

Weekly Wrap-Up

Friday Roundup – Community Update

Hello, Vicenza Residents!

We wrapped up another productive week, and I wanted to share a few updates on what's happening around the community.

Clubhouse Improvements

Beginning Monday or Tuesday, you'll notice contractors working on the exterior of the clubhouse. They will be completing much-needed stucco repairs followed by repainting the exterior. The clubhouse will remain open during this work, but you may see workers around the building for a day or two.

Once the exterior is complete, we'll move on to painting the interior of the clubhouse.

You may also have noticed the new lighting installed at the clubhouse entrance. While the fixtures are in place, they are not yet operational as we're waiting for an electrician to complete the wiring. That project is moving along nicely. Landscaping & Preserve Updates

I'm happy to report that we've received approval from our corporate office to begin planning landscaping improvements in the common areas, including:

- Tree replacements and removals
- Sod replacement
- Other landscape enhancements

While the quotes have been received and planning is underway, we're still experiencing drought conditions, so timing will be very important. I appreciate everyone's patience as we make sure these improvements are completed at the appropriate time.

We're also waiting on a proposal from Eco-Logic to begin cleaning up the preserve areas. I've been assured that quote should arrive next week.

Gate & Access Updates

We've had a few gate repairs this week, and I wanted to keep everyone informed.

- **Back Visitor Gate:** The gate was damaged after being struck by a non-resident vehicle. We have video footage of the incident, the gate has been repaired, and we will be working directly with the responsible party regarding the damages.

- **Front Entrance Gate:** Last Friday evening, the front gate malfunctioned. After reviewing the security footage with Envera, we determined that mounting bolts failed, causing the gate to fall. Fortunately, this was covered under warranty and has been repaired at no cost to the Association.
- **Pool Gate:** The pool gate has also been repaired after a lower bolt was broken. It appears excessive force was placed on the gate. As a reminder, gates are not designed to be climbed over. Please help us protect our community amenities by reminding children, guests, and family members to use the gates properly.

Vantaca Assistance

I've helped quite a few residents individually with Vantaca over the past couple of weeks. If you're still having trouble using the system, please don't hesitate to stop by the clubhouse or give me a call.

If there's enough interest, I'll gladly schedule another Vantaca training session. Simply reply to this email if you'd like to attend.



Office Schedule

Please note that I will be out of the office after lunch on **Tuesday** for training in Lakewood Ranch. I'll be back in the office bright and early Wednesday morning.

Lifestyle Coordinator Update

We're continuing the hiring process for our new Administrative Assistant/Lifestyle Coordinator. I know many of you are looking forward to having someone dedicated to helping coordinate activities and resident events, and so am I! Hiring takes a little time, but we're making progress.

Vendor & Budget Updates

This week included several property walks with vendors.

We've selected a new pest control company that I've worked with before and have had great experiences with. They provide excellent service while also being more budget-friendly.

I'm also continuing to gather proposals from our vendors as we work on preparing the **2027 operating budget**.

Upcoming Events

Impact Landscaping Town Hall

Monday, August 10 | 10:00 AM

Representatives from Impact Landscaping will be here to answer your questions during an open Q&A session.

Community Town Hall

Our next Community Town Hall will be held from **1:00 PM – 3:00 PM**.

You'll notice I'm rotating the meeting times throughout the year so more residents have an opportunity to attend, whether during the afternoon or evening.

COMING IN AUGUST: New Homeowner Orientation

Thank You!

A huge thank you to everyone who attended our first **Thirsty Thursday!**

It was such a welcoming event, and I truly appreciate everyone who came out and helped make it a success. You all made me feel incredibly welcome, and I can't wait for the next one!

Account Balances & Financials

Your account balances have now been updated in Vantaca.

We also expect to release the **June financial statements** very soon as we continue working through the transition from Castle's financial records.

If your account shows a balance or a credit and you'd like me to review it with you—or if you need assistance with refunds or your ACH/direct deposit information—please stop by or give me a call.

ARC Updates

I'm happy to report that ARC applications are moving through the approval process much faster now.

If you ever have questions about an ARC application or the approval process, please don't hesitate to reach out. I'm here to help.

Maintenance Updates

- The main irrigation water line that broke earlier this week has been repaired, and the irrigation system is back up and running.
- The spa is currently closed due to a failed motor. One motor was covered under warranty, while the other was not. The replacement part has been ordered, and we're hoping to have everything repaired early next week.

- The pool remains open and is a great way to stay cool while we wait on the spa repair.
- I'm also waiting on approval for new awnings and additional benches to improve our common areas.

Community Reminders

One topic that has generated several questions recently involves fishing in the community ponds and the use of electric bikes.

Please remember that **fishing in the community ponds is prohibited** under our governing documents. This rule exists for safety reasons. If you observe individuals fishing or trespassing on Association property, please contact the local non-emergency police department so the situation can be addressed appropriately.

We've also received reports of electric bikes being operated in a manner that has caused damage to some of our common areas. Whether you're an adult or a young rider, please operate bicycles and electric bikes responsibly and respectfully. Parents, we appreciate your help in reminding your children to follow the community rules and to respect Association property.

At the end of the day, we all chose to live in an HOA because we value a well-maintained community. By treating one another with kindness, respecting the rules, and looking out for our shared property, we can continue making Vicenza a wonderful place to call home.

As always, thank you for your patience, kindness, and support as we continue making improvements throughout the community. I truly enjoy working with all of you, and I appreciate everyone who has stopped by to introduce themselves, ask questions, or simply say hello.

Have a wonderful weekend! I look forward to seeing everyone around the community on Monday.

Sincerely,

Citizens Management Services, Inc. on behalf of Vicenza Neighborhood Association, Inc.
(941) 313-3685 | www.citizensmanagementservices.com