

The Neighborhood Newsletter

APRIL 2022
Volume 6 Issue 2



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

Community HOA

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 BOARD MEETINGS:
July 21, 2022 @ 6:30 PM

ANNUAL HOA MEETING:
October 21, 2022 @ 6:30PM

Panther Trace II
Recreation Center Clubhouse
11518 Newgate Crest Dr.
Riverview, FL 33579

INSIDE THIS ISSUE

| | |
|------------------------------|--------|
| Upcoming Events..... | Page 1 |
| Volunteers Needed..... | Page 2 |
| Spring Garage Sale..... | Page 2 |
| Estuary Easter Egg Hunt..... | Page 3 |
| Welcome Residents..... | Page 4 |
| Committee Info..... | Page 4 |
| Neighborhood Watch..... | Page 5 |
| Complaints..... | Page 5 |
| Community Improvements..... | Page 6 |
| McNeil Management Team..... | Page 6 |
| HOA Board News..... | Page 7 |
| Emergency Information..... | Page 8 |
| Facebook Information..... | Page 8 |
| Website Info..... | Page 8 |

YOUR HOA BOARD:

Vacant, President
Alan Brown, Vice-President
Tiffany Lee, Secretary
Keywana Miller, Treasurer
All board members can be contacted via email at:

Estuarybod@gmail.com



THE ESTUARY



The food truck events will continue the second Wednesday of the month from 5PM—8PM through the month of June. We hope that as the weather warms you will feel comfortable dining at the park and enjoying visiting with friends while the children play at the playground. It is a great way to meet your new neighbors!

**VOLUNTEERS
NEEDED!**

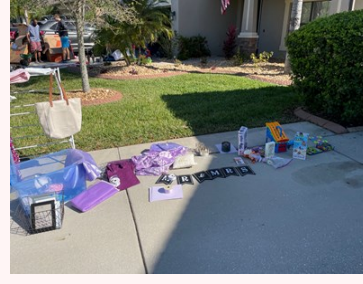
SPIRIT COMMITTEE CHAIRMAN AND VOLUNTEERS ARE NEEDED NOW

The Spirit Committee is in desperate need of volunteers as well as a Chairman to lead the committee. This committee is responsible for bringing you Dinners at the Park, Garage Sales, the Easter Egg Hunt, the Fall Festival and the Christmas Decorating Contest, just to name a few of the things we have come to enjoy. **IF WE HAVE NO VOLUNTEERS THESE EVENTS WILL SIMPLY NOT HAPPEN!** For more information feel free to contact Kathy Brown at kathy@lalanbrown.com or you can message Sharon Wells. **PLEASE CONSIDER VOLUNTEERING SO THAT WE CAN CONTINUE ALL THE FUN THAT WE HAVE IN THE ESTUARY.**

THE ESTUARY COMMUNITY-WIDE GARAGE SALE



March 5th & 6th gave way to another great Estuary Spring Garage Sale. We had 25 families participating on Saturday. However, our attempt to have a 2-day sale was not as successful as we had hoped. Just look at the wares that were for sale!



We are already beginning to plan the Fall Garage Sale which we have currently scheduled for two consecutive Saturdays but this can only happen if you continue to want two days and IF we have more volunteers to the Spirit Committee. Current plans are to hold the Fall Garage Sale on:

OCTOBER 1ST AND OCTOBER 8TH

Please provide your input on this change by contacting Kathy Brown or Sharon Wells.



April 16th began with a parade of decorated bicycles, tricycles, and scooters which the kids paraded around the block. Once back at the park the Easter Egg Hunt began as the children hunted eggs filled with notes of prizes and all sorts of candy delights. There were games to play and K's Cups Ice Cream and Dessert were on site for those that needed something extra cool. We ended the day with a Driveway Chalk Drawing Contest and would like to congratulate the Crouse Family and the J. Brown Family for their beautiful art work.

JUST LOOK AT ALL THE FUN!



THE PARADE BEGINS



THE EASTER EGG HUNT BEGINS WITH THE LITTLE ONES



THERE WERE GAMES



AND THERE WAS ICE CREAM



CHALK DRAWING CONTEST
WINNER: CROUSE FAMILY



**PLEASE WELCOME THESE
NEW NEIGHBORS:**

Mohammad, 11625 Palmetto Pine
Ed & Kimberly, 11607 Palmetto Pine
Jessica & Amanda, 11404 Sand Stone Rock
Vasili & Katryna, 11524 Blue Crane

PLEASE SAY HI TO OUR NEW NEIGHBORS WHEN YOU SEE THEM OUT AND ABOUT.

The Estuary Spirit Committee tries to welcome every new neighbor. Therefore, if you see new neighbors moving into the Estuary, please message or contact me at kathy@lalanbrown.com so that we can give them an official Estuary welcome!

**THE ESTUARY
GROUNDS COMMITTEE,
Lauren West Smith,
Chairman**



The Grounds Committee is always welcoming new members. If you are interested in finding out more information please feel free to email Lauren West Smith at:

Estuarygroundscommittee@gmail.com

or send a request to:

Estuarybod@gmail.com

Your Grounds Committee:
Lauren West Smith, Marah Hutcheson,
Susan Meehan, and Jeremy Crouse



**THE ESTUARY ARCHITECTURAL
COVENANTS COMMITTEE**

The Architectural Covenants Committee is always looking for new members. If you are interested in joining this committee please contact Coy Reavis at the email listed below.

Your friend and neighbor,
Coy Reavis
creavis56@yahoo.com


YOUR ACC COMMITTEE:
Coy Reavis, Ron Leybovich,
David Tomberlin and Seth Hutchison



NEIGHBORHOOD WATCH COMMITTEE NEEDS A CHAIRMAN!

THIS COMMITTEE IS VITAL IN KEEPING US AWARE OF WHAT IS HAPPENING BOTH IN OUR OWN COMMUNITY AND THE NEIGHBORHOODS SURROUNDING US. IF YOU WOULD LIKE MORE INFORMATION ABOUT THIS COMMITTEE OR IF YOU WOULD LIKE TO VOLUNTEER PLEASE SEND YOUR REQUEST TO ESTUARYBOD@GMAIL.COM.

COMPLAINTS
Don't just complain...
REPORT IT!



WATER PRESSURE ISSUES: PLEASE CALL: 813-272-6680

It is suggested that you Press 5,4,5,1 to speak with Richard Garner.

QUESTIONS REGARDING THE ESTUARY

ATTENDING AN ESTUARY BOARD MEETING IS THE BEST WAY TO GET CLARIFICATION ON A QUESTION OR YOU CAN EMAIL: ESTUARYBOD@GMAIL.COM

US POST OFFICE COMPLAINTS:

813-672-4562



GARBAGE COMPLAINTS:

813-248-3802

MI HOME BUILDER WARRANTY ISSUES
813-290-8303
OR EMAIL TO:
CUSTOMERCARETAMPA@MIHOMES.COM

COMMUNITY IMPROVEMENT PROJECTS



At the January Board of Directors meeting, the board approved the installation of a fence at the South end of Heron Watch Place. The fence was installed in March and improves the look of our community.

SLOW DOWN PLEASE!

This is the second tree in the last few months that has been downed by an out-of-control driver. It is especially concerning that one of the drivers was a neighbor. It would have proved deadly had people been on the sidewalk.

So PLEASE SLOW DOWN.



In late March our well that provides water to our common grounds was malfunctioning and subsequently went out completely. It had exceeded the lifespan a couple years ago. A new well pump and controls were installed March 28th and now it is working great. It has noticeably improved our irrigation output.

The quarterly planting was completed the first of March. Despite setbacks which have included watering issues and theft, it looks great!



INFO FROM THE MCNEIL MANAGEMENT TEAM

The next quarterly assessment is due on April 1st and late after April 11th. There are numerous ways to pay your assessment:

- 1) Mail a check payable to The Estuary Homeowners Association with the coupon that you received last December.
- 2) Many online payment options, including Auto Pay, Bill Pay and Credit Card are available. Please visit the Association's website and look for Online Assessment Payments on the left hand side of the home page. This link will take you to the Truist Bank Portal.

DON'T FORGET: When pushing an online payment forward through the Online Payment Screen, remember that you **MUST** place the amount that you wish to pay in the "Pay Amount" box (defaults to 0.00).

Jeana Wynja, Community Association Manager
McNeil Management Services, Inc.

NEWS FROM YOUR HOA BOARD



There is a lot happening to maintain and upgrade the appearance and infrastructure of The Estuary.

The Grounds Committee has done a great job of planning and coordinating the early Spring plant of the front flower bed. Some flowers and plants have been stolen, so if you see someone take plants, let us know. The pump outage damaged some plants but there were enough surplus annuals purchased to replant the same plants.

The Architectural Review Committee has been very timely in processing all requests as homeowners seek to improve their property and home values.

The Spirit Committee continues to plan monthly food truck events which have been a huge success. They also have publicized their yearly Spring Garage Sale and will sponsor the Easter Egg Hunt. The new residents to The Estuary have received Welcome Baskets.

At the last meeting of the BOD, it was approved to have more input into any changes made to the Community Standards. The proposal was to have changes presented at the annual membership meeting for a vote of members present.

Other business items were:

- A fence extension at the South end of Heron Watch Place was approved and has been constructed.
- Funds to clean up Rice Creek where the cold weather killed invasive species.
- Continued repair of the irrigation system which now has minor maintenance requirements.
- We did have emergency repair on our well to replace the pump. It had outlived it's life cycle by several years and now is working very efficiently.

Comments continue to be very positive from perspective homeowners who become residents because of both the "curb appeal" and great spirit of our community. Home values have risen and the sense of community continues to be strong as we work together as a neighborhood.

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 |

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 |

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 WEST SMITH,
laurenmwsmith@gmail.com

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/suggestions to Kathy 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