

## Villas of Chestnut Creek – Welcome Letter for New Homeowners

Congratulations on choosing a home in our friendly neighborhood. We hope you will find the following information helpful. The neighborhood consists of 118 homes; 60 in the Pendleton area and 58 on Bayport Circle. Between the two sections is a large recreational area and common area that consists of a swimming pool and pool house with restrooms, tennis, pickle ball, shuffleboard and bocce courts. The Pool Bulletin Board offers information about the Villas and the surrounding community.

Our Management Company is Sunstate Management and their website is [Sunstatemanagement.com](http://Sunstatemanagement.com). On this web site under “Communities” you will find the Villas of Chestnut Creek ([myvocc.com](http://myvocc.com)). All of our rules, regulations, forms and the Villas Contractor's List can be found here, as well as, a directory of current residents. In order to review the resident directory, please use the password **VillasCC1**. If you need to update the directory, please call or send email to John Gerber, Board Member, at 317- 319-1625 or [jeg80@comcast.net](mailto:jeg80@comcast.net). Also, the Villas website: [www.myvocc.com](http://www.myvocc.com) includes all the information and required forms regarding replacements and work for the exterior of homes. In addition, information is displayed on the bulletin board near the entrance to the pool. Prior to work taking place, ARC (Architectural Review Committee) Forms for all work must be completed and received by a member of the AR Committee (Rich Huhn, Art Bacon or Len Pinkerton) no less than 10 days prior to the monthly Board meeting which is held on the 3rd Thursday of each month.

The Villas Board offers residents the opportunity to receive timely information via email system. Such posting include social gatherings, community functions, and notice of community offerings. Florida Law requires residents must request to be put on Association email list. This is done by sending an email to [happyvillascc885@gmail.com](mailto:happyvillascc885@gmail.com). In addition, the Villas has a Facebook page. The Facebook Page name is: **Villas of Chestnut Creek Neighbors**. You ask to join with answering a few questions about name and address. If you have any issues on joining Villas of Chestnut Creek Neighbors Facebook page, please contact John Gerber listed above. Information regarding Venice or Sarasota Country can be accessed at The Chamber of Commerce in downtown Venice or [venicechamber.com](http://venicechamber.com).

Our current monthly HOA fees are \$180 per month. We anticipate this fee will rise by 2026. We currently have contracted with Xfinity to provide television service only. As of August 1, 2025, the HOA will be providing television, as well as, internet services though your monthly fees. The company we have contracted with is HotWire. We are also under the umbrella of the Chestnut Creek Master's Association (CCMA), which maintains the Venice East Blvd and all the ponds in the entire community of Chestnut Creek. The **annual fee for the Master's is \$600** due on January 1. These fees can be automatically withdrawn from your bank account. Please contact Sunstate (Villas) and Keys-Caldwell (941-408-8293) for CCMA for a form to complete this transaction

The Board of Director meetings are held at 10:15 am the 3<sup>rd</sup> Thursday of the month at the Jacaranda Library. The agenda is posted at the pool's bulletin board. Owners are encouraged to attend and participate. The Annual Meeting is in February where new directors are elected to a two year term. We have numerous committees which need volunteers (ARC, Landscaping/Irrigation, Welcome, Social, Hearing Panel, Pool) and we encourage everyone to volunteer.

**Please note our bylaws, covenants and restrictions do not allow rentals. Also it is the responsibility of the homeowner to obtain Homeowners and Hurricane Insurance and provide a copy of the declaration page to Jeri Haas, 520 Pendleton Pl and/or Sunstate Management: Attn: Brian Riverbark.**

**Because we are a deed restricted community, please be advised that all changes/replacements to the outside of your home will need to have an approved Architectural Review Form (on the website).**

Our trash, recycling and yard waste pick up is early on Thursday mornings. Sarasota county wants the trash out by 6:00 AM on Thursday but no earlier than 5 PM on Wednesday. If you have any questions contact Sarasota County at 941-861-5000 and ask for the Solid Waste or visit the web site at [www.scgov.net](http://www.scgov.net).

Use of the Pool and other community areas have rules to follow. At the pool, no glass is allowed, no consumption of alcohol beverages or food, no smoking, and no music unless used with ear buds (except for pool aerobics). The code to enter the pool is 8330 on a lock box. The keys are inside the lock box for the pool opening and bathrooms. Homeowners need to accompany their visitors and family to the pool. Pool hours are from dawn to dusk, pursuant to the Villas Regulations and Sarasota County.

The Villas of Chestnut Creek will mow your lawn on a weekly or every other week, depending on the time of the year. Any plants, shrubs, trees and/or bushes on your property are the responsibility of the homeowner to keep neat and tidy all year. If you have any landscaping or irrigation issues, please contact Art Bacon at 941-473-1269 or 774-312-4928 or [baconart3@gmail.com](mailto:baconart3@gmail.com).

The following is a list of ongoing activities which take place in the recreational area. No experience is necessary to participate in these activities, and everyone is welcome. In the event you want to play at a different time, equipment is stored in the pool bathroom.

Pool Aerobics – M-F at 10:00 AM  
Bocce Ball – Monday at 9:00 AM  
Shuffleboard – Tuesday at 9:00 AM  
Ladies Happy Hour – Weds at 4:00 PM

We have a social committee that plans at least one special event a month during season (October-April). A sign up sheet for these activities will be at the Pool Bulletin Board several weeks prior to the event.

Again, welcome to our little piece of paradise.

Sincerely,

The Villas of Chestnut Creek Welcome Committee

February 2025