



MANGO GROVES HOA NEWSLETTER

FALL 2016

2017 HOA Meeting Schedule

- ◆ January 23, 7:00 PM, at the Mango Rec Center
- ◆ April 24, 7:00 PM, at the Mango Rec Center
- ◆ July 17, 7:00 PM, at the Seffner-Mango Library
- ◆ October 23, 7:00 PM at the Mango Rec Center. This is the Annual Membership Meeting and Annual Budget Meeting

Meeting location and time are subject to change, with notice, depending on facility availability.

Observe All Speed Limits

Drivers are reminded to observe speed limits within our neighborhood. We have many pedestrians, cyclists and children enjoying the outdoors. Everyone's safety is more important than saving a minute by speeding.

Payment Options for Assessments

Mango Groves Homeowners Association members pay yearly assessments semi-annually, on January 1st and July 1st. Any account more than 15 days past due is considered delinquent.

Your assessment can be paid by check or electronically. If you chose to mail a check, it must be accompanied by one of the payment coupons you will receive in the mail in December. The coupon includes all of the account specific information the bank needs to process and apply the payment to your account correctly.

Auto-draft and Bill Pay are payment options available for owners

who prefer paying bills electronically. Contact McNeil Management if you would like more information about these payment methods.

If you are ever unable to make your payment prior to becoming delinquent, you must contact the management company to work out an arrangement. Once an account is delinquent, it is in danger of going to the attorney for collections and, if there is no communication from the homeowner, the HOA has no choice but to follow the standard collection process. This adds hundreds of dollars in fees to your balance.

Tackle These Home Maintenance Items

Living in an HOA means abiding by our governing documents to maintain your property and its value. Here are three main areas you can focus on to keep your home up to community standards.

1. **Removing exterior**

stains: Regularly inspect the exterior of your home and property for stains such as dirt/mud, algae, and mold. These stains

can occur along the fascia (roof line trim), the home's exterior, on driveways and sidewalks, fences, and mailboxes.



2. **Repainting home:** Depending on the quality of paint used, your home needs to be repainted every 4-6 years. Signs of fading and oxidation (chalky white) mean it's time to repaint. Submit an Alteration Application prior to repainting your home.



3. **Store trash/recycle cans properly:**

These cans must be stored in the garage or behind an approved enclosure. Cans may be placed at the curb the night before collection and must be removed by the next evening.

REMOVE PET WASTE PROMPTLY

Pet owners, please remember to always carry a small plastic bag to pick up your pet's waste immediately. The Hillsborough County Animal Ordinance 00-26, Section 14, requires immediate removal of waste from all public areas and private property of other owners.

First offense fines are \$50, and a second offense is \$100.

It's a health concern to leave pet feces outdoors where children, other pets, and adults may accidentally step in it, have a ball or toy land in it, or water run-off that causes it to end up in our water retention areas.

Your HOA board members would like to offer a special "thank you" to all our responsible pet owners!



Sidewalk Repairs Needed?

If you notice a sidewalk in need of repair, you can call or go online for assistance. Hillsborough County performs sidewalk and roadway replacement and repair on an as-needed basis.

You may call their Customer Service Center at (813) 272-6680 to report damage.

To report the problem online, visit <https://service.hillsboroughcounty.org/311/roads-sidewalks/>.

The form asks for a specific location, your contact info, and space for any details you would like to add. You may even attach photos if desired.



Community Parking Guidelines

Our governing documents specifically prohibit certain types of vehicles from parking anywhere in the community except when stored inside of a garage. These vehicles include all types of trailers, boats, motorcycles, recreational vehicles, campers and mobile homes. In addition, our documents prohibit



trucks exceeding a one-half ton capacity, any vehicles displaying business/company lettering and trucks equipped with exterior storage racks. These are considered commercial vehicles and are restricted from parking in the community on any kind of regular basis.



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Hillsborough County Sheriff's Office

Call 9-1-1 for emergencies

To report criminal mischief, a suspicious person, or any type of illegal activity in the community, call the HCSO non-emergency number at:

(813) 247-8200