

# TWIG ... OF BENT TREE

## **JANUARY 2024**

**POOL HOURS: 8AM—5PM**

**benttree33777@gmail.com**

## **NOVEMBER FINANCIALS**

Beginning Balance: \$27,161  
Ending Balance: \$27,540  
Delinquencies: \$ 4,864

## **YOUR HOA BOARD MEMBERS**

Cindy Perry	April Murphy
Shawn James	John Porath
Alex Parent	Debbie Behnke

## **MONTHLY BOARD MEETING**

**Next Meeting:** January 18, 7PM at the clubhouse

**Annual Meeting:** February 15, 7:30PM at the clubhouse

There was no monthly meeting held in December as the board was on recess for the holidays.

## **MONTHLY DUES AND SPECIAL ASSESSMENT**

Resource Property Management (RPM) who serves as our property management company for the financials of our community recently sent out a notice that there will be a new portal to pay your dues online. The HOA board was not aware of this change until each of us received the notification in the mail, just like all other community members. The old portal has been down for a couple weeks and we've been told that the new portal will be in place by February 1st. RPM will mail each homeowner a letter on how to access the new portal in January. While this is not ideal for many of us, the board would like to communicate that we are equally as frustrated with their changeover as you may be. **We have communicated to RPM that there should be no late fees assessed for the month of January due to this switchover.** The new monthly amount for 2024 is \$40.95 per month (\$491.40 per year). You are still able to pay via check, money order, or ACH while we wait for the new portal to be up and running.

The special assessment that passed in November will be \$200 per villa, due November 1, 2024. RPM will be mailing out a separate correspondence for the special assessment. If you chose, you may pay the lump sum ahead of time or make smaller payments throughout the year, as long as the full \$200 is paid by November 1, 2024.

We have been experiencing issues with RPM and it is on the board's agenda in 2024 to research other property management companies in hopes that we can find one that is able to give us better service. RPM is more cost effective than a couple we have already reached out to, but the service level just isn't what we expect it to be. If anyone has suggestions on property management companies, please send us an email.

## **HELP NEEDED**

The board struggled through much of 2023, having 3 members step down and only two positions filled. 5 of the 6 current members work full time jobs so it is very difficult for us to keep up with all the emails, architectural control, financials, and attorney situations. We are looking for other community members to help assist. If you are interested in joining the board or just helping out from time to time, please let us know via email or stop by the next board meeting. The board does as much volunteering as we can to keep HOA expenses as low as possible but it is not sustainable. If we are unable to find volunteers, we will likely need to start paying to outsource some things which will raise our community expenses.

## **PROPERTY MAINTENANCE**

The weather has finally reached the ideal time of year for exterior property maintenance. March will kick off the yearly architectural control walk through. The most common issues found last year were firewalls that needed cleaned/painted, damaged or missing shingles, villas that needed painted, trees/bushes/grass that needed trimmed/cut, and damaged or missing screens. Please take some time to look around your villa exterior and see if any of these items need attention and help keep our neighborhood looking nice. Architectural control enforcement was the single most time consuming item of the board's time to get corrected last year so please help us proactively address these items. Should you have any questions, send us an email and we are more than happy to assist where we can.



## Local Neighborhood Advertisers

**Mark Murphy**  
**Realtor**  
**Over 100 Closed Bent**  
**Tree Transactions**



**Mobile Phone: 727-692-6275**  
**Email: mark@mypinellasagent.com**

**Bardmoor Insurance**  
Home of  
**Cindy Perry The Insurance Lady, Inc**  
Office Number **727-219-9453**  
Health Insurance  
Medicare Supplemental and Advantage Plans  
Individual and Family Health Insurance  
Life Insurance, Annuities, and IRA Rollovers  
**cindyperryacs@gmail.com**  
11313 Starkey Rd.  
Largo, FL 33773

**ALEX AND SONS**

**LANDSCAPING AND HANDYMAN SERVICES**

**727-623-1071 CALL OR TEXT / FREE ESTIMATES**

<p><b>Lawn Services</b></p> <p>Mowing</p> <p>Lawn cleanup</p> <p>Landscaping</p>		<p><b>Handyman Services</b></p> <p>Pressure Washing</p> <p>Painting / Screen Rpr.</p> <p>Small Projects</p>
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**THE STRAIGHT TEAM**

**April Murphy,**  
**Realtor**

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**727-637-9458**  
**April@AprilMurphySells.com**

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## NEW YEAR'S WORD SEARCH

C	G	E	H	S	S	Y	S	M	J	P	A	R	T	Y
Q	O	U	T	L	R	Q	R	A	P	L	G	I	H	X
O	M	N	A	A	Z	E	N	P	L	C	K	P	N	U
M	G	O	F	H	R	U	E	R	J	C	S	J	W	B
F	G	N	N	E	A	B	A	H	R	V	I	V	O	A
E	O	H	X	R	T	D	E	E	C	K	T	L	D	L
K	L	T	Y	X	N	T	S	L	J	U	T	A	T	L
C	D	J	U	E	X	O	I	K	E	Y	Z	V	N	O
O	L	R	L	N	L	L	K	X	U	C	V	W	U	O
L	Q	A	N	U	R	E	K	A	M	E	S	I	O	N
C	C	D	T	M	I	D	N	I	G	H	T	U	C	S
V	I	I	R	A	E	Y	W	E	N	V	A	M	H	H
A	O	B	S	Z	E	U	W	S	X	F	C	P	V	I
N	Z	F	P	A	H	J	A	G	L	M	C	G	P	U
M	H	A	N	L	G	A	H	G	R	J	Q	D	O	Y

Balloons	Confetti	Midnight
Calendar	Countdown	New Year
Celebrate	Goals	Noisemaker
Cheers	Happy	Party
Clock	January	Resolution

**Jeff Buckland**

3100 38th Ave. N.  
St. Petersburg, FL 33713

727-241-1251  
Jeff@thunderbayair.com  
ThunderBayAir.com  
CAC1815288

**Thunder Bay Air Inc.**

AIR CONDITIONING • SALES • SERVICE • INSTALLATION

The Bent Tree HOA board does not endorse any company. However, we thank these fine businesses for supporting our community. HOA Board—Bent Tree Homeowners Association.