

# The Estuary Newsletter

JANUARY 2024

## UPCOMING BOARD MEETINGS:

January 18th @ 6:30pm

April 18th @ 6:30 pm

Meetings will be held at:  
Riverview Library  
9951 Balm Riverview Rd  
Riverview, FL 33569

## THE ESTUARY IS MANAGED BY:



813.571.7100 or  
management@mcneilmsi.com

For more information visit our website:

[www.estuaryriverview.com](http://www.estuaryriverview.com)

## Inside this issue:

- Important Homeowner Information ..... 2
- Notes from McNeil Management ..... 3
- Notes from your HOA president ..... 4
- Holiday Fun ..... 5
- Upcoming Events ..... 6
- Estuary Grounds Committee ..... 7
- Meet your committee members ..... 8
- Important Contacts & New neighbors ..... 9

# IMPORTANT INFORMATION

The Association has established a **new official website** for all homeowners to utilize: [www.estuaryriverview.com](http://www.estuaryriverview.com). Please bookmark this new address as the official website for The Estuary Homeowners Association, Inc. in Riverview, Florida.

**New Homeowner Portal:** Please register to gain access to the brand-new McNeil Management Homeowner Portal:  
[www.mcneilmsi.com](http://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](mailto:management@mcneilmsi.com).

# FOR YOUR INFORMATION

## A FEW NOTES FROM MCNEIL MANAGEMENT

Springtime is approaching and now is a great time to assess if your home needs outside attention on:

- Weedy/sparse lawn or beds
- Fence repair or replacement
- Remove of outdoor items no longer used (benches, play sets, etc.)
- Repaint/pressure wash home
- Pressure wash/clean driveway
- Clean/replace lanai and screens
  - Tree trimming

Also, consider visiting a local nursery for ideas on how to freshen up the look of your yard. The professionals at your local nursery can guide you to the right plant for the appropriate location!

Have you registered for the new Homeowner Portal yet? Please register by visiting [www.mcneilmsi.com](http://www.mcneilmsi.com). The portal will allow you to perform the complete management of your Association owner account including dues, notification history, property/alteration requests, and other related communications.

**From the entire McNeil Management Team,  
HAPPY NEW YEAR!**

# FOR YOUR INFORMATION

## A NOTE FROM YOUR HOA PRESIDENT

Coy would like to share this news article highlighting his brave son intervening in an attack on a local woman. Way to go Andrew!

<https://www.fox13news.com/news/riverview-publix-sophomore-high-school-carjacking-burglary-parking-lot-community-good-samaritan>

# ESTUARY HOLIDAY FUN!

**Our very first Christmas movie in the Park was a great turn out! Residents enjoyed some sweet treats from the hot chocolate bar and some family time watching the Grinch!**



## **Congratulations to our winners of the Christmas Light & Decoration Contest**

**1st place:  
11520 Scarlet Ibis**



**2nd place:  
11511 Sand Stone Rock**

**3rd place:  
11509 Palmetto Pine St**





# The Estuary

## UPCOMING EVENTS

### SPRING FLING

We will be hosting our annual Easter Egg Hunt at the park on Saturday, March 23rd. More details to come!

### NEW EVENTS

We'd like to hear your ideas and suggestions for upcoming events in our community! Have an idea or want to provide feedback on a past event?

Please contact us at [theestuaryspiritcommittee@gmail.com](mailto:theestuaryspiritcommittee@gmail.com)

### Important Dates

**2024** Happy New Year  
January 1st

MLK Jr. DAY  
January 15th



Valentine's Day  
February 14th

President's Day  
February 19th



St. Patrick's Day  
March 17th

Estuary Spring Fling  
March 23rd



Easter Sunday  
March 31st



# ESTUARY GROUNDS COMMITTEE



**Wishing you a Healthy and  
Happy New Year!**

From your Estuary Grounds Committee!

# 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!*



# IMPORTANT CONTACT INFORMATION

## NON-EMERGENCY

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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

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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](http://www.estuaryriverview.com)



# WELCOME HOME



Please give a warm welcome to your new neighbors joining the Estuary!

11420 Blue Crane St - September 2023  
Emily Dang

11525 Blue Crane St - November 2023  
Michael Albritton & Candice Hall