

# The Estuary Newsletter

JULY 2023

## UPCOMING BOARD MEETINGS:

July 20th @ 6:30pm (In Person)  
August 17th @ Noon (Virtual)  
September 21st @ Noon (Virtual)

In person meetings will be held at:  
Panther Trace Clubhouse II  
11518 Newgate Crest Dr  
Virtual meetings held via Zoom:  
Zoom ID: 750 730 2693  
or join via call (646) 558-8656

## THE ESTUARY IS MANAGED BY:



813.571.7100 or  
management@mcneilmsi.com

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Check out our brand new website:  
[www.estuaryriverview.com](http://www.estuaryriverview.com)

# IMPORTANT INFORMATION

The Association has established a **brand 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. NOTE: The former website ([friendsoftheestuary.com](http://friendsoftheestuary.com)) is no longer the official website for the Association.

**New Homeowner Portal:** Please register to gain access to the brand-new McNeil Management Homeowner Portal at [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

### PARKING LAWS

#### **YOU CANNOT PARK A VEHICLE:**

- Beside another vehicle parked or stopped at a curb
- Within an intersection
- On a crosswalk
- On or within 50 feet of a railroad track/crossing
- On a bicycle path or exclusive bicycle lane
- In front of a public or private driveway • Within 15 feet of a fire hydrant
- Within 20 feet of a crosswalk at an intersection
- Within 30 feet of a stop sign or a traffic control device on the side of a roadway
- Within 20 feet of the entry of a fire station
- On or in a marked fire lane
- Against the flow of traffic
- Within 10 feet of another vehicle, which would impede traffic flow on the roadway

#### **WHEN PARKING ON A TWO WAY ROAD:**

- Park in the direction of authorized traffic movement
- Wheels should be parallel to and within 12 inches of the curb or edge of roadway
- Leave a minimum of 10 feet from a vehicle parked on the opposite side of the roadway

### LAWN CARE

Condition of lawns after a long and dry Springtime: Now that rainy season is upon us, please ensure that you take advantage of this time of year to bring your lawns back to the Association's standards. If you are unsure of who to contact for assistance, reach out to a local landscaper or sod replacement company to understand the cost and replacement process.

NextDoor App is also a great resource for becoming informed of who your neighbors are using for similar services.

### STUCCO CONCERNS

Do you have a stucco construction claim against the builder of your house? If so, please ensure that you provide a copy of the letter from the attorney representing your claim to McNeil Management at [management@mcneilmsi.com](mailto:management@mcneilmsi.com)

# FOR YOUR INFORMATION

## A FEW NOTES FROM MCNEIL MANAGEMENT

The Board of Directors has decided to present a proposed Leasing Amendment to the membership. The membership vote on the amendment changes to the Declaration will occur at the Annual Meeting on October 19, 2023. If the amendment passes by at least 51% of the membership then it will restrict new buyers from leasing a home within the first 24 months. Please look for the lease amendment and proxy in your Annual Meeting letter to arrive in mailboxes sometime in September.



## ESTUARY GROUNDS COMMITTEE



### *April Yards of the Month*



11415 Estuary  
Preserve Dr.

11407 Sand  
Stone Rock Dr.



11632 Palmetto  
Pine St.



# ESTUARY GROUNDS COMMITTEE



## *A few Notes on Tree Trimmings*

### Oak Trees

Oaks are a bit more finicky and should be trimmed between November and April, their dormant season. It is important to maintain the trees to prevent further damage during storms.

### Street Trees

A Committee has been formed to evaluate street Trees. Please **DO NOT** install any trees other than an Oak at this time for a street tree and be sure to submit approval to the Architectural Committee for Approval.



### Palm Trees

The good news is that palm trees are pretty flexible. In fact, much of the time, they're happier to be left alone. As a rule, palm trees don't need to be trimmed very often. You should only prune your palm trees as frequently as you see:

- Brown fronds
- Flowers
- Fruit

Although depending on the Palm, it may naturally shed as the Foxtail Palms at the main entrance. These should not be pruned but rather naturally shed their leaves.

The majority of homes in the neighborhood have King and Queen Palms which need pruning. Cut no less than 2 inches from the trunk to prevent introducing disease to the tree.

Now is a great time to trim Palms before storms come our way.

### **REMINDER ABOUT STORM SHUTTERS:**

Shutters may be closed or installed 48 hours (2 days) prior to the arrival of an expected tropical storm or hurricane in the area and must be removed no later than 72 hours after the warning is lifted.

Please be sure to reach out on the Friends to the Estuary Facebook page if you need assistance installing or removing as many hands make light work.

Our neighborhood has proven to be fantastic in partnering with one another to be sure all homes are safe.

# 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!*

# The Estuary

## UPCOMING EVENTS

### FOOD TRUCKS

We have been fortunate enough to secure a recurring food truck on the last Wednesday of every month. We do not have control of which food trucks are selected, but they will try to differentiate as best they can. The time frame that the truck will be in the park, as well as the link to pre-order, will be posted on the Estuary FB website a few days prior. We'd like to encourage everyone to support the local businesses when they do come out so that we can keep this fun tradition going!

### FALL FUN

We are in the process of planning a few fun get-togethers this fall when the weather starts to cool down! Stay tuned to our new website and facebook page for further details!

**Have any fun ideas you'd like to see in the community? We'd love to hear from you!**

[theestuariespiritcommittee@gmail.com](mailto:theestuariespiritcommittee@gmail.com)

### Important Dates



Independence  
Day  
July 4th

Labor Day  
September 4th



Back to School  
August 2023

Wishing all of our Estuary students a summer of fun and successful start of a new school year!

# Home maintenance tips during Summer

It's summer in Florida which means LOTS of rain, heat and the start of a new storm season. Having your home in top condition can help protect your investment and save you from hefty repairs in the long run!

1

## Service your HVAC

A dirty filter or unchecked compressor can mean your air conditioning runs into difficulty as temperatures ramp up. Having your HVAC serviced routinely ensures your home stays nice and cool when heat and humidity take over.

2

## Clean your Gutters

Clogged gutters can lead to water seeping down the sides of your home, causing water damage that could go undiscovered for months. Call a gutter cleaning service and ask your agent about water damage coverage in your existing homeowners insurance policy.

3

## Check your Roof

Damage to your roof should be repaired before we hit the peak of storm season. Have your roof checked by a reliable, licensed roofer. Make any necessary repairs to reduce the possibility of leakage. Likewise, inspect the indoor ceiling for signs of leaks.

4

## Hurricane & Storm Preparedness

Prepare your hurricane kit and know your evacuation zone and route ahead of time! Being prepared for power outages and knowing how to properly secure your home can save you time, money, damage and even fatalities. For more information visit: <https://www.stateofflorida.com/articles/hurricane-preparedness-guide/>

5

## Inspect your fences and outdoor play equipment

Repair or replace anything that can be a potential hazard in the event of a strong storm. Ensure everything is in good working order and appropriately anchored to the ground.

6

## Clean out your garage & maintain equipment

Any and all power tools, landscaping machinery, or golf carts should be properly maintained and stored. The number of golf cart-related fires started in Florida garages every year is astonishing. Clean out your garage and work sheds to get rid of any potential hazards.





# 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!

11510 Blue Crane St - March 2023  
Jeffre Joseph & Karen Forbes

11632 Palmetto Pine St - March 2023  
Angel Santos & Laisel Suarez

11412 Blue Crane St - April 2023  
Bobby & Marilyn Cole

11747 Albatross Lane - May 2023  
Samantha & Kenneth Spencer

11519 Palmetto Pine St - May 2023  
Justin & Shannon Savoie



**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)