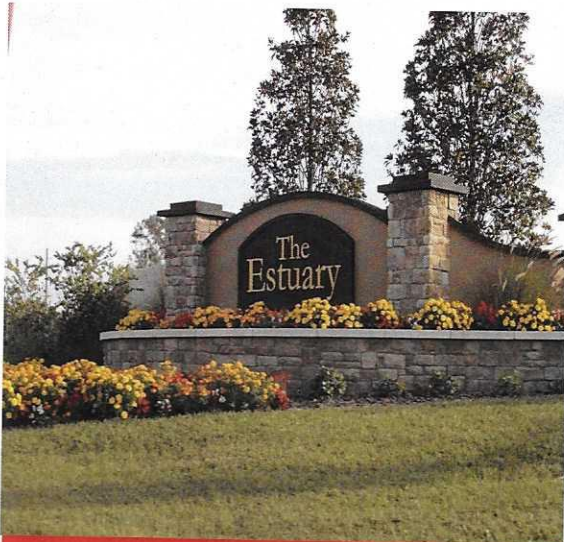


The Neighborhood

Newsletter JULY 2018
Volume 2, Issue 3



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

Community HOA

Premier Community Consultants (PCC) is the property management company for the neighborhood. Pam can be reached at 727-868-8680. You can also reach her via email at: info@pccmgmt.com.

IMPORTANT DATES

The following meetings are being held at the:

Bloomington Library
at 6:30 PM.

HOA Board Meeting

August 29, 2018

Annual Meeting:

October 24, 2018

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YOUR HOA BOARD:

Chris Higgins, President

Roger Yokel, Vice-President

Jeremy Crouse, Secretary/Treasurer

All board members can be contacted via email at:

Estuarybod@gmail.com

SPECIAL ASSESSMENT

One of the most important HOA meetings of the year is our Annual Meeting which is currently scheduled for October 24th. Last year we were not able to meet the quorum requirements of 27 home owners which meant that we were not able to do business as an HOA and elect a new officer to the board.

This year we will have two positions to fill for the board, one a three-year term, and one a two-year term. There could even be a third position which would be an officer with no voting rights. Both Chris Huggins and Jeremy Crouse have said they will be stepping down. They have been great at giving us much of their time and service, but as we can all understand it is time for them to give their service in other places. If you are interested in running for a position on the board, fill out the Volunteer Form which can be located on the web at www.friendsoftheestuary.com as well as on Pintera and submit it to PCC.

So, what happens if we don't meet a quorum and can't elect new officers. The HOA would then go into **RECEIVORSHIP**. This means that since we can't do business ourselves, an attorney would be appointed for us. At this point we would be paying approximately \$500.00 an hour for an attorney to do what our board has been doing for us for free. And, as a result, that means that our HOA dues will go up some **several hundred dollars per household per year**. If for some reason you cannot attend the annual meeting give your proxy to a neighbor who will go to the meeting for you. Once at the meeting, each home owner must sign in and be recognized, and then the proxy that you bring can be counted. And, yes, you can bring as many proxies as you can collect. **LET'S AVOID THIS SPECIAL ASSESSMENT BY SHOWING UP TO THE ANNUAL MEETING IN OCTOBER!**

Beyond the Annual Meeting, there are Quarterly Meetings where our board conducts business. These meetings are insightful with information that affects all of us as home owners. Please plan to attend the next HOA Board Meeting which is scheduled for August 29th. You can meet some new neighbors and see what is happening in our neighborhood. Remember, the annual meeting is required, however the quarterly meetings are optional but informational.

The Estuary Website & Facebook Page

Please check out the Estuary website: www.friendsoftheestuary.com. It is full of information including a link to Pitera, 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 alan@lalanbrown.com.

You can find our Facebook page by going to Friends of the Estuary. Facebook Administrators are:

ORLANDO HERNANDEZ, ohernandeznyc@gmail.com;

COY REAVIS Creavis56@yahoo.com

LAUREN SMITH, laurenmwsmith@gmail.com

PLEASE PLEASE PLEASE HELP BY SERVING

The ARCHITECTURAL Committee, The SPIRIT Committee, and the GROUNDS Committee are in desperate need of people to serve. If you

have just a little extra time, you can make a big difference in keeping our community one that is beautiful, friendly, and sought after. If you are interested, feel free to contact Kathy Brown or just fill out the Volunteer Form on Pitera and submit it to PCC. PCC will contact you with the information about how to get started.

REPORT FROM NEIGHBORHOOD WATCH: The next meeting will be held Wednesday, October 3rd at 11409 Sand Stone Rock Drive. These meetings are important as they provide the information we need to help keep our neighborhood safe and secure! Everyone is invited to attend!



NEIGHBORHOOD WATCH

DRY DROWING REMINDER: Did you know that a child can seem fine after getting out of a pool and then, up to 24 hours later, have trouble breathing? In dry drowning, someone takes in a small amount of water through his or her nose and/or mouth, and it causes a spasm in the airway, causing it to close. Here are a few things to look for: 1) Any child pulled from the water needs attention, at the very least you should contact the doctor; 2) Persistent coughing with increased work of breathing needs to be evaluated; 3) Rapid shallow breathing, or where you can see between the child's ribs or if there is a gap above their collarbone when they breathe, means they're working harder than normal. Seek immediate medical care; 4) Sleepiness. Your child was excitedly playing in the pool, and now they are fatigued. This could mean they are not getting enough oxygen into the blood. Don't put the child to bed until you have spoken with a doctor; 5) A dip in oxygen level could cause someone to feel sick, woozy, forgetful, or even have a change in behavior; and 6) Vomiting is a sign of stress from the body as a result of the inflammation. Dry drowning happens more often than we think. With all of the pools in our neighborhood we need to remain vigilant.

LET'S REVIEW THE TOWING AND PARKING GUIDELINES: PTR is our towing company. All policies will be in compliance with the Community Standards, which we all signed and agreed to at the time of purchase. Please refer to these on Pitera. Violations will include parking on the sidewalk, parked vehicles in the grass, expired tags, no tags, and blocking the walks. No one will be towed before receiving a 24 hour warning notice. If a person violates the same rule again within 14 days after receiving the violation notice, they will be subject to towing without further notice. Contact number for PTR Towing is 813-671-8097. **Towing street signs have been removed twice at HOA cost, which also can affect our dues. They will be replaced; however removal of the sign does not preclude vehicles from being noticed and towed.**

By partnering with PTR we will also be provided **FOR FREE within the Estuary:** **Lock-Outs** for when you have locked your keys in the car; **Jump Starts** for a dead battery; **Tire Change** for a flat tire (you must have a good spare); **Fuel Delivery** when you run out of gas. PTR will bring 2 gallons of fuel, but the Estuary resident pays for the fuel at current pump rates; and **Discounted Tow Rates** with a Flat Fee of \$65.00 to anywhere in the Tampa Bay area (standard vehicles).

TECO LIGHTS: If you find that there are lights not working on your street, please report them to TECO with the number that is on the light pole. We are in the process of adding 8 new poles with LED lights. The lighting will be added in the park, at Estuary Preserve along Rice Creek, as well as at the entrance of Albatross Lane. The LED lights are a different color. It has been found that the old lights are not lasting and so it won't be long before all the light poles should be changed to LED. Please remember, for security purposes, to make sure the lights are working and it is best if your carriage lights are left on at night to help prevent people from braking into your cars.

LANDSCAPING UPDATES:



There has been so much done to improve the appearance of our subdivision, and the park is just one of those places. The enhancement of swings and a barrier around the play area is awesome and creates a safe place for our children to play. And, there is still room for children to play soccer or football.

Another addition is the irrigation system that has been updated along Rice Creek along with new sod. **If you do notice sprinkler heads that are not working, please initiate a work order on Piler.**

Did you notice all the beautiful new flowers at the front of the Estuary? Per our Bright View contract perennials are replaced every 60 days.

Grass Clippings: Blowing your grass clippings into the storm drains is not permitted. This can cause build up in the drains and can prevent water flow. The HOA is required to have storm drain inspections periodically. If drains are found to be clogged they **MUST BE** professionally cleaned out at HOA expense. The expense would be large and likely require a **SPECIAL ASSESSMENT** to homeowners. If you see neighbors blowing clippings into the storm drains, please advise them nicely of the environmental and financial disservice they are doing to themselves and others. Also, remember that all dumping in the wetlands is illegal.

PUSS CATERPILLAR AND TREE TRIMMING:

It is that time of year again when we can come in contact with the ugly and very dangerous Puss Caterpillar. This moth caterpillar has emerged in our **Florida trees, especially the Elm and Oak varieties**. They spin their cocoons by making a thin framework of silk using their hair covering as the supporting framework. Cocoons are found on small twigs and branches and in deep furrows of bark or **under loose bark**. The venomous spines of puss caterpillars are hollow, and each has a venom gland at its base. Severity of the sting varies with the thickness of the skin where the sting occurs. The sting produces an immediate burning pain followed by the appearance of a red grid-like pattern on the skin that matches the pattern of the venomous spines on the caterpillar. Swelling can follow, but other **symptoms may include a headache, fever, nausea, vomiting, tachycardia, low blood pressure, seizures and more rarely, abdominal pain, muscle spasms and convulsions**. Obviously, this is one dude that you don't want to come in contact with, and yes there is a way to at least minimize your chances.



Make sure and trim your trees. If you are doing this yourself it is recommended to wear gloves, a long-sleeved shirt, and a hat. **Based on our HOA Community Standards we are to trim our trees up from the ground to 8 feet. See HOA Guidelines Section 16E, page 49.** This is so that when you walk under the trees you won't bump a branch and knock one of these bad boys right out of the tree and onto you or someone you love. It is also important to keep our sidewalks clear and to allow vehicles, especially the mail carrier to pass without scratching the vehicle. If you can't do the tree trimming yourself, let the folks in the Estuary know that you need and want help. There are many amazing people here that are willing to help. Remember that trees should not be Lolli popped, rounded or cut from the top. This is contrary to County Code and you could be fined by the county if they see it.

If trees are not trimmed there are also consequences that will be imposed by the HOA. Currently PCC checks for trees that are hitting the tops of vehicles or that cannot be walked under during their monthly compliance ride. In violation, PCC sends out a reminder letter (yellow paper) asking that you trim up the tree within 14 days from the date of the letter. If you cannot accomplish this within the 14 days it is important that you request additional (up to a maximum of 30) days. If PCC does not hear from you, and the tree is not trimmed at the time of the next compliance ride, monetary fines of \$100 to \$1,000 per day can be imposed. You would be sent a letter stating that it is now in the fining stage and will be considered at the next Board meeting. For first time violations fines have been reduced from \$1,000 to \$100 if corrected by the date of the Board meeting, or \$300 if not corrected by the date of the Board meeting and the fine is paid within 30 days from the date of the notice. In addition, the trees that were not trimmed would need to be trimmed in that same 30 day period. The consequences are not to single you out or upset you. It is to make this community a safe, appealing, and great place to walk and enjoy our surroundings

Helpful Hints!

Here are a few numbers to help with local services:

Garbage Services: 813-248-3802

Mail Complaints: 813-672-4562 or you can use the USPS Email Form.

If you see something, in our common grounds, in need of repairs, please remember to go online to Pilera and complete a work order request. It is easy and leaves a great paper trail for the board and PCC to follow-up on. Taking pride in our neighborhood is what makes us a sought-after place to live.

EMERGENCY INFORMATION:

PREMIER COMMUNITY CONSULTANTS.....	727-868-8680
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

Facebook Page.....	Friends of The Estuary
Website.....	www.friendsoftheestuary.com
Pilera.....	https://app.pilera.com

INFORMATION

M/I HOMES Customer Care.....	813-290-8303
Garbage Services.....	813-248-3802
Mail Complaints.....	813-672-4562

The Estuary Spirit
Committee

PLEASE
PLACE
STAMP
HERE