

# The Neighborhood Newsletter

JUNE 2019  
Volume 3, Issue 3



Newsletter information or suggestions?  
Contact Kathy Brown at 503-931-2644

## Community HOA

As of June 1, 2019 McNeil Management Company 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](mailto:management@mcneilmsi.com).

### Estuary HOA Meetings:

June 20<sup>th</sup> at 6:30PM

The Panther Trace II Clubhouse  
11518 Newgate Crest Drive,  
Riverview 33570

3rd Qtr Meeting  
TBD

### Annual Meeting:

October 16, 2019 Place and  
Time To Be Announced

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## YOUR HOA BOARD:

Alan Brown, President  
Roger Yokell, Vice-President  
Steven Effler, Treasurer

All board members can be contacted via  
email at:

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

## PRESIDENT'S THOUGHTS

It seems like there is a big load off of the shoulders of the community now that Heron Watch Place will not be extended. Thanks to everyone who wrote letters, helped with and signed petitions; those who testified; Danielle Ackerman, Walter Jones, Michael and Noah Haneline. The media work that Misty Jones did along with Dennis Gallagher swayed the surrounding community. All of you that attended the zoning hearing meeting made a significant impression. I even received word from other communities that they also wrote Commissioner Stacy White in protest. I would like to thank fellow board members, Carlos Morales, Roger Yokell and Steve Effler for their support and help.

With our new management company, McNeil Management, there will be new changes. McNeil will begin providing services June 1st. That means that Pitera will be gone and there will be changes in paying your assessments.

Updates about the community, news, and forms will be on the website. Because things are changing we will need to know the communication preference you desire, i.e. computer-based, email, snail mail. **That will become a part of the HOA website rather than the management company.** Documents such as the newsletter will be more web-based. Other things I am sure will change and we will adapt. We are doing this in the middle of an assessment cycle, which we planned, so the impact would be minimal.

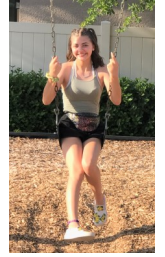
The comments I have received about Turner's Edge, the second month in their contract, have been mostly positive. We are still working on the plantings at the front, but it is imperative that we continue to make sure that the irrigation system has been fixed before spending money on plants that won't last unless they can receive the right amount of sun, soil and water.

Let's continue to keep The Estuary pristine and safe. We proved we can do this if we work together for that goal!

Alan Brown, President  
Estuary HOA

## SPRING BLOCK PARTY

From bounce house to dodgeball, from Wing Box to Kona Ice the Estuary kids of all ages really did have a wonderful time. Even our dodgeball dads got into a match against the kids. Just look at the fun we had. And, if you missed it, just make sure you come next time!



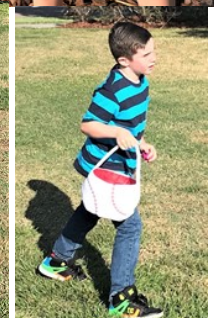
## ANNUAL SPRING GARAGE

Our Annual Spring Garage Sale was a huge success with 17 families participating. For those that didn't have the opportunity to join in the fun the next garage sale will be coming up in the fall.



## ESTUARY EASTER EGG HUNT

With about fifty children present and over 500 eggs to find, our children were front and center and ready to have a good time. The children were divided into two age groups, 5 and older, and under 5, which was the perfect mix for the grandest Easter Egg Hunt of all. Just look at these beautiful faces! Special thanks to all the parents who brought their children out for the event as well as to the Estuary Spirit Committee





## WELCOME TO MCNEIL MANAGEMENT COMPANY

INTRODUCING McNeil Management Company. McNeil is locally owned and operated by Pamela and Douglas McNeil Pinner of Brandon, FL. Pamela has over 35 years of property management experience and Douglas is a licensed Community Association Manager with 20 years of information technology experience and 15 years of community management experience. They and their staff of managers and team members are focused on customer service. We look forward to a long and wonderful working relationship with this management company. If you see them in our area make sure and say hello!

## SAY HELLO TO OUR NEW ESTUARY NEIGHBORS:

Ben & Danielle Fruits, Sand Stone Rock Drive  
Valdi & Nancy Rodriguez, Estuary Preserve  
Paul & Rebecca Malloy, Blue Crane Drive  
Jason & Caitlyn Catano, Albatross  
Brad Korman, Palmetto Pine  
Paul & Dawn Crescimone, Estuary Preserve  
Shana Dunn, Estuary Preserve

DO YOU KNOW OF A BUSINESS THAT YOU WOULD LIKE TO RECOMMEND TO YOUR ESTUARY NEIGHBORS? SEND THE COMPANY NAME, CONTACT NAME, ADDRESS AND WHY YOU WOULD RECOMMEND THEM TO [KATHY@LALANBROWN.COM](mailto:KATHY@LALANBROWN.COM). THEN JUST WATCH FOR THEM TO APPEAR IN THE NEXT NEWSLETTER!

## ESTUARY HOA BOARD REPORT:

**TURNER'S EDGE:** Have you noticed the difference in our lawn maintenance team. Did you notice the number of trucks in the Estuary at the beginning of April. That was Turner's Edge getting control of those things that have been left undone by Bright View. Obviously there will not be so many trucks or workers as they begin to get control of what is needed in our community. I think we can all see that things are improving. If you have concerns about Turner's edge please contact one of our board members at the emails listed on the first page or you can contact Marah Burgundy, our new Grounds Committee Chairman at [EstuaryGroundsCommittee@gmail.com](mailto:EstuaryGroundsCommittee@gmail.com).

**TECO LIGHTS:** We still have one street light that is to be installed on Albatross and that is being consistently reviewed to ensure that it happens!

**POND AERATION:** Bubblers will be added to two of our ponds. The first pond at the beginning of the Estuary and the second pond just after the conservation area. At this time we are awaiting bids for the electricity to be added in order for the bubblers to be installed. More information to come as we move forward on this project.

**PLAYGROUND:** The raised surface at the playground has caused quite the water issue resulting in a playground that is more like a swamp. However, it isn't just the playground that is causing an issue but also small depressions within the entire playground area. Engineers will be coming out soon to get a grasp of what is needed to correct this issue. Once the engineers have completed their assessment, bids will be accepted and then the work can be completed. We are trying to get this done before the rainy season, but it may take a little longer due to the change in management company.

## SPIRIT COMMITTEE, Sarah Haneline, Chairman

Have you noticed all that the Spirit Committee has been up to. Make sure and check out the pictures on page 2 of this newsletter. Already this committee has provided us with a very successful Spring Block Party, Garage Sale and Easter Egg Hunt.

Now that summer is here we are feeling the heat! From feedback we have gotten from the community we have invited Kona Ice to visit the park over the summer! We are working with Kona Ice on finalizing dates and times and as soon as we have them we will post them on the website and Facebook.

Is there an event that you would like to see happen in our neighborhood? Would you like to help organize an event? The Spirit Committee would be glad to here from you! Please message Sarah Haneline on Facebook or send an email to [skh\\_aqui@yahoo.com](mailto:skh_aqui@yahoo.com)



## ARCHITECTURAL COMMITTEE, Mike Vigh, Sr., Chairman

Want to volunteer? Just email Mike Vigh at [vighper9@aol.com](mailto:vighper9@aol.com).

If you are submitting an architectural request please submit to Mike Vigh at [vighper9@aol.com](mailto:vighper9@aol.com).



## COVENANTS COMMITTEE, Charmaine Woon, Chairman

We are always in need of volunteers. Interested? Just email Alan Brown at [estuary@lalanbrown.com](mailto:estuary@lalanbrown.com) for questions or to volunteer.

## GROUNDS COMMITTEE, Marah Burgundy, Chairman

Marah Burgundy has offered to chair this committee. She is currently looking for members to help her. Please feel free to contact Marah at: [EstuaryGroundsCommittee@gmail.com](mailto:EstuaryGroundsCommittee@gmail.com) for further information or to volunteer.



## ANYONE CAN DO IT!



IT'S EASY: When you see something that needs to be repaired in our common grounds, the park, etc. just email the location and description along with your name, phone number and an email address where you can be reached to [Estuarybod@gmail.com](mailto:Estuarybod@gmail.com).



## NEIGHBORHOOD WATCH COMMITTEE, Frank Mahoney, Chairman

We are a neighborhood watch community and work in conjunction with the Hillsboro County Sheriffs Office. These meetings keep us aware of all safety aspects of our neighborhood. Please plan on attending our next meeting, JUNE 5TH, 7PM, 11409 SAND STONE ROCK DRIVE, For more information you can call or text Frank at 774-404-4127 or email him at [francis.p.mahoney@gmail.com](mailto:francis.p.mahoney@gmail.com).

## ESTUARY HOME BUSINESSES

### MEET SONYA LEE:

Sonya lives on Palmetto Pine and is a personal shopper with **Rodan + Fields**, the #1 fastest growing skincare brand in the US. Founded by the same doctors who created Proactive, these regimens help target and treat multiple skin concerns. All products are backed by a 60-day money back guarantee. You can visit my solutions tool link for more information on which products are recommended for your skincare concerns or you can contact me via email or phone at the numbers listed below. Also feel free to visit my website or contact me if you would like information about becoming a Rodan + Fields Consultant.

Website: [www.sonyalee.myrandf.com](http://www.sonyalee.myrandf.com)

Email: [sonyashawhan@aol.com](mailto:sonyashawhan@aol.com)

Phone: 813-410-0724

Solutions Tool Link: <https://sonyalee.myrandf.com/Pages/OurProducts/GetAdvice/SolutionsTool>

### MEET DI KUCEL:

Di lives at 11748 Albatross and her home business is **Destinations by Di Travel Agency**. Di is a well seasoned traveler and a full service travel agent who wants to bring her love and passion of traveling to you. Di specializes in cruises, land destinations and resorts, in fact every aspect of travel. So, if you are wanting to do some long awaited travel, feel free to contact one of our own Estuary travel agents, Di Kucel at 813-313-9667.

### MEET LISA SHELBY:



Lisa lives on Scarlet Ibis and the name of her business is **Shelby Bookkeeping**. Lisa loves helping business owners with their bookkeeping! She also offers a level of consulting regarding the financial health and status of your business by reviewing and discussing your financial statements giving you the information needed so you can be proactive and make the best decisions possible! Her clients have less stress and get back more time! She is a QuickBooks Online Certified ProAdvisor and works with businesses both locally as well as across the United States.

WEBSITE: [WWW.SHELBYBOOKKEEPING.COM](http://WWW.SHELBYBOOKKEEPING.COM)

EMAIL: [LISA@SHELBYBOOKKEEPING.COM](mailto:LISA@SHELBYBOOKKEEPING.COM)

PHONE: 813-591-0702

### MEET SHERRY LABOVICH:

Sherry lives in the Estuary on Albatross. Her company is **Cruise Planners** and her specialty is both land and cruise travel. Sherry has been the #1 producing agent for Celebrity and is a top producing agent for Princess, Royal Caribbean and Carnival and has 27 years experience. Sherry takes pride in fitting her guests to the right cruise line or destination and cherishes the relationships she has built with her clients. Contact our own Sherry Leybovich and let her expertise and knowledge turn your vacation dreams into a reality. Sherry can be reached at 813-657-0844 or [sherry@planourvacationnow.com](mailto:sherry@planourvacationnow.com). Website is [www.planourvacationnow.com](http://www.planourvacationnow.com).

### MEET MISTY JONES:



Misty is our neighborhood photographer. She lives on Heron Watch and her business is **Misty Jones Photography**. Misty would love to talk with you about your picture needs. Did you know that this little angel is one of our own Estuary babies? Give Misty a call at 813-766-3996 and set up an appointment today.

PATRIOTIC FLAGS ARE AWESOME IN OUR COMMUNITY, BUT PLEASE REMEMBER THAT IF YOU HAVE A FADED OR TORN FLAG IT NEEDS TO BE TAKEN DOWN AND REPLACED. THE FADED OR TORN FLAG CAN BE TAKEN TO A LOCAL VFW POST AND WILL BE DISPOSED OF PROPERLY. FLAG ETIQUETTE CAN BE FOUND ON LINE IF YOU NEED FUR-

## CONTACT AND COMMUNICATION FORM

PRIMARY:

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

ALTERNATE

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Street: \_\_\_\_\_

PHONE:

Primary: \_\_\_\_\_ Alternate \_\_\_\_\_

EMAIL:

Primary: \_\_\_\_\_ Alternate \_\_\_\_\_

I would like to receive all association meeting notices, newsletters and reminders by:

Email OR Postal Service

(Some essential documents must be sent by USPS, which will be the default address.)

Date: \_\_\_\_\_ Initials: \_\_\_\_\_ Initials: \_\_\_\_\_

Email form to [estuarybod@gmail.com](mailto:estuarybod@gmail.com)

OR Mail/Drop off at: 11414 Sand Stone Rock Dr.

**NEXT ESTUARY HOA MEETING WILL BE A TRANSITION MEETING WITH OUR NEW MANAGEMENT COMPANY, MCNEIL MANAGEMENT. IF YOU HAVE QUESTIONS OR CONCERNS PLEASE ATTEND THIS VERY IMPORTANT MEETING WHICH WILL BE ON:**

**THURSDAY, JUNE 20TH, 6:30 PM AT**

**THE PANTHER TRACE II CLUBHOUSE**

**11518 NEWGATE CREST DRIVE, RIVERVIEW, FL 33579**

# BUFO FROG ALERT



The Bufo Frog has recently been found in our area. If you should come across this giant frog/giant toad DO NOT TOUCH IT! It is the largest of the frogs/toads found in Florida. It is not native to the United States, but was originally released into the U.S. in sugar cane fields to help control "white grubs." This species is skilled at locating all types of food. They have even been known to eat pet food. When this non-native species is threatened or handled, it secretes a highly toxic milky substance from the back of its head, behind the ears. This secretion can burn your eyes, may irritate your skin, and can kill cats and dogs if they ingest the secretion. Symptoms of poisoning in pets

include drooling, head-shaking, crying, loss of coordination, and, in more serious cases, convulsions. The dog's (or cat's) gums often turn red, an indicator used by vets to distinguish toad poisoning from epilepsy. For this reason, pet owners should be familiar with their pet's normal gum color. Treatment: If you suspect toad poisoning, get a hose and run water in the side of the dog's/cat's mouth, pointing the animal's head downward so water isn't swallowed. Rub the gums and mouth to remove the toxin. This treatment is usually successful, but call your veterinarian immediately.

## EMERGENCY INFORMATION

MCNEIL MANAGEMENT COMPANY.....	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
PTR TOWING.....	813-671-8097

### THE ESTUARY ON THE INTERNET

Estuary Facebook Page.....	Friends of The Estuary
Estuary Website.....	<a href="http://www.friendsoftheestuary.com">www.friendsoftheestuary.com</a>
Pilera.....	<a href="https://app.pilera.com">https://app.pilera.com</a>

### 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](mailto:ohernandeznyc@gmail.com);

**COY REAVIS**  
[Creavis56@yahoo.com](mailto:Creavis56@yahoo.com)

**LAUREN SMITH,**  
[laurenmwsmith@gmail.com](mailto:laurenmwsmith@gmail.com)



WOULD YOU LIKE TO ADD YOUR HOME BASED BUSINESS TO OUR NEWSLETTER?

DO YOU HAVE RECOMMENDATIONS FOR HOME REPAIRS?

DO YOU HAVE SUGGESTIONS FOR OUR NEXT NEWSLETTER?

CONTACT KATHY BROWN AT [KATHY@LALANBROWN.COM](mailto:kathy@lalanbrown.com)



Please check out the Estuary website: [www.friendsoftheestuary.com](http://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](mailto:Estuary@lalanbrown.com) or [Estuarybod@gmail.com](mailto:Estuarybod@gmail.com)