



# DEER HOLLOW

— HOMEOWNERS ASSOCIATION —

AUGUST 2026 NEWSLETTER | SARASOTA, FLORIDA



*A beautiful community we are proud to call home.*

HOA Contact Information: Melanie Treharne, York Management Company 941-371-4454



## IMPORTANT DATES

First Monday of Every  
Month, 6:30 pm in the Oasis  
Room Restoration  
Fellowship  
5614 Richardson Road  
Sarasota, FL 34232



## OUR COMMUNITY

Thank you to all of our  
residents for helping to keep  
Deer Hollow a beautiful,  
welcoming, and  
well-maintained community.



## STAY CONNECTED

Please check your email and  
community bulletin boards for  
important updates and  
announcements, remember  
to check the community  
website as well at  
[MyDeerHollow.com](http://MyDeerHollow.com)

# COMMUNITY REMINDERS



## PARKING RULES

- ✓ **Park in your garage or driveway whenever possible.**
- ✓ **Do not block sidewalks, mailboxes, or driveways.**  
This ensures safety and accessibility for all residents.
- ✓ **No commercial vehicles, RVs, boats, or trailers may be parked on the street or driveway.**  
Please store these items out of view.
- ✓ **Guests and contractors should bpark responsibly and follow all rules.**  
Remind your visitors and service providers of our community guidelines.
- ✓ **Violations may result in files.**  
Thank you for your cooperation!



## LANDSCAPING GUIDELINES

- ✓ **Keep your lawn healthy and well-maintained.**  
Mow regularly, edge sidewalks and driveways, and keep all grass neatly trimmed.
- ✓ **Maintain trees and shrubs.**  
Trim as needed to prevent overgrowth and ensure they do not obstruct views or sidewalks.
- ✓ **Remove weeds and debris.**  
Keep flower beds and mulched areas, and the perimeter of your home free of weeds and debris.
- ✓ **No unapproved landscaping charges.**  
Please submit a request to the board for any significant changes or additions to your landscaping.
- ✓ **Irrigate responsibly.**  
Follow water restrictions and avoid overwatering.

York Management actively monitors the community with weekly drive throughs and by fielding many calls and reach outs from residents. We have included some friendly reminders based on activity and observation this past month.

### Reminders:

- Please be mindful of bushes and hedges and keep them properly maintained and below 6 feet in height.
- Sarasota Schools are offically back in session. If you own a property where your driveway crosses a sidewalk, please DO NOT block the sidewalk for the safety of children walking/riding. Please also watch your speed when driving through the community.

*Thank you for doing your part to keep Deer Hollow a beautiful and enjoyable place to live!*

## Reminders for Our Villa Residents



## PAINT COLORS

To maintain the cohesive appearance of The Villas, all exterior painting must match the community's approved color scheme. Any exterior color changes require Architectural Review Committee (ARC) approval before work begins.

### APPROVED COLORS

**Roof Color:** Shakedown **Stucco Body:** Tahoe Tan, Florida Paint Code 420W (01/C-8, 1-4, L-20)

**Trim:** Cedar Trim, Florida Paint Code 420A (01/C-5Y, 13Y16, KX-3Y)

*For paint matching or questions, residents may contact:*

*Florida Paints, Tony Edmondson, Store Manager*

*2444 Stickney Point Road, Sarasota, FL 34231 941-922-3305*



## PARKING

Please help keep our Villa streets safe and accessible for everyone by following these parking reminders:

- ✓ Please prioritize your vehicle parking to the driveway and garage.
- ✓ If you must park on the road, please be mindful of your neighbors, visibility and maneuverability.
- ✓ There should not be vehicles parked on both sides of the roadways at anytime.
- ✓ Vehicles parked on the road should be in the direction of traffic.
- ✓ All vehicles must have current vehicle registration, and be operable.



## EXTERIOR MAINTENANCE

Please help maintain the beauty and value of The Villas by staying current on exterior maintenance.

- ✓ **Roofs:** Keep your roof clean and free of debris. Report any damage or leaks promptly.
- ✓ **Driveways:** Keep driveways clean and in good repair. Pressure washing is recommended periodically.

## GARBAGE CONTAINERS & TRASH PICK UP

Garbage or trash containers, recycling bins, oil tanks or bottle gas tanks must be placed so they "shall not be visible from the streets or from other parcels".

Garbage or trash containers and recycling bins must be stored in the garage, utility shed or within a fenced area adjacent to the side or rear of the dwelling unit. The subject fence must be four (4) feet high and made of solid wood or vinyl. Wood fences must be painted to match the color of the dwelling unit. Wooden fences must contain vertical fence board (no horizontal or angled wooden fence boards allowed). In lieu of a fence, hedges may be installed.

Hedges must be at least four (4) feet high and kept trimmed so that they do not exceed six (6) feet in height. ARC approval is required for fences and hedges constructed pursuant to the criteria contained herein.

If approval of the ARC is not obtained, the owner/resident may be subject to a fine by the Fining Committee.

Garbage or trash containers and recycling bins may be placed out for collection no more than eighteen (18) hours before pickup and must be retrieved and put away out of view within eighteen (18) hours of pickup.

Any and all of the information that you need (such as how to place your receptacles, when is our pick up, what is allowed, how to schedule a pick up, etc) can be found at:

Waste Pro 941-340-0700 wasteprousa.com

Sarasota County 941-861-5000 scgov.net (select Solid Waste)

\*Large items that do not fit inside your waste receptacle provided to you by the county will not be picked up unless you call Waste Pro to schedule the pick up in advance! You are not allowed to leave "big stuff" out and will face a fine if not in compliance.

## Deer Hollow Fining Fee Chart

*Compliance is our goal, not collecting money.*

(All fines are per day until compliance is met or until \$2,500.00 is reached , unless noted.)

|                                                                      |          |           |                                                    |
|----------------------------------------------------------------------|----------|-----------|----------------------------------------------------|
| ARC approval not obtained where indicated                            | \$100.00 | Automatic | Article 5.12 - Structural Change/Article 17 - ARC  |
| Boat parking illegally on driveway/street/etc.                       | \$100.00 | 1 Notice  | Article 5.3 - Vehicles                             |
| Clutter on the side or in front of the house                         | \$100.00 | 1 Notice  | Article 5.24 - Rubbish/ 6.3 Maintenance Of parcels |
| Garbage cans not picked up after time allotted                       | \$100.00 | 1 Notice  | Article 5.30 - Garbage Containers                  |
| Grass clippings on side walk or street curb                          | \$100.00 | 1 Notice  | Article 19.1.4 - Improved Property Maintenance     |
| House Maintenance                                                    | \$100.00 | 1 Notice  | Article 6.3 - Maintenance of parcels               |
| Lawn Maintenance                                                     | \$100.00 | 1 Notice  | Article 6.3 - Maintenance of parcels               |
| Maintenance violation citation not corrected                         | \$100.00 | 1 Notice  | Article 11 - Enforcement                           |
| Overgrown hedges                                                     | \$100.00 | 1 Notice  | Article 5.16 - Fences                              |
| Parking on grass                                                     | \$100.00 | 1 Notice  | Article 5.3 - Vehicles                             |
| Personal Property                                                    | \$100.00 | 1 Notice  | Article 5.6 - Personal                             |
| Pets - Not picking up after dog - First offense                      | \$100.00 | 1 Notice  | Article 5.2 - Animals                              |
| Pets - Not picking up after dog - all offenses afterwards            | \$100.00 | 1 Notice  | Article 5.2 - Animals                              |
| Pets running loose (No leash) in neighborhood - 2nd Offense          | \$100.00 | 1 Notice  | Article 5.2 - Animals                              |
| Signage unapproved                                                   | \$100.00 | 1 Notice  | Article 5.4 - Signs                                |
| Trailers & RV's parked(ing) illegally on driveway/street/grass, etc. | \$100.00 | 1 Notice  | Article 5.3 - Vehicles                             |
| Vehicles (non-operational)                                           | \$100.00 | 1 Notice  | Article 5.3 - Vehicles                             |
| Yard waste, etc., being deposited in common areas/preserves          | \$100.00 | 1 Notice  | Article 4.3.6 - Common Areas                       |
| Removal of any plants, items, etc., from common areas/preserves      | \$100.00 | 1 Notice  | Article 4.3.6 - Common Areas                       |

Any other violations not specifically indicated above

FiningFeeChart8\_7\_23.xlsx

## SERVICES DIRECTORY

### LAWN SERVICE

Segura Landscaping 941-999-0234

### TREE AND PALMS

Marin Tree Service 941-724-9955

941 Trees 941-225-9343

Joe's Trees 941-800-6839

### POWER WASHING

Mullets Services 941-302-3405

Dennis Bunker 941-704-8838

Dan Wallen 941-356-0913

### IRRIGATION REPAIRS

Wagler Irrigation 941-928-2737

Manasota Irrigation 941-792-6298

### SCREEN REPAIRS

Wayne Wilson 941-366-6385

Mike Schooley 941-356-6609

Just Screens 941-713-2537

### PLUMBING REPAIRS

Nautilus Plumbing 941-961-8486

## A Note From Your Board

The Board hereby provides this general notice to homeowners that it will be proceeding with collection action for delinquent assessments, pursuant to the provisions of the Amended and Restated Declaration of Maintenance and Land Use Provisions for Deer Hollow, and Florida Statutes, Chapter 720, specifically Section 720.3085. Accounts which are delinquent for assessments will be subject to collection action to the full extent of Florida law, which includes sending the account to the Association's attorneys for legal action, recording a claim of lien, and lien foreclosure. Should you have questions or need to make payment please contact York Management.

## President's Corner

Larry  
director.dhhoa@gmail.com

Kudos to Mike Mclean and Steve Rossi helping to get traffic abatement signs on 17th entering the first circle.

## YARD OF THE MONTH

# 1749 BRIAR CREEK LANE



DEER HOLLOW HOMEOWNERS' ASSOCIATION, INC.

Request for ARC Modification Approval

This request form is to be completed by the homeowner and submitted to the Architectural Review Committee (ARC) for approval BEFORE any work commences. Please print clearly and provide all information and include all items when submitting this form for review. If you do not hear back within 15 days, please call.

Submitted by \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Name \_\_\_\_\_ Lot # \_\_\_\_\_

Address: \_\_\_\_\_

Contact Info: Phone # \_\_\_\_\_ Email: \_\_\_\_\_

Please put an X on the line next to the Modification Request you want to complete. Then, please explain what you want to do, when you want to do it in the explanation space below. Please include all sketches, proposals, specifications, etc., for the requested modification. The numbers in parentheses below are article numbers in the Governing Documents.

\_\_\_\_\_ Concrete Pad (backyard) (19.1.3.3) (Same as driveway)

\_\_\_\_\_ Driveway (19.1.3.3)

\_\_\_\_\_ Fencing (5.16) 4' or 6' Chain linked, wooden, wrought iron, or hedges. (Include a diagram of where installed.)

\_\_\_\_\_ Fence – Trash Bin (5.30) 4' or 6', solid wooden, vinyl, or hedges. (Include a diagram of where installed.)

\_\_\_\_\_ Garage – (19.3.2.2)

\_\_\_\_\_ Hurricane shutters (5.9)

\_\_\_\_\_ Paint (exterior) – [www.mydeerhollow.com](http://www.mydeerhollow.com) for approved paint colors (Color sample must accompany this form.)

\_\_\_\_\_ Parking pad or apron – (19.1.3.3)

\_\_\_\_\_ Roofing – (5.19) Color \_\_\_\_\_ Type \_\_\_\_\_ Wind Resistance \_\_\_\_\_ mph

\_\_\_\_\_ Utility Shed – (5.15) (Include a diagram of where installed.) Type \_\_\_\_\_

\_\_\_\_\_ Windows – (5.9)

\_\_\_\_\_ Other \_\_\_\_\_

EXPLANATION: \_\_\_\_\_

**Please use the below information for any questions and remittance.**

York Management, Inc - Melanie Treharne  
5317 Fruitville Rd., #173, Sarasota, FL., 34232  
941-371-4454 – [melanie@yorkmarathon.net](mailto:melanie@yorkmarathon.net)

**Below this line for office use only.**

Approved by \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_