

# VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

## Calendar

Water Aerobics, Mon. - Fri.,  
10:00 am, Villa Pool

Villa Coffee, Sat., June 4, 9 am\*

Bobcat Villa HOA Board Mtg.  
To Be Announced, Villa  
Clubhouse

Bobcat Trail CDD Board Mtg,  
Thurs., June 16, @ 3 pm,  
Bobcat Community Center

Bobcat Trail Master HOA Mtg,  
Wed., June 22, @ 3:30 pm,  
Bobcat Community Center

*Other events may be scheduled throughout the month. Be sure to check the message boards at each post office station and in the breezeway of the Clubhouse for event notices and sign-up sheets. Items above marked with a (\*) require sign-up.*



## From the May 25 Villa Board Meeting...

The Villa Board met on Wednesday, May 25 at 4:00 pm in the Villa Clubhouse.

### Irrigation System Status

Our irrigation system is a complex network of valves, pumps, lines and heads so getting them all working together has been a challenge, especially with a system that is over 20 years old. With our landscape vendor, LMP, working on various issues throughout the community, the entire system is working. Ongoing efforts will be required to keep grass from overtaking the sprinkler heads, but LMP is charged with staying on top of that.



### **Chris McCluskey - Villas' Point Man**

Your Villa Board of Directors is charged with making decisions on how the community functions. They review and approve or disapprove service bids and resident requests. They approve and monitor the budget and expenditures. Anything that happens around the Villas is the ultimate responsibility of them.

Overseeing the day-to-day operation of the community is our Association Manager Chris McCluskey of Star Hospitality Management.

Chris hires and oversees the daily duties of our maintenance personnel. He serves as liaison to our many service vendors. He collects proposals and bids for work that needs to be done around the community, whether it's removing a single palm tree or lining up a vendor to handle all of our landscape needs.

All residents are directed to email Chris for any issues they have relating to their villa and the area surrounding it. If you have a question about your landscaping, contact Chris. Wondering who handles cracks, leaks or damage, start with Chris. Have a project that the Villa maintenance personnel might handle, take it to Chris who will assign it to him if appropriate. Many issues need to go through the Board, but Chris is the first point of contact for that process to begin.

Contact Chris at: [c.mccluskey@starhospitalitymanagement.com](mailto:c.mccluskey@starhospitalitymanagement.com)

### **Community Maintenance**

Recent work to clean out dryer vents and inspect for termites was conducted in most villas, but a number of villas were missed due to no access at the time. Dates will be scheduled in the future to allow those services to be completed in the villas missed and will be announced as soon as they are scheduled.

### **Owner Comments**

A request has been made by a resident for them to install gutter guards on the gutters around their Villa. The Board denied that request as many of the issues with clogged gutters stems from fallen pine needles. Those needles will be caught on the guards and prevent water from flowing through to the gutter. Water drain-off into lanais is caused by the super gutters installed atop the lanais and there's no way to prevent that from occurring. The HOA arranges for the gutters to be cleaned out regularly.

Another owner comment asked if they could have a pine tree removed at their expense. This request comes periodically when pine needle build-up occurs. Typically the Board does not approve of a live tree being removed. There is also a concern of how removal of a number of pine trees will affect the look of the community. Sensitive to the concerns of owners, the Board directed the Landscape Committee to study the issue and bring a recommendation to the Board for consideration.

The next meeting of the Villa Board of Directors is yet to be announced.

### **WiFi Comes to the Villas!**

Thanks to an arrangement made with Comcast Communications, wifi has been installed in the Villa Clubhouse. The signal is strong enough to reach out to the fence perimeter around the pool. Residents are free to connect to the wifi when in the clubhouse or around the pool. On your devices look for the network called BobcatVillas and use the password: Bobcat2001 (no spaces).

## Quiet Times Around the Villas

Organized social activities have slowed down lately with so many residents having headed north or on vacation. The ever-popular Villa Coffees will continue on somewhat of a voluntary basis. It will be still held on the first Saturday of the month at 9 am, but anyone attending will be asked to bring a breakfast treat for all to enjoy. Coffee will still be provided by the Villa Social Committee. A sign up sheet will be posted in the Breezeway of the Clubhouse so everyone will know how many yummy treats to bring. Join in on Saturday, June 4 at 9 am.

## A Reminder about Villa Clubhouse Usage and Security

The following important notice was emailed to all Villa owners. It bears repeating here.

*Attention, Villa Residents,*

*Lately, we have noticed that people have been accessing the Villa Clubhouse and upon leaving, not locking the doors to the outside. This includes the doors inside the restrooms leading to the interior of the Clubhouse and the entry doors both inside and outside of the gate. In addition, the fans are being left running and the front door of the Clubhouse itself has also been left unlocked.*

*All Villa residents are provided with a key to the Clubhouse for their personal use of the space, as well as to be able to access the library. When finished with your business, please lock all doors, turn off the fans, turn the thermostat back up to 78 degrees (if previously adjusted) and turn off the lights.*

*As a rule, the doors from the restrooms to the Clubhouse are to be locked at all times unless a function is taking place.*

*Leaving the Clubhouse open invites potential damage and theft of the interior space and the property inside the building. This is of particular concern with the entire Bobcat Trail community having access to the pool and a variety of vendors coming and going throughout the day. The Social Committee has already seen kitchenware, extension cords, and food disappear over time.*

*We wish we had a sophisticated security system like the Bobcat Trail Community Center with fob access and cameras throughout, but we don't have the budget or personnel for that. We must rely on our neighbors to make sure our property remains safe and secure.*

*If we all don't do our part to protect the building that we all pay for, then we'll be forced to restrict access for everyone.*

*If you visit the pool or clubhouse, take a moment to check to make sure the doors are securely locked and the lights and fans are turned off.*

*Thank you for your cooperation on this issue.*

## **Welcome to These New Residents of the Bobcat Villas**

We welcome New Owners who join us each month. Be sure to welcome them to our Community!

Linda Pankowicz - 2212

Larry & Beverly Stevenson - 2036

Robert & Elaine Bartus - 2145