

The Estuary Newsletter

OCTOBER 2023

UPCOMING BOARD MEETINGS:

October 19th @ 6:30pm
****Annual/Budget meeting****

November 2nd @ 6:30pm

December : No Meeting

Meetings will be held at:
Riverview Library
9951 Balm Riverview Rd
James B Johnson Community Room A
Riverview, FL 33569

THE ESTUARY IS MANAGED BY:



813.571.7100 or
management@mcneilmsi.com

For more information visit our website:

www.estuaryriverview.com

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IMPORTANT INFORMATION

The Association has established a **new official website** for all homeowners to utilize: www.estuaryriverview.com. Please bookmark this new address as the official website for The Estuary Homeowners Association, Inc. in Riverview, Florida.

New Homeowner Portal: Please register to gain access to the brand-new McNeil Management Homeowner Portal:
www.mcneilmsi.com

This portal will allow you to perform the complete management of your Association owner account including your dues, notification history, property/alteration requests, and other related communications.

Facebook Page: The Board of Directors would like to remind owners that the Facebook page is not an official platform for the Association and is not endorsed or managed by the Association. The Facebook page was created by independent individuals. Any and all concerns regarding Association matters must be communicated in writing to McNeil Management, either through the new homeowner portal or email at management@mcneilmsi.com.

FOR YOUR INFORMATION

A NOTE FROM YOUR HOA PRESIDENT

There are many things going on within our community!

The South side of Rice Creek has been trimmed back from homeowners properties and will be maintained appropriately. The Grounds Committee has been doing an absolute awesome job getting our grounds looking good and making sure the Fields and Table property is taken care of as much as possible!

The Street Tree Committee has submitted their recommendations to the BOD and will be disclosed during the October meeting. I expect street parking will be another large topic of discussion. There are three primary areas of congestion; the horseshoe end of Albatross, the horseshoe end of Blue Crane and the curve on Palmetto Pine as it leads away from Albatross. If you live in any of these areas, please attend this meeting and help us find a solution! We will submit a change to our Declarations which will give the Sheriffs Department a stronger tool in addressing and handling constant parking infractions by individual homeowners.

The Standards Change Committee has made excellent progress but the scope of this issue is large enough that we've decided to push this item to November's agenda. As many of you know, our Standards are of the 'cookie cutter' version. We are working to make them much more in tune and relevant to the desires of our homeowner's and clarifying standards which are ambiguous or undefined.

The Spirit Committee has done a bang up job of scheduling food trucks, garage sales and holiday gatherings/festivities. Please let the people volunteering their time, accepting the responsibilities of each position know they are very much appreciated!

Let the upcoming Holiday Season provide a sense of hope, love and strength to each of us!

All my best to each and every one of you (families included)!

Coy Reavis

FOR YOUR INFORMATION

A FEW NOTES FROM MCNEIL MANAGEMENT

PET LEASHING & WASTE CLEAN UP

We all love our furry friends, but nobody loves stepping in their waste! Besides the unwelcome surprise on your shoes, dog waste can spread disease like E.coli and carry parasites like ringworms. To keep our neighborhood clean and our households healthy, numerous doggie waste stations are located throughout the community to help you do your part in cleaning up after your pets waste.

Leashing your pets is the law. Protect yourself and your neighbors by keeping your pets leashed during walks in our community. Hillsborough County ordinance has specific rules regarding leashing, and the County can issue fines ranging from \$100 up to \$500 for violations. For more information about the County's pet leash law and other pet-related ordinances and citations, please visit:

[Commonly sited animal ordinances](#)



LAWN MAINTENANCE

Lawn maintenance doesn't take a vacation while you are on vacation. Florida growing season is year round and significant growth can occur during warmer months. Please remember to schedule lawn maintenance oversight of your property while you are away.

FOR YOUR INFORMATION

A FEW NOTES FROM MCNEIL MANAGEMENT

Please plan to attend the Annual & Budget Meeting on October 19th at 6:30pm at the Riverview Public Library, 9951 Balm Riverview Road, Riverview, FL 33569.

The 2024 Board meeting schedule will be published on the website soon. All Board Meetings will begin at 6:30pm and will be held at the Riverview Public Library (subject to change based upon the library's availability).

2024 Board Meeting Schedule
January 18th, April 18th, July 18th and October 17th

Have you registered for the new Homeowner Portal yet? Currently 89 out of 262 homeowners have registered for the portal. Please register by visiting www.mcneilmsi.com. The portal will allow you to perform the complete management of your Association owner account including dues, notification history, property/alteration requests, and other related communications.

The Enforcement Request Form is located on the Homeowner Portal for you to utilize when you observe a violation. The online form is easy to use and allows you to upload a photo too! Look for the "Owner" box on the portal, Select Read More, and then look for the whistle (Enforcement Request).

From the entire McNeil Management Team, have a wonderful Holiday Season!



ESTUARY GROUNDS COMMITTEE



The grounds committee is diligently working alongside LMP to ensure that all irrigation continues to work properly and all common grounds are maintained appropriately. LMP evaluates sprinklers during each weekly visit.

We also expanded the park slightly by bringing the fence out and shrinking the flower beds on the south east and west corners.

Please continue to be mindful of parking and driving on grass as there is an opportunity to damage sprinklers increasing maintenance expenses.

We are looking forward to the cooler weather and additional face lift to the Albatross entrance in the coming year.

We hope to see everyone at the annual meeting later this month.

If you wish to join the grounds committee (always accepting new volunteers) please email estuarygroundscommittee@gmail.com

MEET YOUR COMMITTEE MEMBERS!

HOA Board

President: Coy Reavis
Vice President: Kevin Hartzog
Secretary: Susan Meehan
Treasurer: Phildra Swagger
Chairperson: Tiffany Lee

management@mcneilmsi.com

*Photo
Coming
Soon!*

Want to volunteer for events or join a committee? We are always looking for people who want to be involved in their community and make The Estuary a better, safer and more fun place to live! Please contact us or attend one of the upcoming meetings and share your thoughts!

Grounds Committee

Chairperson: Susan Meehan
Members: Lauren West Smith,
Jeremy Crouse & Blondie Victor

estuarygroundscommittee@gmail.com



A friendly reminder regarding The Estuary Board & Committees:

These are volunteer positions and members take time out of their personal lives to commit to making where we live a better place. Different opinions and perspectives are welcomed, because that's what makes us unique! But please make your voice heard in a kind way and be respectful of your fellow neighbors and friends.

*Photo
Coming
Soon!*

Architectural Covenants Committee

Chairperson: Kathleen Samuel
Vice-chairperson & Secretary: Melissa Muse
Advisor: Coy Reavis

kathleensamuell@hotmail.com

Spirit Committee

Chairperson: Danielle R.
Vice Chair & Secretary: Ashley Huber
Treasurer: Stefanie Marquez
Members: Celine Chavez,
Danielle Ackerman, Bre Flaherty, and Melissa Muse

theestuaryspiritcommittee@gmail.com

*Photo
Coming
Soon!*

The Estuary

UPCOMING EVENTS

HOLIDAY FESTIVAL

This year we will be hosting a Christmas movie in the park for our holiday festival! This is a great way for the whole family to unplug and unwind together! There will be food trucks, hot chocolate & cookies, crafts & more early in the evening. When the sun sets, bring your own chairs & blankets and curl up to a movie for some family fun! Further details will be posted on FB & emailed so stay tuned!

PUMPKIN DECORATING CONTEST

The week of Halloween we will be hosting a virtual pumpkin decorating contest to get in the festive spirit! Each household can submit one picture of their pumpkin (or pumpkins) for voting. Your neighbors will "like" their favorites, and the pumpkins with the most likes wins a prize! Stay tuned to our facebook page & email for more details!

CHRISTMAS LIGHT CONTEST

We will continue our annual tradition of Christmas light & decoration contest! Judging will take place Dec. 18th @ 6pm. If you are interested in being a judge this year (can't participate) please contact the spirit committee!

Important Dates



Fall Garage Sale
October 14th

Happy Halloween
October 31st



Veteran's Day
November 11th

Thanksgiving
Nov. 23rd



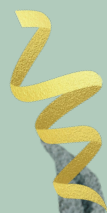
Holiday Festival
Movie in the Park
December 8th

Christmas Light
Decorating Contest
December 18th



Merry Christmas
December 25th

Happy New Year
January 1st 2024



IMPORTANT CONTACT INFORMATION

NON-EMERGENCY

HILLSBOROUGH COUNTY SHERIFF
813-247-8200

HILLSBOROUGH COUNTY
FIRE RESCUE
813-272-6600

HILLSBOROUGH COUNTY
ANIMAL CONTROL
813-744-5660

FLORIDA POISON CONTROL
1-800-222-1222

HILLSBOROUGH COUNTY HAZARDOUS
WASTE DISPOSAL
813-671-7611

FLORIDA HIGHWAY PATROL
813-558-1800

UTILITIES & MANAGEMENT

TAMPA ELECTRIC (TECO)
813-223-0800

HILLSBOROUGH COUNTY (WATER/SEWER)
813-272-6680

FRONTIER (CABLE)
800-921-8101

SPECTRUM (CABLE)
888-298-8988

HERITAGE PROPANE
813-826-9111

HILLSBOROUGH COUNTY
SOLID WASTE SERVICES
813-248-3802

MCNEIL MANAGEMENT
813-571-7100

M/I HOMES OFFICE
813-523-8400

M/I HOMES WARRANTY INFO
813-290-8303

USPS 813-672-4562

Website & Homeowner Portal: www.estuaryriverview.com



WELCOME HOME



Please give a warm welcome to your new neighbors joining the Estuary!

11715 Albatross Lane - July 2023
Justine Lodrigues & Oscar Leiva

11638 Palmetto Pine St - July 2023
Jennifer Thompson



**LOCAL SERVICE COMPANIES
RECOMMENDED BY YOUR NEIGHBORS**

Wayne Gonzalez Roofing, Inc
813-653-2279 www.waynegonzalezroofing.com

Border Masters
813-355-6958 www.bordermastersinc.com

Life Style Remodeling & Sunroom/Patio Enclosures
813-448-3711 www.lifestylere modeling.com

4 Corners Window Cleaning
813-613-8331 www.facebook.com/4cornerswindowcleaning813

Charlie's Handyman Services
813-566-2553

Cutting Edge Curbing, LLC
813-609-0052 www.cuttingedgecurbingtampa.com

The Lanai Guy
813-316-5971 www.lanaiguys.com/

Want to recommend a company who did great work for you?
Let us know at:
theestuaryspiritcommittee@gmail.com