

# The Neighborhood Newsletter

**MARCH 2020**  
**Volume 4, Issue 2**



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

## Community HOA

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

**HOA MEETINGS:**  
April 16th @ 7PM  
July 23rd @ 7PM

**ANNUAL HOMEOWNERS MTG:**  
October 15th @ 7PM

All meetings are held at:  
**Panther Trace II Clubhouse**  
11518 Newgate Crest Drive  
Riverview, FL

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### **YOUR HOA BOARD:**

Alan Brown, President  
Kimberly Stone, Vice Pres./Secretary  
Steven Effler, Treasurer  
All board members can be contacted via email at:  
**[Estuarybod@gmail.com](mailto:Estuarybod@gmail.com)**

## **ATTENTION! ATTENTION! ATTENTION!**

PLEASE NOTE: It appears the Zone Master Hearing for the extension of Heron Watch Place is now set for May 18th at 6:00 PM due to the Coronavirus. We continue to band together and IT IS FEASIBLE to stop this action. We did it before! We can do it again! We have a lot of signatures but still need yours if you have not yet signed the petition. We MUST HAVE more letters! Also, please plan to attend the Zoning Master Hearing on May 18! Only together can we do this to keep our community safe!

You may have noticed quite a bit of work in various areas of our community. Marah, Grounds Committee Chair, mentioned it below. Two trees were removed in the front along Balm Riverview a year ago. We must replace them with fifteen (15) trees in the Estuary.

We also put bubblers in the first pond on Estuary Preserve Drive. We were able to do that because of the availability of electricity. We continue to attempt to contact and work with TECO for electricity to the second pond west of Rice Creek. Our plan is to install bubblers there as soon as we can get electricity.


You have seen mulch applied to some areas. We will begin to plant where shrubs died more than two years ago. There is still a problem with irrigation. It seems it is working one time and then the next time there are issues. Two zones remain intermittent and one of them is at the front where we need to install plants.

We continue to look for opportunities to make The Estuary a more desirable place to live and provide the quality of community life we want as Estuarians!



**ESTUARY GARAGE SALE:**  
 The Estuary Garage Sale has been postponed due to the seriousness of the Coronavirus. Watch for updates on our website and on Facebook.

**ESTUARY ANNUAL EASTER EGG HUNT**



This event has been postponed due to the Coronavirus. Please watch for updated details. For further information please feel free to contact: Jaime Uhland at [jldellc@yahoo.com](mailto:jldellc@yahoo.com)

**COMPLAINTS**  
 Don't just complain...  
**REPORT IT!**


**MI WARRANTY INFO:**  
 813-290-8303 OR  
[Customercaretampa@mihomes.com](mailto:Customercaretampa@mihomes.com)

**SOFITS AND FASCIA:** It has been noticed that some of the houses in the Estuary are having issues with the soffits and fascia of their homes fading or discoloring. We are trying to get information from the distributor. If you see that you have issues, please contact MI Customer Care/Warranty.

**US POST OFFICE COMPLAINTS: ASK FOR MATTHEW!**  
 813-672-4562



**GARBAGE COMPLAINTS:**  
 813-248-3802



**WATER PRESSURE ISSUES:**  
 PLEASE CALL: 813-272-6680

It is suggested that you Press 5,4,5,1 to speak with Richard Garner.

**SAY HELLO TO OUR NEW NEIGHBORS:**

Olrick Johnson, Hope, & Tammy, 11709 Albatross  
Alvin & Lynn Speight, 11414 Estuary Preserve Drive  
Geovanie & Sonia Malderado, 11525 Blue Crane  
Rob Evanco, 11607 Palmetto Pine

**If you have moved to the Estuary within the past several months and have not seen your name listed in this newsletter edition or a previous newsletter edition, please reach out to management as we do not want to miss welcoming anyone.**

**GROUNDS COMMITTEE,  
Marah Hutcheson, Chairman**



In an effort to meet county requirements, the community will be adding 15 additional trees throughout the neighborhood to include magnolia and oak trees. Installations has already begun for this project! We have also refreshed the flower beds with new pine bark.

Additionally, it has been brought to our attention, discoloration of plants in the front entrance flowerbed. After investigation, it is concluded that the black coloring on the Blue Daze is an act of vandalism. We ask that if you see something, please say something, so that we can continue to improve/maintain the overall appearance of our community.

Please feel free to reach out to myself, Marah Hutcheson/(512)413-3056 or Lauren Smith with any questions or concerns, or if you would like to join the Estuary Grounds Committee.

Thank you!  
Marah Hutcheson

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

Just a few comments about the Architectural Committee:

⇒ I want to introduce to you Ron Leybovich who is new to our Architectural Committee. We had to say goodbye to Misty Jones due to family and travel commitments, but want to thank her for her help with this committee.

⇒ We are in need of one more person for the committee, so if anyone would like to volunteer, please have them contact me at the email listed below.

⇒ Recommendations for changes to the Community Standards would be appreciated. If you see something that does not make sense, please make the recommendation and if you would like to explain it, we can meet in person. The community standards were written by MI homes and people that do not live in our community, so we should look closely at what doesn't fit for our community.

Thank you!  
The Estuary ACC:  
Mike Vigh, Sr., Ron Leybovich, David Tomberlin, and Coy Reavis

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

**NEIGHBORHOOD WATCH COMMITTEE,  
Frank Mahoney, Chairman**



**SEE SOMETHING SAY SOMETHING**

For more information you can call or text  
Frank Mahoney at 774-404-4127  
or email him at [francis.p.mahoney@gmail.com](mailto:francis.p.mahoney@gmail.com).

## KATHY'S PONDERINGS

Our little community has seen some hardships since the dirt mound was created and now towers over some of the homes on Sand Stone Rock Drive creating a real eye sore. Some homes that had a beautiful view of the lake and paid a premium price for their lots now have a view of the dirt. These folks had to watch as every tree was cut and all the animals were forced from their homes. There were tears.

On February 6, 2020 due to a wind storm our neighborhood was plummeted with dirt from the mounds across our fenceline. This dirt reached through most, if not all of our community. It was on this date that I began noticing a change in my health as I had difficulty breathing after cleaning up the black silt dirt that lay across our pool and on everything on our lot. Every piece of the outside of our home was covered! It got worse as that night following the wind storm we had rain. That created a mud like I have never experienced. It couldn't be swept and it could hardly be power washed away. It was a mess as all of you well know.

On February 6th I brought home a long time friend to spend 10 days with me in beautiful Florida. The beauty was absolutely disguised by the black silt and I stood on our deck and cried. We did a quick cleaning at that time and Alan spent hours and days trying to get the black goo off of our pavers and washed out of the pool and off of the outside of our home. I am sure this is not news to any of you.

After my guest returned home I began thoroughly cleaning the inside of my house as the dirt had gotten through every window and when I tried to clean it the dirt would float through the house. Cleaning it with water was worse as it created a mud that stuck in the corners of the window sills. Vacuuming was the only way I found to rid the house of this dirt. It was a mess and took me four days to wash the inside cleaning all the blinds and washing all of our curtains. I know this is not news to you but I want you to think about this black silt dirt and consider what this has done to your health.

Since February 6th every time I go outside on our patio to rest there is more black dirt laying in wait for me to clean. It isn't going away not even when there is no wind. Each and every time I come inside after cleaning I have difficulty breathing. It is like this is packed in my lungs and nothing I have done is making it better. Yes, I know this is allergy season but for me this began on February 6th and it continues.

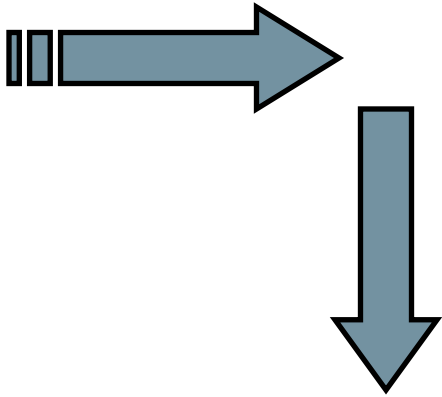
**If you are having issues with your health please call Mrs. Cummings with Environmental Protection. Her number is 813-627-2600 extension 1261. It's only when we bring this to others' attention that we make a difference. Otherwise we could be looking at a spring and summer of dealing with black silt dirt!**

**I WILL KEEP YOU POSTED VIA FACEBOOK AND THE WEBSITE!**

# HERON WATCH EXTENSION

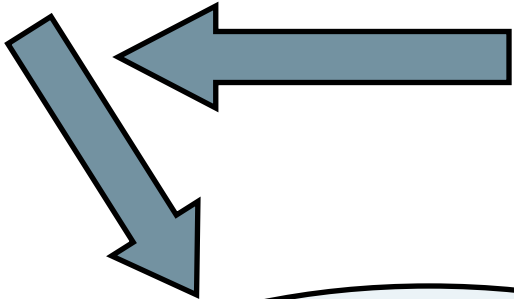
**FIRST STEP:**

Have you signed the petition opposing the Heron Watch Extension? If not contact Kathy Brown at 503-931-2644 and take the time to take the first step in the process of stopping this road from coming through our neighborhood!



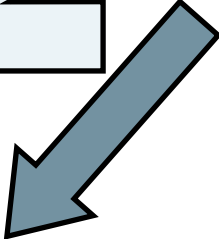
**SECOND STEP:**

Have you written a letter to the Zoning Hearing Master and the Board of County Commissioners? This is the second step and a very important one. If you don't have this information it can be found on the website and you can also get copies from Kathy at the time that you sign the petition.



**THIRD STEP:**

Attend the Zoning Hearing Master Meeting on May 18th at 6PM in the County Courthouse. More info on that to come through Facebook and the website. If we are defeated there, plan on attending the Board of County Commissioners Meeting. It is important that we do all three things as our community participation makes all the difference!



**THANK YOU FOR YOUR SUPPORT AND HELP AS WE WORK TOGETHER TO DEFEAT THE HERON WATCH PLACE EXTENSION!**

## 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).



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)

## 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
PTR TOWING.....	813-671-8097

### THE ESTUARY ON THE INTERNET

Estuary Facebook Page.....[Friends of The Estuary](#)  
Estuary Website.....[www.friendsoftheestuary.com](http://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

## 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 OR SUGGESTIONS TO:

**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)