

The Neighborhood Newsletter

JANUARY 2022
Volume 6 Issue 1



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:

January 20, 2022 @ 6:30 PM

April 21, 2022 @ 6:30 PM

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

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YOUR HOA BOARD:

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

Estuarybod@gmail.com



THE ESTUARY

SPRING GARAGE SALE:

Start setting aside and sorting through those wonderfully and gently used articles for our next garage sale to be held on **MARCH 5-6, 2022**. It will be here before we know it and we are wanting you to have plenty of time to prepare for our first ever 2-day garage sale.

EASTER EGG HUNT:

We are in the midst of planning for our next big event...the Easter Egg Hunt which will be held on **April 16, 2022**. We are working hard to make sure that each of our events provides fun and safe activities for kids of all ages. Further information will be available as time draws closer.

If you would be interested in helping with any of the activities, or would like to become a member of the Spirit Committee, or if you have suggestions for possible events and/or activities please contact me at Kathy@lalanbrown.com. We always welcome more helping hands and creative ideas!

THE ESTUARY COMMUNITY-WIDE GARAGE SALE



With 22 families participating, the garage sale was a success for the entire community. We are pleased to say that this event has grown each and every year, so much so that in 2022 we will host our first ever 2-day garage sale event which is currently planned for: **March 5-6, 2022**



WHETHER A BIG OR LITTLE DISPLAY; ART, TOYS, OR FURNITURE TO SELL, THE DAY WAS A HUGE SUCCESS!

RIBBON CUTTING FOR THE LITTLE FREE LIBRARY

THANKS TO ARIANA, JASMINE, JODIN AND LILY FOR DONATING THE LITTLE FREE LIBRARY TO OUR PARK. INSTALLATION WAS DONE BY ARIANA'S FAMILY AND ALAN BROWN. AFTER THE RIBBON CUTTING, TWO OF OUR BOARD MEMBERS, ALAN BROWN AND TIFFANY LEE, STAYED TO ENSURE THAT THE GROUNDS WERE CUT BACK AND THE LANDSCAPING WAS LOOKING AS IF IT HAD BEEN PLANNED FROM THE BEGINNING.

THANK YOU ARIANA AND FAMILY FOR THIS IDEA AND THANK YOU BOARD FOR YOUR SUPPORT!



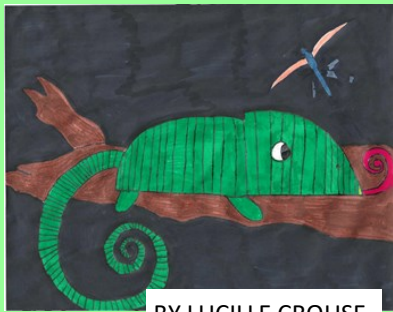
THE ESTUARY ANNUAL FUN RUN/WALK



Our 2021 Annual Fall Festival began with a 2 mile fun run/walk. The registration fee covered the cost of a tee-shirt designed by our own Estuary kids. Here are the designs submitted along with the 2021 winner.



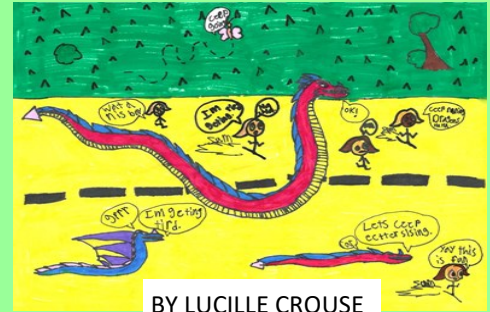
BY ROSE CROUSE



BY LUCILLE CROUSE



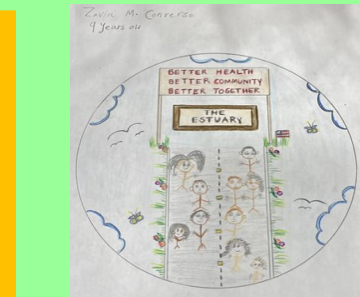
LUCILLE CROUSE



BY LUCILLE CROUSE

OUR 2021 TEE-SHIRT WINNER IS ZAVIA CONVERSE, AND WHAT AN AMAZING JOB SHE DID OF DEPICTING THE ESTUARY NEIGHBORHOOD. AS YOU CAN SEE THE SPIRIT COMMITTEE HAD QUITE A HARD TIME SELECTING A WINNER AS ALL THE ENTRIES WERE QUITE ADORABLE. IF YOU SEE THE KIDS OUT AND ABOUT MAKE SURE AND LET THEM KNOW WHAT A GREAT JOB THEY DID! IT WAS INSPIRING TO SEE THE ESTUARY SPIRIT DISPLAYED SO BEAUTIFULLY AMONGST OUR ESTUARY CHILDREN!

THANKS TO ALL THAT ENTERED AND TO THE PARENTS FOR THEIR ENCOURAGEMENT!



OUR 2021 TEE-SHIRT WINNER IS:
ZAVIA CONVERSE



AND THE RUN/WALK EVENT BEGINS



OUR AMAZING WINNERS



OUR ANNUAL FALL FESTIVAL WAS GREATLY ATTENDED EVEN THOUGH WE HAD RAIN DELAYS. THE LITTLE ONES HAD A GREAT TIME ENJOYING THE BOUNCE HOUSE AND THE HUNGRY HIPPO BOUNCE HOUSE WAS A GREAT ADDITION FOR THE OLDER KIDS. OF COURSE THERE WAS POPCORN, TWO FOOD TRUCKS, A MAGICIAN AND MUSIC, BUT THE BEST PART WAS HAVING AN OPPORTUNITY TO ENJOY OUR PARK AND VISIT WITH OUR NEIGHBORS. THANKS TO EVERYONE FOR YOUR SUPPORT!



MORE SPIRIT COMMITTEE NEWS



The food truck events that we have called "Dinner at the Park" will continue. We are hoping that the cold weather will not detour you from coming out and supporting our monthly event, and maybe you will even find time to dine in the park. This event will continue to be held from 5PM to 8PM the second Wednesday of each month. The road in front of the park will continue to be blocked for the safety of not only our children and those that come to the event but also for the safety of the food trucks. We thank you for your understanding and continued support of this event.

FROM THE MCNEIL MANAGEMENT TEAM

The Estuary is a very desirable community in which to reside, and mostly because owners take pride in the appearance of the exterior of their homes. This is a great time of year to keep an eye out for mildew occurring on driveways (and pressure wash if needed),

remove weeds from plant beds, ensure that the mailbox flag is the standard gold color, and that trash cans are removed from the curb (and concealed out of view) at the end of each garbage collection day. If you receive a notice regarding an event, simply email management@mcneilmsi.com to let us know if the event has been corrected or the timeline to correct. Thank you all for your partnership and Happy New Year!



DON'T JUST COMPLAIN...REPORT IT!

US POST OFFICE (ASK FOR MANAGER).....813-672-4562

GARBAGE.....813-248-3802

MI WARRANTY INFO.....813-290-8303

OR EMAIL TO: Customercaretampa@mihomes.com

WATER ISSUES.....813-272-6680

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

TAMPA ELECTRIC COMPANY (TECO).....813-223-0800

Report a street light to:

[https:// www.tampaelectric.com/forms/residential/streetlightout/](https://www.tampaelectric.com/forms/residential/streetlightout/)



IT'S CHRISTMAS TIME IN THE ESTUARY, A TIME TO WALK THE STREETS AND VISIT WITH OUR NEIGHBORS IN THE COOL OF THE EVENING WHILE ENJOYING ALL THE BEAUTIFUL DECORATIONS AND LIGHTS. EACH OF YOU PUTS SO MUCH INTO THIS TRADITION AND THE BEAUTY OF OUR NEIGHBORHOOD COULDN'T SHINE ANY BRIGHTER.

THANK YOU TO EVERYONE THAT PARTICIPATED THIS YEAR. I AM ALWAYS AMAZED AT THE BEAUTY AND WONDER OF THIS HOLIDAY SEASON, BUT WHEN YOU ADD IN THE SPARKLE AND EXCITEMENT OF THE ESTUARY IT CREATES SOMETHING QUITE SPECIAL!



1ST PLACE: 11405 SAND STONE ROCK—THE ALVAREZ FAMILY



**2ND PLACE:
11656 PALMETTO PINE
THE JONES FAMILY**

**FIRST
THIRD PLACE WINNER:
11520 SCARLET IBIS
THE WEBSTER FAMILY**



**SECOND
THIRD PLACE WINNER
11508 SAND STONE ROCK
BEN AND DANI**

**THE ESTUARY
GROUNDS COMMITTEE,
Marah Hutcheson, Chairman**



2021 was another tough year. We hope that you all are enjoying the updated landscape at the main entrance.

Due to miscommunication/representation to our landscape vendor, there were requests that fell through the cracks and were delayed in 2021 and we are looking to prevent that in the future.

That being said, we are looking ahead to 2022. In our efforts to better plan and keep with the communities desires for seasonal flowers and upkeep of the island and main entrance we will be meeting with our landscape crew after the first of the year to put a planting schedule in place.

(continued on page #8)



PLEASE WELCOME THESE NEW NEIGHBORS:

Lisa, 11513 Blue Crane
Emily & Lindsey, 11736 Albatross
Paul & Stephanie, 11420 Blue Crane
Terry & Dwenisha, 11712 Albatross
Edith, 11523 Scarlet Ibis
Allen & Anna, 11409 Estuary Preserve

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 ARCHITECTURAL
COVENANTS COMMITTEE
Coy Reavis, Chairman**

How time flies!

We've been here almost 7 1/2 years already and haven't ever looked back! Our community is thriving, changing, improving (and going up in value!)

There are still a lot of applications for stucco work and yesterday I had a brutal reminder to be EXTRA careful driving when those big trucks are in the way, blocking the view and generally being a pain! I wound up backing into one of their big trucks causing some damage to my truck. Aggravating, YES! But bumpers can be replaced. It was my fault because I became distracted. Personal responsibility there!

So as long as we have this stucco work being done, we'll have these big trucks in the way. Slow down, look around and DON'T GET DISTRACTED like I did! LOL

A number of residence are personalizing and beautifying their back yards. It's so nice to relax in an outside space you've made just for you! I know we enjoy our back yard immensely!

So, enjoy the cooler weather with family and friends and stay safe!

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

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

MEET YOUR NEW ESTUARY BOARD OF DIRECTORS

President: Tom McAvin, (top left)
Vice President: Alan Brown, (top right)
Secretary: Tiffany Lee, bottom left
Treasurer: Keywana Miller, bottom right



A NOTE FROM THE PRESIDENT



Hi Neighbors: I would like to take this time to thank the community for giving me the opportunity to serve on the board of directors. I am going to do my best to improve the Estuary and keep it a wonderful place to live. I hope everyone had a very Merry Christmas and wish you a wonderful and healthy 2022.

-Tom McAvin

THE ESTUARY GROUNDS COMMITTEE (continued from page #7)

For those individuals who have a desire to assist with the beautification of the neighborhood we ask that you **ONLY** pick up garbage and pick weeds.



We are asking that you **DO NOT** trim bushes and trees. That you do not remove plants that have been installed by our landscapers or add plants that are of your own desires. Unfortunately these things occurred in 2021 and cost the community additional funds for labor and plant replacements.

Please reach out to EstuaryGroundsCommittee@gmail.com.

We are open to suggestions and feedback.

The Estuary Grounds Committee
estuarygroundsccommittee@gmail.com
Marah Hutcheson and Lauren Smith

EMERGENCY INFORMATION

MCNEIL MANAGEMENT SEVICES.....	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

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

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 SMITH,
laurenmwsmith@gmail.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

Happy
New
Year
2022