

THE ESTUARY

HOMEOWNER'S ASSOCIATION, INC.

Community Information Sheet

- You are now a part of a community association of 262 homeowners. A membership meeting is held annually, and you will receive official notification prior to this meeting. Board meetings are held throughout the year and homeowners are welcome to attend.
- **Mandatory quarterly assessments are due on the first of the following months: January, April, July and October each year.** Please contact management if you need a coupon book as one can be provided for a charge. Each December, you should receive official notification regarding the assessment for the upcoming year. If you do not receive an assessment notice including payment coupons, please contact management prior to the beginning of the new assessment year.
- The McNeil Management Homeowner Portal is available at www.mcneilmsi.com. Please register your account to gain access to perform the complete management of your Association owner account including your dues, property/alteration requests, notification history, enforcement requests, community forms, and other related communications.
- The community website is located at www.estuaryriverview.com. Subscribe at the bottom of the homepage to receive website updates and community news.
- This is a deed restricted community, so please make yourself aware of the restrictions located on the community website. **Also be aware that any changes you wish to make to your property, landscape or home exterior must be pre-approved in writing by the architectural committee.** Owners can submit an alteration application through the Homeowner Portal.
- It is each homeowner's responsibility to update the association regarding any change to contact information. A change to your mailing address of record, telephone number or e-mail address can be updated through the Homeowner Portal. **Please note there is only one Mailing Address of Record per lot.** Proof of name change must be submitted to management@mcneilmsi.com.
- If you lease your property, homeowners must provide the Association with a copy of the lease within ten (10) days of signing the lease. **Please ensure that your tenants are provided with copies of the deed restrictions and understand their need to abide by them.** As the owner, you are responsible for your tenant's actions.
- If you contact your waste service provider, they will be able to provide you with current information about your scheduled trash, recycling and yard waste collection days. **Trash/recycle receptacles MUST be concealed from view at all times** except when placed at the curb on designated trash pick-up days.

McNeil Management Services, Inc.
P.O. Box 6235, Brandon, FL 33508-6004
Phone: (813) 571-7100 Fax: (813) 689-2747
Email: management@mcneilmsi.com
Management Website: www.mcneilmsi.com
Community Website: www.estuaryriverview.com