

The Neighborhood

Newsletter

JUL 2022
Volume 6 Issue 3



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: VIA ZOOM

August 15, 2022 @ 6:30 PM

HOA ANNUAL AND BUDGET 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:

Vacant, President
Alan Brown, Vice-President
Tiffany Lee, Secretary
Keywana Miller, Treasurer
All board members can be contacted via email at:
Estuarybod@gmail.com

NOTICE:

THE 3RD QUARTER BOARD OF DIRECTORS will meet Monday, August 15, 2022 at 6:30 P. M. by zoom. This change is made because of summer travel and family plans. As always, there will be announcements made on the website at friendsoftheestuary.com, on Facebook, and via email for both the agenda and zoom information.

HOLIDAY CELEBRATIONS: As Independence Day approaches, please follow the Hillsborough County Fireworks Celebration Safety Tips at <https://www.hillsboroughcounty.org/en/newsroom/2018/06/27/fireworks-celebration-safety-tips>.

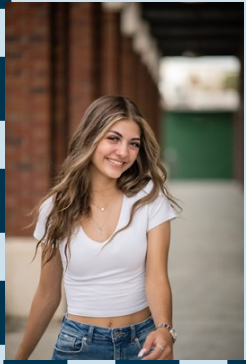
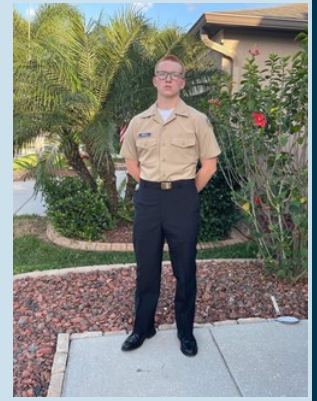
REMEMBER that pets and people, especially our many Veterans, may be greatly disturbed with the loud noises of those explosive devices. Ensure your fireworks are extinguished. This may well be the rainy season but at times it can become dry enough under certain conditions to spark fires.

ESTUARY HIGH SCHOOL GRADUATES



Austin Bradley is a graduate of Riverview High School. He is the son of proud parents Kristin and Patrick Dale and siblings Ty, Hayden and Peyton. Austin has been in ROTC throughout his high school years and will be headed into the Marine Corps immediately following his graduation.

Congratulations Austin. Stay safe and healthy as you enter into a life of service to our nation.



Madison Flaherty is graduating from Riverview High School. Her family includes mother, Tanya, and siblings Bre and TJ. Madison has overcome many obstacles yet still has managed to graduate with honors. She began working at East Coast Pizza at the early age of 15. She is a hard worker, something she has learned from her entire family. She is strong willed and a great leader. She is now working at The Beauty Lounge and plans on pursuing a career in cosmetology this fall. She continues to make her entire family proud every day.

Congratulations Madison. Continue to reach for the stars!

THE ESTUARY CONGRATULATES ALL WHO HAVE GRADUATED FROM HIGH SCHOOL AND COLLEGE. KEEP REACHING FOR THE STARS!



WELCOME THESE NEW NEIGHBORS:

**Kenny & Amanda, 11628, Palmetto Pine
Bryce & Amber, 11516 Scarlet Ibis**

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!

HURRICANE PREPAREDNESS SUGGESTIONS

- HAVE ON HAND BATTERIES, RADIO, FLASHLIGHTS, WATER, CANNED AND BOXED FOOD, SNACKS AND GAMES FOR KIDS, MEDICATIONS, AND SUPPLIES FOR YOUR PETS
- CHARGE YOUR CELL PHONE
- FILL TUBS FOR FLUSHING TOILETS
- MAKE SURE ALL DOCUMENTS ARE IN AN OUT OF WATER AREA AND CAN BE EASILY BROUGHT WITH YOU IN CASE OF EVACUATION
- MAKE SURE YOUR CAR HAS A FULL GAS TANK
- HAVE A COMMUNICATION PLAN WHERE CHILDREN KNOW WHERE TO MEET IN THE EVENT OF AN EVACUATION
- SECURE ALL OUTDOOR ITEMS
- BE FAMILIAR WITH AND PUT UP HURRICANE SHUTTERS
- ONLY RUN DIESEL GENERATORS OUTDOORS
- KNOW WHERE YOUR SHELTERS ARE AND IF THEY TAKE PETS

VOLUNTEERS NEEDED!

SPIRIT COMMITTEE CHAIRMAN AND VOLUNTEERS ARE NEEDED NOW

The Spirit Committee is in desperate need of volunteers as well as a Chairman to lead the committee. This committee is responsible for bringing you Dinners at the Park, Garage Sales, the Easter Egg Hunt, the Fall Festival and the Christmas Decorating Contest, just to name a few of the things we have come to enjoy. IF WE HAVE NO VOLUNTEERS THESE EVENTS WILL SIMPLY NOT HAPPEN! For more information feel free to contact Kathy Brown at kathy@lalanbrown.com or send your questions to estuarybod@gmail.com. PLEASE CONSIDER VOLUNTEERING SO THAT WE CAN CONTINUE ALL THE FUN THAT WE HAVE IN THE ESTUARY.



The Spirit Committee needs your help. Current plans are to have our Fall Garage Sale on two consecutive Saturdays, October 1st and October 8th. However, when we recently tried two consecutive days...Saturday and Sunday it was not successful. At this time all events are on hold until we have a new Spirit Committee Chairman so please send your thoughts on two consecutive Saturdays to kathy@lalanbrown.com and I will be happy to forward them to our next Spirit Committee Chairman.

INFO FROM THE MCNEIL MANAGEMENT TEAM

It is up to every resident to help maintain the presentation of the community, which keeps your property values up along with having a beautiful place to live.

Yard and plant bed maintenance is important in reaching this goal. All weeds should be removed from lawn and beds. Bare/sparse areas of lawn should be re-sodded as appropriate. Dead plants should be removed and dead branches pruned and removed. Fresh mulch should be added to prevent weed growth and soil erosion. Trees should be pruned and branches lifted above sidewalks and the street. Making these improvements will help to keep The Estuary as a very desirable place to live in Riverview!

The McNeil Management Services, Inc. Team

NEIGHBORHOOD WATCH



NEIGHBORHOOD WATCH COMMITTEE NEEDS A CHAIRMAN!

THIS COMMITTEE IS VITAL IN KEEPING US AWARE OF WHAT IS HAPPENING BOTH IN OUR OWN COMMUNITY AND THE NEIGHBORHOODS SURROUNDING US. IF YOU WOULD LIKE MORE INFORMATION ABOUT THIS COMMITTEE OR IF YOU WOULD LIKE TO VOLUNTEER PLEASE SEND YOUR REQUEST TO ESTUARYBOD@GMAIL.COM.

THE ESTUARY GROUNDS COMMITTEE, SUSAN MEEHAN, CHAIRMAN



Summer is off to a hot Florida start and we are lucky to have the ample rain from the thunderstorms ramping up!

The committee recently welcomed Jeremy Crouse and Susan Meehan. They have brought great ideas to the committee which have already started in the background.

Some things we are working on are irrigation updates along Balm Riverview, standardizing performance for providers in a way that sustains the best appearance, and elevating (finally) the second entrance at Albatross which will enhance The Estuary as a whole.

We plan to map street lights so homeowners can easily report outages, review sidewalks for leveling for safety as roots have begun to push many upward, and install benches in the Rice Creek area which will be quite beautiful once the invasive Brazilian pepper tree removal is completed.

Please be patient as projects do take time, support of the Board of Directors, and we are only 2-3 volunteers. If you have concerns or ideas please email:

estuarygroundscommittee@estuary.com.

Your Grounds Committee:
Lauren West Smith, Jeremy Crouse
and Susan Meehan

ESTUARY ARCHITECTURAL COVENANTS COMMITTEE Coy Reavis, Chairman



Here we are ready for another summer to start! BBQ's, get togethers with family and friends, beach fun and boat outings! Ah, this is what Florida living is all about!

Our community has matured and settled as the years have past. Joining the community during it's construction phase has given me a great sense of pride, ownership and a thankfulness for being here!

We have enjoyed a great increase in home values and part of that, I believe, is due to the care every homeowner has for their home!

We are seeing more pools being installed (yea Dave for finishing the pool everyone wants!), some landscaping and home improvements are also being accomplished.

I have talked to people outside our community and find we (our community) is known as a great place to live! It's known for being a quiet place, well maintained with a very low HOA fee. All these things contribute to an easy sell when the time comes for you to continue your journey.

McNeil Management has recently incorporated a new, streamlined process for addressing homeowner's applications. Some of you have already been a part of it and have seen the quick turn around the new process allows. Change can be a good thing! In this case, I believe it is!

As always, visit, talk, hangout or ask questions of me. If I can help, I'll do my best!

Your Friend and Neighbor,
Coy Reavis

Your ACC Committee:
Coy Reavis, Ron Leybovich,
David Tomberlin and Seth Hutchison

NEWS FROM YOUR HOA BOARD



We continue to have increases in the home values in our community. We have talked with new homeowners and they choose The Estuary because of location, security, and schools. Further, comments about the community itself are: “I turned into the community and it felt like home”, “we walked around the community and it was so friendly”, “all the homes were pristine with nice yards”, and “all the home were well-cared for”. It takes all of us working together to build community and take pride in the conditions of our homes. This helps all of us and we continue to do it well in The Estuary.

We have completed most of the short-term projects even though there will always be things to repair and keep up. Other pending projects include improving the curb appeal at our entrances and finding leadership for both the Spirit Committee and Neighborhood Watch Program. The long-term projects include the continuation of the Rice Creek cleanup and improvement to the finger lake at the north end of Heron Watch Place.

This Summer remember:

- To trim your trees,
- Remove clippings in the street and sidewalk,
- Do not allow clippings to go down rainwater street drains,
- Parking across the sidewalk and in the street are making it hard to travel and impossible for emergency vehicles to traverse,
- Water restrictions have had little effect on our lawns, and
- The common grounds have shown once a week watering will keep the grass green.

Thank you to each and every homeowner for all of us are the HOA not just the Board of Directors!

EMERGENCY INFORMATION

MCNEIL MANAGEMENT SERVICES.....	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

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 WEST SMITH,
laurenmwsmith@gmail.com

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



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