

# The Estuary Newsletter

JANUARY 2023

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The Estuary is managed by



813.571.7100 or  
management@mcneilmsi.com

Upcoming Board Meetings:

January 19th  
February 16th  
March 16th

January Meeting will be held at  
Panther Trace Clubhouse II  
11518 Newgate Crest Dr  
Remaining meeting locations TBD

Your HOA Board

**President** Coy Reavis **Vice President** Kevin Hartzog  
**Secretary** Alan Brown **Treasurer** Phildra Swagger  
**Chairperson** Tiffany Lee  
EstuaryBOD@gmail.com



# HOLIDAY FUN!



*Our very first winter festival and we had a blast!*



FOR MORE PICTURES VISIT OUR FACEBOOK PAGE: FRIENDS OF THE ESTUARY





# HOLIDAY FUN!



*Congratulations to our Christmas Decorating Contest Winners!*  
It was rainy & windy but we made the best of it!



*First Place \$100 gift card*

11520 Scarlet Ibis

*Second Place \$75 gift card*

11615 Palmetto Pine



*Third Place \$50 gift card*

11511 Sand Stone Rock



# The Estuary

## UPCOMING EVENTS

### RETURN OF FOOD TRUCKS

In the Spring we will be starting a new social event called "Party in the Park". We will gather in the park once a month for an evening of food trucks, music, cornhole, giant Jenga and more! Date and further details to come. We are looking forward to this monthly "happy hour" and the opportunity to get to know each other better!

### SWEETHEART SCAVENGER HUNT

Join us for a fun-filled scavenger hunt around the hood! Participants will be given a list of tasks at the start of the event that they will complete together. First couple to find all items & complete all tasks wins! Winners will receive a free date night on us! Further details to come.

Have an idea for an event? We want to hear from you! Contact us at [theestuaryspiritcommittee@gmail.com](mailto:theestuaryspiritcommittee@gmail.com)

### Important Dates



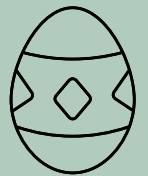
Sweetheart  
Scavenger Hunt  
Friday February 10th

Spring  
Garage Sale  
Saturday  
March 11th



Party in the Park  
Date TBD

Easter Egg Hunt  
Saturday April 1st



# MEET YOUR COMMITTEE MEMBERS!

## HOA Board

**President:** Coy Reavis  
**Vice President:** Kevin Hartzog  
**Secretary:** Alan Brown  
**Treasurer:** Phildra Swagger  
**Chairperson:** Tiffany Lee  
estuarybod@gmail.com



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



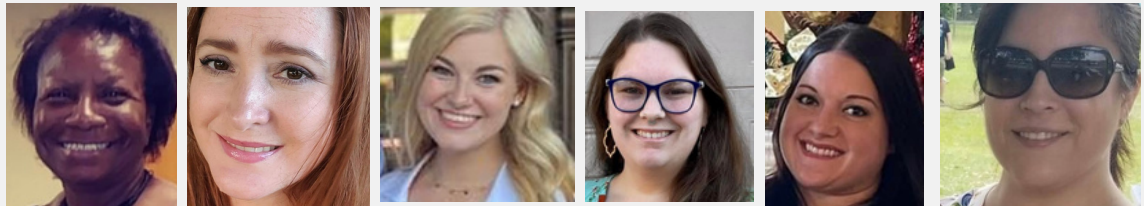
## A friendly reminder regarding The Estuary Board & Committees:

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.

## Architectural Covenants Committee

**Chairperson:** Kathleen Samuel  
**Vice-chairperson & Secretary:** Melissa Muse  
**Advisor:** Coy Reavis

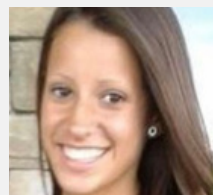
kathleensamuell@hotmail.com



## Spirit Committee

**Chairperson:** Danielle R  
**Vice Chairperson & Secretary:** Ashley Huber  
**Treasurer:** Stefanie Marquez  
**Members:** Celine Chavez, Kailen Deale, Bre Flaherty, and Melissa Muse

theestuaryspiritcommittee@gmail.com





# ESTUARY GROUNDS COMMITTEE



## November & December Yards of the Month



11529 Scarlett Ibis  
 11712 Albatross  
 11503 Sandstone  
 11601 Heron Watch

11605 Palmetto Pine  
 11510 Blue Crane  
 11513 Sandstone  
 11503 Palmetto Pine





# ESTUARY GROUNDS COMMITTEE



We want to thank each of our neighbors for the all the feedback regarding our new landscape company. We are very pleased with the progress being made within the community, but are also aware of other problem areas- some of which have now become special projects.

**Some of these special projects include:**

Finger Lake seeding ( Managed by BOD)

Rice Creek clean-up & maintenance (Lead by Alan Brown) and the

Rice Creek Culvert of Palmetto Pine & Albatross (Awaiting final work order & bid.)

Three Japanese Blueberry trees were installed at the culvert between Albatross and Palmetto Pine. These are continuing to be monitored to ensure they take and will thrive in the future.

We are still working to get out a tree company to grind stumps, and remedy root problems from some of the pine trees and fallen oaks. The companies are very busy and often times it takes 2-3 scheduled appointments before they make it out. Once the stump and root problems are resolved we can work on exterior fences that have lifted.

Again, we are dealing with theft of plants out of the island at the light. Please if you see something, say something. Replacing these plants takes money away from other projects within the community.

We are also excited to be welcoming Goldie to the Grounds Committee and look forward to the progress in 2023.



# A LETTER FROM YOUR HOA PRESIDENT

Hello friends and neighbors! I hope everyone had a great Thanksgiving and a relaxing, fun filled Christmas!

Your Board, Grounds Committee (GC), and Spirit Committee (SC) have been quite busy these last few months. Susan, the lead on the GC along with the help of the other members, have been working tirelessly to improve our common grounds. Take some time and drive around the community! If you didn't know, we had plants stolen from the Estuary entrance a few weeks ago. They have been replaced and it looks fabulous! They also had the Albatross entrance upgraded with plants and flowers! More to come there. There are now 3 Blueberry trees (doesn't produce blueberries) planted at the drainage ditch on Palmetto Pine which truly enhances the aesthetics of the area! If you see any of the GC members be sure to acknowledge their contribution to the community!

The Spirit Committee has put the Christmas lights at both entrances and continues to send welcoming baskets to new homeowners. The SC is also continuing publishing the newsletter (not a small task)! Ashley and Dani just took their respective positions on the SC and are doing an excellent job! And how about the latest festivity they coordinated! Great turnout!

We are still doing recovery work from the hurricane. The root and stump grinding company we were working with pulled out so we are talking to another for those which are the HOA's responsibility. For those of you who have downed or leaning trees please deal with your trees individually.

There has been a lull (because of the hurricane) in enforcement of community standards. We, the Board, feel enough time has passed and that homeowners must address any and all issues on their property. Be it trimming the trunks on your street trees, making sure those trees canopies are at 8 feet, setting your tree back up from leaning, painting your house, taking down your hurricane shutters, power washing homes and fences, dealing with yard problems, etc, it's time for maintenance!

As always, if there are further extenuating circumstances contact McNeil Management. They are on our side and will work with you as much as possible.

Happy New Year!  
Coy Reavis



## FOR YOUR INFORMATION:

### **County Street Easement Trees**

Does your street easement tree have stray limbs growing from the lower trunk? Hillsborough County Natural Resources Department has indicated that this growth pattern is referred to as basal shoots. The County recommends pruning basal shoots to maintain the health and appearance of the easement tree. Also, Hillsborough County's recommended canopy height for street easement trees is a minimum of 14 feet over the roadway and a minimum of 10 feet over the sidewalk. Please evaluate your street easement trees regarding the County's recommended pruning and canopy standards.

### **Mitigating Root Damage**

There is concern about damage tree roots can cause to sidewalks, driveways, and even streets. Damage to these structures is not limited to tree roots as settling can also cause damage. However, damage can often be avoided or lessened. Most trees in The Estuary are watered with bubbles from the home irrigation system. Established trees do not need watering. The roots go where the water is easily accessible. The roots will tend to grow deeper in search of water if the ground water is minimized. The bubblers for established street trees should be capped to assist in deeper root systems.

# NOTES FROM MCNEIL MANAGEMENT TEAM

## ANNUAL ASSESSMENTS

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The 2023 Annual Assessment Notice was mailed via USPS to all owners on December 1st, 2022. Your first quarterly assessment for the year is due on January 1st, and considered late after January 11th. Please contact our office if you did not receive your Assessment Notice by December 15th and are still in need of payment information.



## SOIL TESTING

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Are you thinking about a landscaping enhancement project for your yard and not sure which plant will work best? The University of Florida Extension Office in Seffner can perform soil testing for a small fee. This will identify your soil's pH level so that you will know which plants work best. Visit their blog spot here to learn more about how you can obtain soil testing.  
(Scan QR code for blog)





**LOCAL SERVICE COMPANIES  
RECOMMENDED BY YOUR NEIGHBORS**

**Wayne Gonzalez Roofing, Inc**  
813-653-2279 [www.waynegonzalezroofing.com](http://www.waynegonzalezroofing.com)

**Border Masters**  
813-355-6958 [www.bordermastersinc.com](http://www.bordermastersinc.com)

**Life Style Remodeling & Sunroom/Patio Enclosures**  
813-448-3711 [www.lifestylere modeling.com](http://www.lifestylere modeling.com)

**4 Corners Window Cleaning**  
813-613-8331 [www.facebook.com/4cornerswindowcleaning813](http://www.facebook.com/4cornerswindowcleaning813)

**Charlie's Handyman Services**  
813-566-2553

**Cutting Edge Curbing, LLC**  
813-609-0052 [www.cuttingedgecurbingtampa.com](http://www.cuttingedgecurbingtampa.com)

**The Lanai Guy**  
813-316-5971 [www.lanaiguys.com/](http://www.lanaiguys.com/)

Want to recommend a company who did great work for you?  
Let us know at:  
[theestuaryspiritcommittee@gmail.com](mailto:theestuaryspiritcommittee@gmail.com)

# 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  
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

Estuary Website [www.friendsoftheestuary.com](http://www.friendsoftheestuary.com)

# WELCOME TO THE HOOD

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

11616 Palmetto Pine St  
Rahul & Akkeena ( Moved in October)

11735 Albatross Lane  
Chad Minh Thai, Damian Dung & Tsai Thao Thi Nguyen (Moved in October)

11743 Albatross Lane  
Tracy McPhail & Ian Reed (Moved in November)

11723 Albatross Lane  
Mile High Borrower HOA Dept (Corporate Purchase)