

The Estuary Newsletter

APRIL 2023

UPCOMING BOARD MEETINGS:

April 20th @ 6:30pm (In Person)
May 18th @ Noon (Virtual)
June 15th @ Noon (Virtual)

In person meetings will be held at:
Panther Trace Clubhouse II
11518 Newgate Crest Dr
Virtual meetings held via Zoom:
Zoom ID: 750 730 2693
or join via call (646) 558-8656

THE ESTUARY IS MANAGED BY:



813.571.7100 or
management@mcneilmsi.com

Check out our brand new website:
www.estuaryriverview.com

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IMPORTANT INFORMATION

The Association has established a **brand 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. NOTE: The former website (friendsoftheestuary.com) is no longer the official website for the Association.

New Homeowner Portal: Please register to gain access to the brand-new McNeil Management Homeowner Portal at 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 FEW REMINDERS FROM THE BOARD

Estuary Homeowners: If you Drive in this Community Please Slow Down! We are getting reports that many are speeding in our community and we need to slow down before someone gets hurt. Please be mindful that children, joggers, walkers, and our elderly are always out and about enjoying themselves. **Be respectful to all and drive within the speed limit of this community for the safety of us all.** If you have to ask what the speed limit is then you are going too fast.



**GARAGE
SALE**



The Estuary Spring Garage Sale has been rescheduled for Saturday April 29th.

Please be helpful and respectful to your fellow neighbors and look out for each other. If you see something, say something. Be safe and have fun!

FOR YOUR INFORMATION

A FEW NOTES FROM MCNEIL MANAGEMENT

HOUSE PAINTING

Many of the homes within the Estuary are over 7 years old and still have the original builders paint, which tends to fade/dicolor quickly.

Please evaluate the following areas of the exterior of your home for signs that it may be time to repaint:

- Fading to the face of the home that gets the most sun
- Visible cracks in the stucco
- Bottom area discoloration where the sod meets the home
- Fading/staining of decorative louvers at the top peak of roofline
- Garage doors with variation in color due to the harsh Florida sun
- Staining/dicoloration underneath windows

Here are some steps to mitigate the situation:

- Visit the Association's website to identify a paint color scheme
- Submit an Alteration Application thru the new Homeowner Portal
- Engage a reputable paint vendor

Once your Alteration Application has been approved by the Architectural Committee, then proceed with scheduling the work to be completed. The elements in Florida are harsh, from the hot Florida sun to the wind-driven rain.

Repainting a home is an investment worth making to your largest owned-asset!



TRASH CANS

Please remember to place your trash cans out of view at the conclusion of trash pickup day on Tuesdays and Fridays.

In addition, trash cans must be concealed from view on all other days (storing on the side of a home is not ok). This will help to keep the neighborhood looking clean and beautiful.

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!*

A LETTER FROM YOUR HOA PRESIDENT

REMINDER REGARDING TREE TRIMMING

We have an excellent opportunity for affordable tree trimming for those who are interested. Remember all the downed trees from the winds last year? One way to help your tree survive winds is to reduce the area or thickness of its canopy. Not to mention it's just one of the many responsibilities we have as Estuary homeowner's.

We have found a professional who is willing to trim street trees for \$125 each and palms for \$50 each. This company does require us to collect payment up front (by cash or check) so if you'd like to take advantage of this savings opportunity please call or text me (813-602-4296) or Susan, Grounds Committee Chairperson (813-967-6509).

**** Please note: Costs may vary slightly after March 29th deadline ****



ESTUARY GROUNDS COMMITTEE



January, February & March Yards of the Month





HOLIDAY FUN



Our Annual Easter Egg Hunt was a hit and the kids had a blast!
Everyone enjoyed delicious treats from the food truck!



The Estuary

UPCOMING EVENTS

FOOD TRUCKS

We have been fortunate enough to secure a recurring food truck on the last Wednesday of every month. We do not have control of which food trucks are selected, but they will try to differentiate as best they can. We'd like to encourage everyone to support the local businesses when they do come out so that we can keep this fun tradition going!

SUMMER FUN

We are in the process of planning a few summer evening gatherings. Stay tuned to our new website and facebook page for further details!

Have any fun ideas you'd like to see in the community? We'd love to hear from you!

theestuaryspiritcommittee@gmail.com

Important Dates



Happy Easter
April 9th

Garage Sale
April 29th



Happy Mother's Day
May 14th

End of School
Hello Summer!
May 26th



(Securing Kona Ice for this date in process! TBD)



Memorial Day
May 29th

Father's Day
June 18th



Six spring maintenance tips for Florida homeowners

It's spring in Florida and that makes it an ideal time to do a little home maintenance in advance of the next storm season. Having your home in top condition can help protect your investment and save you from hefty repairs in the long run, so use this list to check off annual home maintenance tasks.

1

Service your HVAC

A dirty filter or unchecked compressor can mean your air conditioning runs into difficulty as temperatures ramp up. Having your HVAC serviced in advance of summer months can mean your home stays nice and cool when heat and humidity take over. Don't delay! Waiting until something breaks down could mean waiting days for an HVAC service appointment.

2

Clean your Gutters

Clogged gutters can lead to water seeping down the sides of your home, causing water damage that could go undiscovered for months. Call a gutter cleaning service and ask your agent about water damage coverage in your existing homeowners insurance policy.

3

Check your Roof

Damage to your roof should be repaired before storm season hits. Have your roof checked by a reliable, licensed roofer. Make any necessary repairs to reduce the possibility of leakage. Likewise, inspect the indoor ceiling for signs of leaks.

4

Prep your Pool

It's a good idea to make checking your pool part of your standard spring maintenance routine. Make sure the filter is changed, pump is in good working order and water quality is checked before summer begins.

5

Sync your Sprinklers

Watering your lawn can keep it fresh and green, but double check with local municipalities and ensure your watering schedule matches approved regulations. Also, time your sprinklers for early morning and evening hours to reduce water lost to evaporation during the day or grass root rot at night.

6

Maintain your Equipment

Any and all power tools, landscaping machinery, and golf carts should be thoroughly overhauled before summer begins. The number of golf cart-related fires started in Florida garages every year is astonishing. Clean out your garage and work sheds to get rid of any potential hazards.



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!

11714 Albatross Lane
Julieta Rendon & Pedro Morales Rojas



**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