

NEWSLETTER

SUMMER 2024

www.belleoakvillas.com
belleoakvillas@gmail.com



Belle Oak Villas

LANDSCAPING



Each year a certain amount of money is budgeted for the common areas. We have increased the amount allocated for 2024/2025, but we suspect even that will not be enough to take care of everything. Work continues on the old irrigation system, but, repairs to one section often lead to new issues in another area.

We will soon be making another list for the tree company as we have many trees and palms in need of trimming. This work will commence during the summer.

If anyone has ideas for planting on their own street, let us know. We would obviously not turn down help with some of the landscaping, so if you wish to do some planting, please let us know.

HOA FEE

At the recent annual meeting, the board presented the annual budget for 2024–2025 and announced a fee increase to \$240 per quarter. Although no one likes an increase in costs, the simple fact is that all expenses involved with this community are increasing on an annual basis. Insurance, maintenance, landscaping, etc. The board must be prudent in not only covering these expenses but also ensuring our reserves can cover the large expenses due in the next few years, which will include repaving of the streets. This is only the second increase in six years, and we would hope owners appreciate the fact that our monthly fee, at \$80, is extremely low compared to other communities.



HURRICANE SEASON

A reminder that hurricane season approaches and, as always, we should start preparing early. In the event we need take action, please check email and our web page for notices. This is a good site for advice. [Make a Plan - Pinellas County](#)

HOA BOARD



President: Nancy Porter

Vice President: Annette Bennett

Secretary: John Slater

Treasurer: Rob Nimrick

Directors:

Jan Willis

Karen Okon

Alecia Scott

Webmaster/Newsletter/Email Alerts:

John Slater

john.slater.bov@gmail.com

TREASURER



Kevin Haumann has retired from his position as Treasurer.

We would like to thank him for the many years of service he gave to the community.

Rob Nimrick has been duly elected as the new Treasurer.

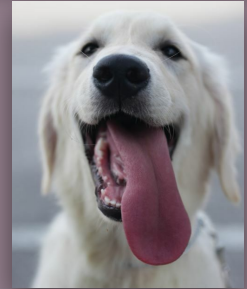
WEB PAGE



If you haven't already done so, please check out the web page for [Belle Oak Villas](#)

You will find a lot of interesting information about the community, together with details of architectural change requirements, previous newsletters, minutes from meetings, some lovely photographs of our community, and much more.

HOT DOGS



Pet owners, please be aware of how HOT our streets will get during the summer months. Dogs have thick pads, but they cannot cope with the extreme temperatures of our roads, so please keep them on grass as much as possible. They will love you for it.

NEW RESIDENT?

Welcome to Belle Oak Villas! We hope you enjoy your new home and community.



We now offer a Spanish version of our Welcome Book. See web page or email us for a copy.

KEY DATES

Monthly Meetings:

H.O.A meeting is held on the 3rd Tuesday each month at Largo Community Center.

[Details on our web page](#)

Large Item Pickup:

3rd Thursday of each month.
Chain removed 5 days prior.
Check Email for confirmation.

NEW PLANTING



You may have noticed work being done to create a new planted area on the corner of Rodeo and LaCosta.

Joe, who lives adjacent to the area, offered to create the new flower bed and we are providing the plants and materials.

Thanks Joe!!!

DOG MESS



Sad to say, no matter how many times this is mentioned on email or in newsletters, we still have many dog owners who fail to pick up after their dogs. We, meaning the Board of Directors, are not 'Dog Patrol Officers'

We can only act if a culprit is identified. Not picking up after a pet is an offense, as stated in our rules and local by-laws, and is punishable by a fine. We will be sending yet more emails and fixing a notice at every door in the community.

Owners on each street will have to be vigilant in trying to identify people when they see someone who fails to pick up. A description of the dog is often enough to point us in the right direction. We should also remind people that each street has a box containing grocery bags for people to use.

Please pick up after your dog. It is unsanitary and, quite frankly, disgusting when so many owners fail to do so.

RECYCLE BINS

We appreciate the efforts being made to follow the guidelines for the blue recycle bins but, as always, there are still many residents who do not understand one very simple rule.

NO PLASTIC BAGS

It is pointless filling Publix bags, Walmart bags or other large trash bags full of water bottles or cans. They will be thrown in the dumpster. We are not sorting your trash for you.

KEEP IT SIMPLE: The only plastic should be bottles and jugs



Last But Not Least....

The Board of Directors of Belle Oak Villas is a volunteer group tasked with not only the upkeep of the common areas but also trying to ensure owners do regular maintenance on their own homes. The curb appeal of our homes helps maintain high property values. The inspection season is here again. If your villa or landscaping needs attention, we would advise that it be taken care of to avoid receiving a notice.

Wishing you all a beautiful & safe summer!

