

# Hickory Hill Community Homeowners' Association

April 8, 2025

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## **Hickory Hill Community Homeowners Association Meeting**

**Tuesday, April 8, 2025**

**Seffner United Methodist Church**

**1310 S Kingsway Rd, Seffner, FL 33584**

### **Board Members Present**

**Eddie Aikins (remote)  
Rhonda Mitchell  
Bill Kruppa  
Jay Belcher  
Cheryl Bodden  
Marjie Boyd  
Rudy Pein  
Lisa Cooper**

### **Board Members Absent**

**Mike Bolen**

### **1. Call to Order:**

**The HOA Board meeting was called to order on April 8, 2025, by Marjie Boyd, president, at 7:15 PM at Seffner UMC, 1310 S. Kingsway Rd., Seffner, FL 33584.**

### **2. Minutes:**

**March 11, 2025, minutes were accepted as presented.**

### **3. Treasurer's Report:**

**April 8, 2025, Treasurer's report was accepted as presented.**

### **4. Secretary's Report:**





**No activity since March 2025 meeting to report.**

### **5. Old Business:**

- a. 512 Caulder Park Rd -Commercial vehicles parked continuously at the home.  
A third certified letter was sent. The HOA's attorney confirmed that because Hickory Hill Community deed restrictions do not include the Kaufman clause, the HOA is within their rights to continue enforcing the deed restrictions as they stand. Board agreed to have attorney send final letter to homeowner.**

- b. 602 Penn National Road- A phone conference was held with Mr. Weiner directing him to file Contempt of Court charges against Mr. Spooner. Before Mr. Weiner can proceed, the HOA needs to send a certified letter to Mr. Spooner giving him 15 days to comply with the judgment to remove or reduce the height of the shed. Board agreed to send a certified letter and proceed with the Contempt of Court charges.
- c. 405 Laurel Park – Bill Kruppa stopped by the home several times about the “No Trespassing” sign but never got an answer. A first letter will be sent.
- d. 604 Penn National – A first letter was sent for the trailer in the yard.
- e. 506 Caulder Park – A first letter was sent about the car parked in the yard.
- f. 408 Laurel Park – The trailer was removed before the letter was sent.

**6. Summary of Pending Violations:**

Address		Reported Date	Violation	Action Taken	Action Date	Picture Documentation	4/08/25
506	Finger Lakes	8/9/2022	Boat	Due process followed, pending litigation			Pending litigation
508	Finger Lakes	8/9/2022	RV, large shed	Due process followed, pending litigation			Pending litigation
408	Laurel Park	3/11/25	Trailer				The trailer was removed before the letter was sent. <b>Resolved</b>
506	Caulder Park	3/11/25	Car parked in yard				A first letter was sent about the car parked in the yard.

604	Penn National	3/11/25	Trailer				A first letter was sent for the trailer in the yard.
405	Laurel Park	3/11/25	No Trespassing sign				A first letter will be sent.

## **7. New Business:**

- a. No new items for discussion.

## **8. Members at Large:**

- a. A homeowner present wanted to know what is being done about 602 Penn National Road. President Marjie Boyd gave a brief synopsis of the ongoing litigation proceedings concerning the RV parked in the yard, the oversized shed, and the overall disrepair of the home.
- b. Arbor Bluff Development – The committee met to prepare a list of concerns of homeowners (see attached). Andy Greenwood and Steve Beachy from KB Home attended the meeting to answer questions. Andy said it's not their decision on whether to use Penn National as an ingress-egress. It's a county requirement to connect to adjacent roads. KB would have no problem blocking off Penn National with a gate and putting a "lock" that will only be usable by emergency vehicles if the county agrees. The county originally had KB Home look into using Gray Fox Run as a pedestrian access. After some checking, it appears Gray Fox is wide enough to use an ingress-egress and is going to be presented as an additional road to use.

Andy recommended that our community prepare a petition with as many signatures as possible and send a letter to Planning and Zoning with our concerns. The purpose of the petition is to show the number of people the HOA represents. Since the zoning hearing has been pushed back to June 16, there is time to plan for a signature drive. Individuals also have the option to send a letter in addition to signing the petition.

The pesticide issue was addressed. A study has been done by KB Home and only individuals purchasing a lot will have access to the report.

The new development will have an HOA. There will be a rental restriction on homes allowing for a minimum one-year lease. The community will not be gated but the HOA will be responsible for maintaining the roads.

The concern of building two story homes on the property backing up to Hickory Hill was discussed. KB doesn't build spec homes or determine what homes go where. It's up to the buyer to determine what lot and home they want. Homes will be 1500-sf to 3100-sf with a price range of \$380,000 to \$400,000. There will be a 15 foot buffer zone with additional trees planted (where needed) behind the homes that back up to Hickory Hill. The new development's HOA will be responsible for maintaining that area.

The water run-off concern was discussed. The new development will have a closed basin design with no development run-off discharge. The criteria used is determined by Hillsborough County and based on a 100-year flood event.

The rezoning meeting has been postponed to June 16, 2025. A final decision will be made by the Board of County Commissioners on August 12, 2025.

Please use the following address if you would like to submit a letter:

[Hearings@HCFL.gov](mailto:Hearings@HCFL.gov) The subject is: RZPD 25-0274

Any letters submitted for the Zoning Hearing will be forwarded to the Board of County Commissioners prior to that hearing.

**9. Adjournment:**

With no further items to discuss, the meeting was adjourned at 8:37 PM.

**10. Next Meeting:**

The next meeting is scheduled for May 13, 2025, 7:30 PM at Seffner UMC Church, at 1310 S. Kingsway Rd, Seffner, FL 33584.

## **Concerns from Hickory Hill Subdivision Regarding RZPD 25-0274**

**Use of Penn National Road** (Hickory Hill Subdivision) as an ingress/egress from Arbor Bluff:

- **Eliminate the use of Penn National Road as an ingress/egress from Arbor Bluff.** The use of Penn National will significantly increase traffic in Hickory Hill which will adversely affect property values. It will also impact emergency services for our community. Our subdivision is already used as a through-way for vehicles from Shangri-La and Hickory Lakes Manor subdivisions, many of whom do not observe the speed limit or stop signs.

**If there are no other alternatives to using Penn National Road** as an ingress/egress from Arbor Bluff:

- **Reduce the number of homes to three per acre** to mitigate the amount of traffic that will flow through Hickory Hill.
- **Place a minimum of two traffic calming measures** on Penn National Road and two in Arbor Bluff Subdivision leading to Kingsway Road.
- **Do not use Penn National Road during construction** of Arbor Bluff.

**Two Story Homes Backing up to Hickory Hill Subdivision**

- **Eliminate the building of two-story homes** in Arbor Bluff for lots backing up to Hickory Hill (to allow for privacy to pools/backyards of Hickory Hill homeowners).

**Water Run-off concerns:**

- **Address the ditch that was created in Robert's Nursery** along the Hickory Hill property line to ensure flooding of Hickory Hill properties does not occur again.
- **Conduct an independent contamination assessment** of Robert's Nursery property to determine if pesticides and poisons remain.

**Questions**

1. What is the criteria for saving or removing trees?
2. Was access to Penn National from Robert's Nursery created legally?
3. Will Arbor Bluff have deed restrictions? (This will affect property values in Hickory Hill.)
4. Has an environmental study been done?

***In addition to the issues addressed, Hickory Hill homeowners are concerned about the increased traffic that will be created on Kingsway Road for the students who attend Lopez Elementary and Burnett Middle schools and must use Kingsway Road to walk to and from school.***

***Hickory Hill homeowners are also concerned about the recent hurricanes that hit our community last fall and created flooding for so many homeowners in our area. We realize the storms were considered 100-year events, but the potential for flooding only increases as more land is cleared for homes.***