removal. If the arborist report determines a tree is a hazard, then the ARC will approve its removal.

Landscape plans should include either a schematic of the proposed plan or a detailed written description of the plan that is sufficient for the ARC to assess all proposed homeowner actions.

This guideline has been incorporated into our official "HOA Guidelines" document dated September 1, 2021, which will be made available on our website.

New Arrivals

3904 BHL D – Carlos and Margarita Melendez

3812 Cliffdale – Erin and Andrew Garcia

1605 Palace Ct – Rob and Amy McCain

1616 Palace Ct – Miguel Guerrero and Claudia Lopez

Please welcome them to the neighborhood, if you greet them with a wave and a "Hello", I'm sure they would appreciate it.

Homeowners Points

Homeowner's have asked me to stress a few points in the newsletter:

Please clean up after your pet when walking your dog. I have heard quite a few complaints about waste being left in people's yards. This is also a county violation as well.

Please keep your back yard as cleaned up as your front yard, this will prevent a tirade of bugs and rodents from taking up residence and causing issues with everyone's peace of mind.

Please ask your guest when parking for Holiday parties and get together to take into consideration the neighbor's driveways and staggering the parking to let homeowners, and more importantly, emergency vehicle traffic to pass through. The same goes for the waste collection vehicles on Wednesday and Saturday morning. Please park accordingly so they can do their job efficiently, I'm sure they appreciate it also.

Directory Updates

Please review your Buckingham Subdivision neighborhood directory for any updates that need to be made to your information. Forward the needed changes to treasurer@buckinghamhoa.org.

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