

The Neighborhood Newsletter

APRIL 2018
Volume 2, Issue 2

Community HOA



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

Premier Community Consultants (PCC) is the property management company for the neighborhood. Trish/Pam can be contacted at 727-868-8680. You can also reach them via email at: info@pccmgmt.com.

IMPORTANT DATES

The following meetings are being held at the: Bloomingdale Library at 6:30 PM.

May 16, 2018; and
August 15, 2018

Annual Meeting:
October 17, 2018

INSIDE THIS ISSUE

Meet the Board.....	Page 1
Estuary Website.....	Page 2
Committee Information.....	Page 2
Estuary Babysitters.....	Page 2
Estuary Home Businesses.....	Page 2
Spring Maintenance.....	Page 3
Facebook Page.....	Page 3
Helpful Hints.....	Page 4

MEET THE BOARD



Hi! My name is Chris Higgins. I've been the president of the Estuary HOA since the handover from M/I Homes. Prior to that, I served on the Architectural Review Committee for a year. I live on Blue Crane with my wife, Linda; our almost-2-year old daughter, Ashley; and the resident ankle-biter, Rocky. I'll be finishing my MBA in May, so I'm hoping to get back to making noise in my garage while working on my cars.

Please feel free to contact me or any of the other Board members at estuarybod@gmail.com. We try to answer and resolve issues as quickly as possible!

OTHER BOARD MEMBERS INCLUDE:

ROGER YOKELL, VICE PRESIDENT and JEREMY CROUSE, SECRETARY/TREASURER
Board members can be reached via email at: estuarybod@gmail.com

The Estuary Website

We hope you have had a chance to check out The Estuary website: friendsoftheestuary.com. It is full of information including a link to Plera, 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 alan@lalanbrown.com.

COMMITTEES THAT NEED YOUR HELP!



ARCHITECTURAL COMMITTEE

The Architectural Committee always needs help. Interested? Fill out the volunteer form that is located on the web page via Plera, then fax it to PCC.

SPIRIT COMMITTEE



The Spirit Committee needs a chairman. This person would work together with others to ensure that we continue to have events in our neighborhood. Interested? Contact PCC or Kathy Brown.



NEIGHBORHOOD WATCH

Next meeting will be held on **APRIL 11th, 6:30 PM at 11409 Sand Stone Rock Drive**. Discussion will center on keeping our property safe and how to protect against vandalism.

ESTUARY BABYSITTERS:

Aurelia Muse-Harbach: 813-410-4099
(Aurelia will be 11 in May)
Anorah Muse-Harbach: 813-410-4099
(Anorah will be 13 in June)

Taylor Ritari: 813-283-8445 (Freshman in the Fall)
Nicole Grace: Can be reached on Facebook Messenger.
Nicole is CPR and First Aide Certified.

SPOTLIGHT ON ESTUARY HOME BUSINESSES



MEET JOSE GUZMAN, Guzman Per4mance Mobile Mechanic. Jose is the owner and resides on Estuary Preserve. He will come to your home or workplace and fix the car on site. No more leaving your car at any shop and waiting for days to have it fixed. He is certified and insured with over 20 years experience in the automotive industry.



Meet JOSH BALLINGER, an Estuary resident who resides with his wife, Kate, and their five children on Palmetto Pine. He is the Regional Director for Fathom Realty, managing agents and real estate from Tampa Bay to Naples. With a Bachelor of Science and a Master of Science in Education, Josh has spent the last twenty years serving within multiple industries gaining solid backgrounds in diverse competitive markets to include product, site, local community sales, advertising and demographics. Outside the office Josh enjoys volunteering and spending time with the family. Josh would love to offer his service and expertise to anyone looking to buy or sell a home in the area.



SPRING MAINTENANCE CHECKLIST



- ___ Remove all dead plant material.
- ___ Trim back bushes and trees.
- ___ Replace any dead hardwood trees per County code.
- ___ Replace all bare spots with sod.
- ___ Apply granular fertilizer and weed control.
- ___ Remove mildew from mail boxes.
- ___ Pressure wash driveway, sidewalk. Inspect sidewalk for tripping hazards.
- ___ Pressure wash house and paint if needed.
- ___ Make sure house numbers are visible.
- ___ Replace batteries in smoke alarms.
- ___ Clean fence if applicable to your homesite..
- ___ Make sure personal items are put away including garbage cans.
- ___ Pull weeds in flower beds.

Spring is finally arriving in Florida and with the change of seasons, the warmer weather, and occasional rain showers the vegetation in our community is showing its vitality. It's time to remove the skeletons of dead shrubs, palms and trees, and replace them with vibrant new plantings. Lawns need fertilization and weed control in order to fully recover from the winter weather. Many homes have lawns that need areas of turf replaced completely. Now is the time to plan and implement these projects. **Once the water restrictions are lifted, you will have 30 days to replace all bare spots. Rainy season starts in June so plan accordingly.**

Curb appeal means a lot to a community and for many of our homes. Projects that can have a big impact for little cost include cleaning the mailbox and post; pressure washing the driveway and sidewalks; cleaning fences, and planting some pretty annuals.

While stucco is a very durable material, it is not waterproof and unfortunately, will occasionally crack. Stucco expands and contracts in response to temperature, humidity levels, and is subject to hairline cracks that are not due to structural defects. It is important that visual inspections of the exterior of the home be done on a regular basis to locate any cracks that may form in the stucco finish and to locate any places on the home where caulk may have receded around windows, doors, and other areas. These areas need to be repaired immediately in order to avoid water intrusion into the home. Failure to repair cracks in the stucco finish can result in not only water intrusion but possible stucco delamination. Water intrusion in this manner often happens in a storm event and hurricane season will soon be upon us.



Paint protects the stucco finish as well as any wood surfaces on the home and also helps to prevent water intrusion. **In Florida, it is recommended that newly constructed homes be painted after three years and thereafter, every five years.** Additionally, the high humidity in Florida contributes to the growth of mold and mildew on the home's exterior surfaces which when not cleaned on a routine basis can permanently stain that area.

P.S. Don't forget that with the exception of planting annuals within the existing landscape beds or replacing sod with St. Augustine Floratam, all projects on the exterior of the home and lot require approval of the Architectural Committee prior to beginning the project. The form is available through the Estuary website by clicking on Pitera and pulling up the Architectural form.

The Estuary has a great Facebook Page which is just another great way to communicate with neighbors and find out what is happening, buy or sell, updates on upcoming events, safety Issues, missing pets, and just fun chat. You can find our page by going to Facebook and typing in Friends of the Estuary.

Facebook Administrators are:

ORLANDO HERNANDEZ, ohernandeznyc@gmail.com;

COY REAVIS Creavis56@yahoo.com

LAUREN SMITH, laurenmwsmith@gmail.com



Helpful Hints!

Here are a few numbers to help with local services:

Garbage Services: 813-248-3802
Mail Complaints: 813-672-4562
or you can use the **USPS Email Form**.

If you see something in our common grounds that need repairs, please remember to go online to Pileria and complete a work order request. It is easy and leaves a great paper trail for the board and PCC to follow-up on. Taking pride in our neighborhood is what makes us a sought-after place to live.

EMERGENCY INFORMATION:

PREMIER COMMUNITY CONSULTANTS..... 727-868-8680
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

Facebook Page.....Friends of The Estuary
Website.....www.friendsoftheestuary.com
Pileria.....<https://app.pileria.com>

BUILDER INFORMATION

M/I HOMES Customer Care.....813-290-8303

The Estuary Spirit
Committee

PLEASE
PLACE
STAMP
HERE