

## BUILDING SOMETHING?

If you're constructing a building, structure or improvement, you'll need to get approval from the Architectural Control Committee before doing so. Review the covenants and restrictions carefully before submitting your plan go the ACC.



## CONTACT Us

■ If you have a **specific complaint** or **billing question**, contact Greenacre Properties, 600-1100, x115 for Sharman Killian, Community Association Manager.

■ If you would like to **raise an issue with the board**, you are welcome to attend the board's monthly meetings (time, date and location will be posted 48 hours in advance at the Bella Vista entrances).

## INTERESTED IN ADVERTISING?

Do you have a product or service that you would like to advertise in the Bella Vista newsletter? Contact Greenacre Properties at 600-1100 to let us know.

# Bella Vista ACC Form

Attn: ARCHITECTURAL CONTROL COMMITTEE DATE \_\_\_\_\_

**The undersigned owner seeks approval of the Committee as follows:**

- \_\_\_\_\_ Painting (Color Chips included for House)
- \_\_\_\_\_ Additions/Alterations of Existing Structures/or Property
- \_\_\_\_\_ Prior Additions/Alterations of Existing Structure/or Property

**Narrative Description of Additions/Alterations** (continue on additional sheet if needed)

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**INCLUDE:**

- \_\_\_\_\_ Lot Survey Showing Dimensions, Setbacks, Landscaping, Etc.
- \_\_\_\_\_ New Structure - Plans Enclosed Including Lot Survey, Landscaping Plan and Exterior Materials and Colors.

The undersigned property owner hereby acknowledges and agrees that they will be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Board, ACC, Association or management company shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. The undersigned also understand that the ACC has up to forty-five (45) calendar days to return said application; however, in the event the ACC does not take action to either approve or disapprove the application within such 45 day period, the request shall be deemed DISAPPROVED.

Signature of owner: \_\_\_\_\_ Print name: \_\_\_\_\_  
 Property address: \_\_\_\_\_  
 Telephone: (H) \_\_\_\_\_ (W) \_\_\_\_\_

**ACTION OF THE COMMITTEE**

\_\_\_\_\_ RECOMMEND APPROVAL  
 \_\_\_\_\_ DISAPPROVE FOR THE FOLLOWING REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Date Chairperson, ACC

\_\_\_\_\_  
 Received by Greenacre Manager Sign-Off Received by Clerk  
 \_\_\_\_\_  
 Mailed to Committee Returned by Committee Mailed to Homeowner

**Submit to Greenacre Properties, 4131 Gunn Hwy., Tampa, FL 33618, 600-1100 or fax 963-1326.**

# Bella Vista

## THIS SATURDAY

# Bella Vista Easter Egg Hunt

10 a.m.

Lake Bella Vista Drive Entrance Lawn

Separate hunts for kids  
 0-5 and 6-10



Help stuff eggs  
 Thursday night  
 at 7 p.m.  
 at the Durning's.

## EVENTS

March 20th – Stuff Easter eggs @ 7:00

March 22nd – Easter egg hunt @ 10:00

March 24th – Annual Meeting @ 7:00, ACC @ 6:30

April 19th – Garage Sale – cost \$10.00

May 17th – Kick Off to Summer @1:00 to 5:00 – bring international covered dish

May 19th – BOD Mtg. @ 7:00, ACC @ 6:30

August 25th – BOD Mtg. @ 7:00, ACC @ 6:30

October 11th – Fall Festival and Chili Cook-off 1:00 – 5:00

October 27th – BOD Mtg. @ 7:00, ACC @ 6:30

November 17th – BOD Mtg. @ 7:00, ACC @ 6:30

## No Overnight Parking on Streets

The Bella Vista CCRs restrict overnight parking on the public right-of-way. Please don't make your neighbors slalom down our streets to avoid hitting your car!

## Scoop Poop: It's the Law

Hillsborough County requires "any feces deposited by a dog, cat or pet pig on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner."

So unless you have your neighbors' permission to let Fido poop in their yards, bring your scooper!

## New Web Site: [www.neighborhoodlink.com/tampa/bellavista](http://www.neighborhoodlink.com/tampa/bellavista)

A new web site for Bella Vista is here. [www.neighborhoodlink.com/tampa/bellavista](http://www.neighborhoodlink.com/tampa/bellavista). If you haven't checked it out already, now is the time. There is much to offer our residents. A lively discussion area where you can create any topic for discussion, a free classified ad area where you can post ads for sale and links galore. We have our neighborhood newsletter online along with several links to information that you might need to get to but don't know where to look. Our bylaws and covenants are there along with the form for the ACC or Architectural Control Committee. A sexual predator search link is also provided from the state of Florida.

Since this web site is relatively new we need your help. If you take your time to explore this web site you will find it has a lot of interesting things to look at. There are informative links as well as advertisers links supplied by Google. The best thing about this web site is it is 'free'. It doesn't cost one penny for Bella Vista.

As your web master I have spent many months developing this site and exploring all that it has to offer. There is quite a history about the people behind the company that provides this and what they are trying to do. It's all about keeping in touch with each other via a sort of online community town hall or forum. It's always

at your fingertips and it's always changing.

The people behind this web site have recently upgrade the discussion area. It is quite a change from the original version that was years old. I have started several discussions but welcome anyone to join me in bringing together as much information as possible so that it might be of help to others in the community. I have posted about my experience with fixing a garbage disposer that wasn't working since the house was built. Recently I posted about my garage door repair. It's all about sharing. You don't have to post your real name or address either, you can be completely anonymous or you can reveal as much about yourself as you want. It's really easy and I think, fun.

Pictures, yes, we have a link to several albums starting from the construction period to the past Fall Festival event. Upload your own pictures and create your own links on the web site page. If you don't know how to do something or need some help, just email me at [pstreicher@aol.com](mailto:pstreicher@aol.com). I'll be glad to help you. Let's get going and make this fun. Check it out now at [www.neighborhoodlink.com/tampa/bellavista/](http://www.neighborhoodlink.com/tampa/bellavista/). Thank you.

— Paul Streicher

## From the President: Gates

\_\_\_I have been asked about installing gates for the entrances many times. I know there have been several crimes in our community. I asked Sharman our property manager to get a couple of estimates.

Security Protection System Inc. gave us an estimate for two gates and a turnaround at each entrance for \$75,000.00 to \$85,000.00. This would cost \$695.00 per home. This price does not include maintenance or repairs. This also does not include installation of a phone line, monthly phone service, electrical service, or a new electrical meter.

Accurate Electronics gave us an estimate for two gates and

a turnaround at each entrance for \$93,000.00. This would cost \$808.00 per home. This does not include maintenance or repairs. This does not include installation of a phone line or monthly service. This does not include electricity or the new meter.

**If gates were to be installed, we would have to special-assess each property owner for the \$700.00 to \$800.00 cost.** The HOA fees would have to be increased to cover the maintenance and repair of the gates, the two additional phone lines and the two new electric meters.

Even with gates, the county-owned right-of-way between Lake Bella Vista Drive and Montilla

Loop would still leave our community exposed. The county may or may not fence this for us.

The cost is too high and would not be effective for enclosing our community with the open county right-of-way. Our costs would be double that of other neighborhoods, because we have two entrances when most communities have one entrance to gate.

All of the houses in Bella Vista were pre-wired during construction for alarm systems. Many of my neighbors and myself have hired a monitoring company.

If you have any questions, please come to the Annual Homeowner Meeting on March 24 at Greenacres Properties.

## Updates

Many of you may have been as surprised as I was last month when the traffic calming signs were posted by Hillsborough County. So, I thought that I would take a moment to share what I have found out with regards to these pesky signs.

After a day or so, a "CANCELLED" banner was added to the signs. At that point I became increasingly curious. After a few phone calls, I found out the following information:

The meeting was called by the county to discuss "traffic calming" which we have found to be synonymous for SPEED BUMPS!! They cancelled the

meeting when they discovered that this very same issue was brought up one year ago. The residents signed a petition against this back then, and when they realized that it could not be revisited for the years, the meeting was cancelled. So, we are safe from speed bumps on Rawls Road until that time.

In addition, some of you may be aware that the intersection of Rawls Road and Hutchison Road has been approved for a traffic signal. The Board of Directors and Greenacre Properties, upon the advice of our legal counsel, has sent a letter to the county's engineering firm for the light and intersection improvements. We

requested that they release Bella Vista and the Board of Directors from any liability during construction and take on all liability to our wall, property, etc. Once we receive that signed letter back, we will find out where we stand in terms of project completion dates and will update you all.

As we find out more information with regards to this issue, we will post it on our community website, so check there often for updates and useful information. Until then, PLEASE be very careful when entering and exiting our community. The turn onto Hutchison Road can be extremely dangerous.

—Jackie Durning, BVA secretary