

June 2022

The Clearing Newsletter



Easy Reference

Community website:
www.theclearingfl.com

Any issues or question please
reach out to First Choice
Association Management

Our representative
Randy Unwin

Phone
727-785-8887

Email
cam4@firstchoicemetro.com

Upcoming Dates

Board meeting June 29th
5:30 pm in the Cabana

Hurricane Season is Approaching

If there is a warning, take steps to prepare: secure all outdoor furniture and objects that could be tossed about by strong winds. Seasonal residents should do this before leaving the community. The pool furniture will be secured. Please do not move or use the furniture and avoid the cabana area until the storm has passed and cleanup has been completed.

Downed tree leaves and limbs. If you wish to clean-up around your villa or help with the general clean-up please pick up smaller branches and put them in the dumpster. If any tree limbs are large and come down on buildings, carports or cars please contact property management. We may need to engage a service for removal and if necessary repair any damage that is the responsibility of the HOA.

Localized flooding. Please monitor your property and the roadways around your villa. The amount of rain expected will be unusual and some localized flooding is possible. Pinellas county also updated its evacuation flood zones, and our community is impacted by those changes.



PROJECT UPDATES

Sprinkler repair

We have been under-going a 9 month project to bring the sprinkler system back into repair. The project is about finished. Prior to making a final payment to the vendor, we want to make sure all of the sprinklers are working. If you have sprinkler heads that are not working, please inform Randy at First Choice.

Dumpster Enclosures.

We are in the home stretch. We have gotten to the point where we have a punch list of issues to correct, and the project will be completed. The new structures are a visual improvement over the old structures. They also provide easier access, no longer having to open a door to get to the dumpster.

Roof News

Growth on the roofs

Algae and moss is growing on a number of roofs. It is caused by tree overhang. The board is aware and is working on plans for tree removal/trimming and then cleaning the roofs. If owners have an urgency to address trees they can do so at their expense.

Wind Mitigation Reports on the buildings.

While the association is responsible for the roofs it does not own the roofs. Owners would need to hire a firm to do the inspection. Those reports grade the type of fasteners holding the roofs to the structure, and depending upon the fastener can result in a credit on one's homeowner's insurance. These reports are only good for 5 years, and then the inspection has to be done again.

Know Your Community Documents

The board just updated the guidelines for renting units in the Clearing. Here are some highlights of the guidelines:

No more than 10 units can be rented at one time.

The owner must live in the villa for at least one year before being allowed to rent.

Renters are required to follow the policies and procedures of the HOA. The renter and the owner can be held accountable if there are violations.

The board must approve in advance of a villa being rented.

Renters are not allowed to have pets.

There are more details that can be found in the Rental Procedure document.

Landscaping Tips

If you use mulch on your property use only brown or black mulch. Red mulch can leach chemicals into the soil. And avoid using recycled mulch like that available at John Chestnut park. It can contain unknown pests which in turn can affect our properties.

If you use different styles of blocks to build up flower beds, make sure they are kept neatly stacked and clean.

