



MILL RUN HOMEOWNERS Quarterly Newsletter

SPRING
2022

IMPORTANT REMINDERS

- 1) Mill Run yearly HOA dues were due on or before January 31st, 2022. Each homeowner should have received an email and invoice from Baran Property Management (BPM). Please mail payment to 3152 Little Road, Suite 107, Trinity. Please note late payments will incur interest charges.
- 2) In order to keep updated with all community events and issues, please create an account to sign into the BPM Homeowner portal: <https://baranpropertymanagement.managebuilding.com> Please note the system will only allow one login per home.
- 3) Please remember if you have property updates, improvements or renovations, ie (roof, windows, paint, driveway, fence, etc) you are required to submit an ARC form for approval. This protects you as a property owner and it is documented to protect our HOA. Please submit form in the portal or call Baran Management directly to have the form mailed to you.
- 4) If you haven't done so already, be sure to sign and return the electronic consent form to Baran Property Management. If you need one, please contact them directly.
- 5) For the safety of our residents and children, please maintain a slower speed throughout our neighborhood. Also continue to clean up after your pets and be sure not to blow grass clippings into the street because it can clog up the sewer drains and weirs.

2022 UPCOMING EVENTS

Saturday, April 9, 2022 - Community Garage Sale



UPCOMING HOA BOARD MEETING

Thursday, April 21st, 2022 @ 7 p.m. to be held in person at the offices of Baran Property Management located at 6338 Rowan Road, New Port Richey, FL 34653. However if you cannot attend in person, a Zoom option will be available. Please note our HOA attorney, Wesley Jones, Esq., will also be in attendance.



CONTACT INFORMATION

Board Website: [Millrunhomeowners.org](http://millrunhomeowners.org)
Board email: millrunlmi@yahoo.com
Baran Property Mgt. Phone No.: 727-203-3343
Email: info@baranpropertymanagement.com

CURRENT HOA BOARD MEMBERS

Lisa McAteer-Irwin, Jackie Hanville, Barbara Bertucio, Denise Antonio, Sharon Rolfes, Ed Kincer, Josette Costa and Patricia Edwards



MILL RUN HOMEOWNERS Quarterly Newsletter

SPRING
2022

STORM WATER DRAIN UPDATE

Since our December update we have completed the initial inspection of all of our storm water structures, aka weirs. These weirs act to release the storm water captured by the street drains into our neighborhood owned wetlands. All were found to be in good working condition. However as previously reported, some weirs had excessive vegetation growth. To mitigate the overgrown vegetation, the board hired our lawn contractor to remove the growth from around all our weirs. To date, the contractor is well underway with good progress reported. Note that doing this work during the dryer season better enables this activity.

Special thanks go to the several neighbors who allowed access to the weirs behind their homes. Gaining easy access for both committee inspectors and contractor reduced walking through the wetlands. A big thank you goes to the neighbors who have been performing ongoing maintenance to the weirs near their property.

Within the next few weeks after the initial overgrowth is cleared, our committee will re-inspect all our weirs to determine what, if any, additional work is required. It is possible that one or more weirs will require some dirt removal to bring them to "like new" condition. If additional work is required, we will have to decide if we do it with able bodied volunteers or with a hired contractor.

Finally, if you have a weir near your property let us know if you see something that doesn't look right. We would much rather address any issues sooner rather than later. If you are willing to help with additional work as needed, Contact Ed Kincer at erkincer@aol.com

SPRING TIME MEANS SPRING CLEANING

A clean home becomes a treasure. While the weather is beautiful and it is a good time to be outside, let's take this opportunity to walk around the exterior of our homes to see if any refreshing or renovations are needed. This is the time clean or update faded paint, to pressure wash, to remove mold and mildew and replace rotting wood. Before hurricane season starts, now is the best time to trim palm trees, large bushes and trees. For those who have a green thumb it is also a good time to plant flowers, weed and update mulch.

Some reasons cleaning your home's exterior is a necessity:

- 1) To protect your home's structure and maintain structural integrity
- 2) To remove harmful mold and mildew
- 3) To raise the market value of your home and our community
- 4) To boost curb appeal
- 5) To promote a healthier environment and to improve mental health
- 6) To save the homeowner's money in the long run



CALLING ALL HOMEOWNERS

If anyone is interested in helping our Mill Run HOA, we could use help with our Architectural Review committee, Weir Committee, Negotiations Team and Newsletter. If you have any other ideas or events in mind, please email Millrunlmi@yahoo.com