

The Neighborhood

Newsletter JANUARY 2020
Volume 4, Issue 1



Newsletter information or suggestions?
Contact Kathy Brown at 503-931-2644

Community HOA

As of June 1, 2019 McNeil Management Services is the property management company for the neighborhood. They can be reached at 813-571-7100. You can also reach them via email at: management@mcneilmsi.com.

HOA MEETINGS:
April 16th @ 7PM
July 23rd @ 7PM

ANNUAL HOMEOWNERS MTG:
October 15th @ 7PM

All meetings are held at:
Panther Trace II Clubhouse
11518 Newgate Crest Drive
Riverview, FL

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YOUR HOA BOARD:

Alan Brown, President
Kimberly Stone, Vice Pres./Secretary
Steven Effler, Treasurer

All board members can be contacted via email at:

Estuarybod@gmail.com

HOA BOARD NOTES:

The Board of Directors met in January to discuss some pressing issues in the community. Perhaps the most pressing is illegal parking. We had a deputy liaison come and speak to us. We are not to park across a sidewalk or block a driveway or park where traffic can not get through a street. Parking must be on the right side in the direction of traffic. You can address these issues by calling the Hillsborough County Sheriff's Office and/or filling out an enforcement form found on the website. If you have difficulties finding that form please let me know by emailing me at estuary@lalanbrown.com and I can assist you.

There has been some miscommunication about communication. Social media is not a business communication tool. Social media (Facebook) is an avenue for discussion not business correspondence. Business (HOA) channels for communication include the webpage, management company via phone or email as listed on the webpage, and the Estuary Board of Directors can be contacted via e-mail at estuarybod@gmail.com.

New forms for Alteration Applications will be on the website under forms. As the chairman of the ACC stated in this newsletter, once a project is finished, please take a photo or two and send it to the management company. Please begin to use those forms now.

Over the next few weeks and months we will be improving the front along the Balm Riverview Road, mulching many areas, and improving the appearance of the park. It should be a very different looking community by spring or early summer. Also, look for bubblers at least in the first pond and perhaps in the second one on Estuary Preserve Drive.

Thank you for all of your support and we look forward to continued improvement within our community.

JAIME ULAND, SPIRIT COMMITTEE CHAIRMAN

We are looking for volunteers to help with planning and organizing activities for The Estuary. If you would like to assist or have questions you can email Jaime at jldellc@yahoo.com.



SPIRIT COMMITTEE NEWS

Thanks to all the families that submitted pictures and videos for our first ever Halloween decorating contest. We look forward to doing this again next year!!! Our winners are:

- 1st- The Webster family on Scarlett Ibis
- 2nd- The Piccorelli family on Albatross:
- 3rd- The Regus family on Blue Crane

The winners for our Christmas Decorating Contest are:

- ◆ 1st- The Fruit's Family on Sand Stone Rock
- ◆ 2nd- The Webster Family on Scarlett Ibis
- ◆ 3rd- The Alvarez Family on Sand Stone Rock

UPCOMING EVENTS:

GARAGE SALE: Many of you have been asking about the next garage sale. We have two per year as stated in our covenants. Our Spring Garage Sale will be held on March 28th. Look for more news and chatter on our website and the community Facebook Page.

MCNEIL MANAGEMENT NEWS:

HOME EXTERIOR PAINTING: Exterior maintenance is essential to protecting both the value and integrity of your property. Over time, the Florida sun and wind-driven rains cause the paint on the exterior of your home to fade, breaking down the chemicals in the paint, creating a "chalky" or powdery appearance. This weathered process may also cause your home to have the appearance of thinning paint, streaks, blotches, and faded garage doors. The Association has observed many homes with the conditions mentioned above. Owners are encouraged to visually inspect the exterior of your home. If improvement is not attained after pressure washing/cleaning, then repainting of your home may be required so that all homes maintain a uniform color, with no visible fading. Additionally, settling cracks in the stucco should be sealed to prevent moisture and wind-driven rain from seeping into your home. Before you paint, please review the approved exterior paint color schemes on the Association's website or visit McNeil Management to view the paint color palette book. After you have chosen a paint scheme, please complete an alteration application. Once your Architectural Committee has approved your application, you may proceed with the project. After your home has been re-painted, stains due to mold and mildew should be cleaned on a routine basis to maintain an attractive appearance.

MAILBOXES: Only one style, design and color of mailboxes is permitted. Flag and numbers must be gold and all other components must be black. Replacement parts may be obtained from Creative Mailbox & Sign Designs at (813) 818-7100. No items shall be mounted or hung from mailboxes or mailbox posts. Decorative wraps on mailboxes are not permitted. Plantings are not permitted around the mailbox. Mailbox and post must be maintained in a clean and operable condition. Numbers should be readable so that emergency vehicles can find your home.

FOR FURTHER QUESTIONS REGARDING HOME EXTERIOR PAINTING OR THE CARE AND REPLACEMENT OF MAILBOXES PLEASE CONTACT MCNEIL MANAGEMENT COMPANY.

ANYONE CAN DO IT!

IT'S EASY: When you see something that needs to be repaired in our common grounds, the park, etc. just email the location and description along with your name, phone number and an email address where you can be reached to Estuarybod@gmail.com.



Contact one of our Facebook Administrators listed below to join our Facebook Page. On our Facebook Page you can chat with friends as well as find updates on what is happening in our neighborhood.

ORLANDO HERNANDEZ,
ohernandeznyc@gmail.com;

COY REAVIS

Creavis56@yahoo.com

LAUREN SMITH,

laurenmwsmith@gmail.com

EMERGENCY INFORMATION

MCNEIL MANAGEMENT SERVICES.....	813-571-7100
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
COUNTY SHERIFF (NON-EMERGENCY).....	813-247-8200
COUNTY FIRE (NON-EMERGENCY).....	813-272-6600
PTR TOWING.....	813-671-8097

THE ESTUARY ON THE INTERNET

Estuary Facebook Page.....[Friends of The Estuary](#)
Estuary Website.....www.friendsoftheestuary.com

INFORMATION

M/I HOMES Office.....	813-523-8400
M/I HOMES Warranty Info.....	813-290-8303
Garbage Services.....	813-248-3802
Mail Complaints.....	813-672-4562

HELP PLEASE

This newsletter is for you, the Estuary residents, and therefore the information that is provided is to ensure that you have a safe and wonderful experience while living here.

It would be helpful to know what you would like to see in the next edition of the Estuary Newsletter?

PLEASE FORWARD YOUR IDEAS OR SUGGESTIONS TO:

KATHY BROWN AT:
KATHY@LALANBROWN.COM



Please check out the Estuary website: www.friendsoftheestuary.com. It is full of information including a link to Architectural Forms, Volunteer Forms, and information about meetings as well as the community standards.

Web design provided by Alan Brown. You can contact Alan at:
Estuary@lalanbrown.com or Estuarybod@gmail.com