

The Neighborhood Newsletter

OCTOBER 2019
Volume 3, Issue 5



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.

Estuary HOA Meetings:

Annual Meeting:

October 17, 2019
7:00 PM
Panther Trace II Clubhouse
11518 Newgate Crest Drive
Riverview, FL

INSIDE THIS ISSUE

Community HOA Info.....	Page 1
HOA Annual Meeting.....	Page 1
From Your President.....	Page 2
Board Candidates.....	Page 3
Comments from McNeil.....	Page 3
HOA Committee Info.....	Page 4
Spirit Committee Info.....	Page 5
Hurricane Tips & Info.....	Page 6
.....	Page 7
Facebook Info.....	Page 8
Website Info.....	Page 8
Emergency Info.....	Page 8

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



**PLEASE PLAN ON ATTENDING THE ESTUARY
ANNUAL HOME OWNERS MEETING TO BE HELD ON
OCTOBER 17, 2019, 7PM AT
PANTHER TRACE II CLUBHOUSE
11518 NEWGATE CREST DRIVE
RIVERVIEW, FLORIDA**

FROM YOUR PRESIDENT

GREETINGS:

We are looking now to fall and our annual meeting. We say Fall in Florida is the same as summer, only a little later and that may well be true. Hurricanes continue to miss us but we have a couple months to go.



Please put on your calendar our Annual Membership Meeting which will also include a budget meeting and the Board of Directors meeting on October 17th to be held at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive at 7PM. If you are not attending the annual meeting, please submit your proxy to McNeil Management Services or one of the board officers prior to the meeting. In order to conduct business at our annual meeting **we must have completed proxies and attendance from at least twenty-seven (27) owner households.**

There is one position on the board that is open as a voting member and one nonvoting member as the secretary. Don't forget to look at the website (www.friendsoftheestuary.com) and Facebook page (Friends of the Estuary) for information and continuing news regarding our community.

I hope you have been noticing the work that has been done or is in progress in The Estuary: Here are some of our accomplishments:

- Drainage fields in the park.
- We are still waiting for TECO to give us estimates on electrical drops to put electricity in the park and two ponds for bubblers. We have bids already for some of the work.
- We are improving the electrical outlets at the front along with the spotlight.
- The grounds committee has been working to improve the front island and soon that may be a reality. We have a bid and a drawing. We have gone to the county to approve that redesign.
- We have most trees trimmed to the correct height.
- The moldy fences have been power washed.
- We are implementing restrictions on dangerous parking including street parking on trash days. Dangerous parking is when the side walk is blocked or you are blocking someone from the opposite side of the street from pulling out of their driveway safely.
- If you have a non-conforming mailbox, we will begin notification to ask you to replace those by January. Please read the Community Standard or ask questions so our neighborhood retains the prestige it enjoys as a close-in neighborhood.

Our emphasis is currently on electrical outlets including bubblers in the two ponds on Estuary Preserve Drive, improvements to the front island, and improvements along Balm Riverview Road.

I do want to express my deepest appreciation to the committees. They have been doing a phenomenal job in their respective areas and we anticipate moving forward to improve The Estuary in the next year.

Your HOA President,
Alan Brown

BOARD CANDIDATES



ANNE CHEVILOTT

I have been a resident of the Tampa Bay Area since 1951. We moved to The Estuary in 2013 after retiring from our jobs. I retired after 30 years with HealthPlan Services. As a Vice President, I was responsible for budgets, training, reviewing contracts, working with several clients and overseeing staff. I am running for the Board because I care about our community. Having stated that, I'm hoping others will also run for the position since we travel a lot. Thank you.



PATIENCE CONVERSE

- Served 6.5 years as a Human Resource Specialist and deployed to Afghanistan for 11.5 months serving during Operation Enduring Freedom.
- Graduate of University of South Florida St. Petersburg with bachelor's degree in Criminology
- Lived in the Estuary since September 2014
- Left corporate America to become a stay-at-home mom and to take care of my family. I'm currently an event planner, and makeup artist.
- I look forward to serving our community.

COMMENTS FROM

MCNEIL MANAGEMENT COMPANY



PARKING: Owners should complete an Enforcement Request Form (on the HOA's website) when they observe dangerous parking i.e. parking over a sidewalk or parking on the opposite side of another owners driveway (where it may inhibit that owner to exit their driveway safely).

HOME EXTERIOR PAINTING: Exterior maintenance is essential to protecting both the value and integrity of your property. Over time, the Florida sun and wind-driven rains cause the paint on the exterior of your home to fade, breaking down the chemicals in the paint, creating a "chalky" or powdery appearance. This weathered process may also cause your home to have the appearance of thinning paint, streaks, blotches, and faded garage doors. It is recommended that your home be repainted every 5-7 years (or when your home has been weathered by the elements as described above) with a quality exterior paint to protect it and enhance its appearance. A list of pre-approved exterior paint schemes for your home is available on the Association's website. Please submit an Alteration Application to McNeil Management for review. Once you have received approval from your Architectural Committee, and prior to repainting, exterior stains such as algae, mold, or dirt should be removed. Such stains should be regularly cleaned from your property to maintain an attractive appearance. Additionally, settling cracks in the stucco should be sealed to prevent moisture and wind-driven rain from seeping into your home. All homes must have uniform color when repainting, with no visible fading or touchups.

TEAM = TOGETHER EVERYONE ACHIEVES MORE!

NEIGHBORHOOD WATCH COMMITTEE, Frank Mahoney, Chairman

The next Neighborhood Watch Meeting will be held on November 6th at 7PM right here in the Estuary at 11409 Sand Stone Rock Drive. These meetings are quite important as they are our opportunity to hear about criminal activity and crime in and around us. With new neighborhoods going in and construction crews in and out, with the holiday season fast approaching we need to be aware of this information. These meetings also provide an opportunity to ask questions about things you have heard and to be able to get answers from knowledgeable sources. In the past our meetings have not been well attended and we may lose the opportunity to keep this committee going if that continues, so please show up and lets keep our community safe!



SEE SOMETHING SAY SOMETHING

SAY HELLO TO OUR NEW NEIGHBORS:

- Lorenzo & Kimberly Pinkston, Sand Stone Rock Drive
- Tantanisha Mitchell, Palmetto Pine Street
- Edward & Melissa Hall, Sand Stone Rock Drive
- Jason Harp & Chelsey Macko, Sand Stone Rock Drive
- Austin Wilson & Savannah Mayberry, Blue Crane
- Ilya Aronov, 11745 Albatross Lane
- Wengin & Vicky Wu, 11526 Scarlet Ibis
- Erik & Heidi Simpson, 11713 Albatross Lane
- David & Keywana Miller, 11501 Estuary Preserve Drive
- Ryan & Loran Maszton, 11404 Sand Stone Rock Drive
- Rita Miller, 11519 Palmetto Pine
- Andrew & Kelley Callahan, 11652 Palmetto Pine
- Nick & Kailen Deale, 11634 Palmetto Pine
- James & Cathy Montgomery, 11527 Sand Stone Rock Drive

GROUNDS COMMITTEE, Marah Burgundy, Chairman



Fall has arrived and everyone can expect to see some exciting updates to the front entryway! We will be incorporating some festive fall foliage to the front entrance flower beds as well as some major improvements to the front entrance island. We will be remodeling the island to include fox-tail palms in replace of the struggling crape myrtle trees, as well as replacing the Mexican petunias with dwarf oleanders.

The Grounds Committee welcomes any and all neighbors to join our committee in an effort to take on more projects and handle neighborhood grounds issues in a timely manor. If you are interested in joining our committee, please reach out to Marah Hutcheson at (512) 413-3056

ARCHITECTURAL COMMITTEE, Mike Vigh, Sr., Chairman

Want to volunteer? Just email Mike Vigh at vighper9@aol.com.

COVENANTS COMMITTEE, Charmaine Woon, Chairman

What is the Covenant Enforcement Committee? HOA Covenants regulate what property owners in a specific community can or cannot do with their property. Covenants make sure that the community remains a desired place to live in; and the properties contained within the Estuary hold their value; and that, in return for some minor sacrifices, homeowners will be able to better enjoy their properties.

Here in the Estuary the Covenants Enforcement Committee –is the committee that has the authority to recommend monetary fines for non-compliance/violations with the Declaration of Covenants, Conditions and Restrictions (CCR) and rules of the association. The committee advises the Board of needed clarifications to existing rules or restrictions and may recommend additional rules or document amendments for consideration by the Board.

The committee is looking for volunteers that will step up and make decisions that are best for the Estuary. If you are interested or need to ask questions contact me: Charmaine Woon – 719-761-1314

SARAH HANELINE
SPIRIT COMMITTEE CHAIRMAN

skh_aqui@yahoo.com.



The Spirit Committee

had a great summer. We appreciate all our residents and hope you all had a chance to cool off with Kona Ice on one of his visits to the neighborhood! It was a great time to get out of the house for a little while and meet some other community members.

hopes that everyone

LOOK AT THE EXCITING EVENTS COMING UP THIS FALL AND WINTER:

First up we are proud to announce our first ever **Halloween Decorating Contest!** After seeing all the great decorations the past few years a suggestion was made to have a decorating contest like we do at Christmas and we loved the idea! Decorations will be judged the weekend of October 25-27! First place will receive a \$100 gift card, second place will receive a \$50 gift card, and third place will receive a \$25 gift card. We are so excited to see the "spooky" side of The Estuary.



The **Annual Fall Community Garage Sale** will be held:
Saturday, November 2 from 7 a.m. until 1 p.m.

We will be hosting a community wide **Fall Festival** on Saturday, November 16 from 3-6p.m. at the park. We are working on securing some exciting activities and will announce those on the neighborhood Facebook page and website as they are finalized. We would love to find a community member that has some DJ equipment or portable speakers and would be willing to help us provide music during the event. If you are interested, please contact Sarah Haneline on Facebook or email me at skh_aqui@yahoo.com.



Fi-



nally in December we will once again have a **Christmas Decorating Contest**. More information on this to come as we get closer.

HURRICANE INFORMATION AND TIPS

Hurricane season is not over yet, not until the end of November. Following are tips and information to help you be prepared for any storm, but specifically a hurricane!

HURRICANE KITS: Following are a few examples to prepare you in creating your own hurricane kit:

- ◆ Non-perishable food (enough to last at least 3 days)
- ◆ Water (enough to last at least 3 days)
- ◆ First-aid kit (include any prescription medication you may need)
- ◆ Personal hygiene items and sanitation items
- ◆ Flashlights (have extra batteries on hand)
- ◆ Battery operated radio (again, have extra batteries)
- ◆ Waterproof container with cash and important documents
- ◆ Manual can opener
- ◆ Lighter or matches
- ◆ Books, magazines, games for recreation
- ◆ Special needs items: pet supplies and baby supplies if applicable
- ◆ Cooler and ice packs
- ◆ A plan for evacuation and for if family members are separated

SECURING YOUR HOME:

- ⇒ Cover all of your windows with your hurricane shutters
- ⇒ Although tape can prevent glass from shattering everywhere, be warned that tape does not prevent the window from breaking
- ⇒ Make sure all trees and shrubs are trimmed and clear rain gutters.
- ⇒ Bring in all outdoor furniture, garbage cans, decorations, and anything else that is not tied down.
- ⇒ If winds become strong, stay away from windows and doors and close, secure and brace internal doors.

POWER OUTAGES: A few things to remember during power outages:

- * **Gas:** Make sure your tank is full far in advance to eliminate the rush and time delay of waiting in line at the last minute. If you have a generator, make sure you have extra gas for that as well. Remember gas stations will likely run out of gas prior to the storm as well as after.
- * **ATMS:** Have extra cash on hand in the event no ATMS in your area are accessible or working.
- * **Cell Phones:** Charge your cell phone and limit use after power is out.
- * **A/C:** This can be the most uncomfortable side effect of losing power during a storm. Try to prevent as much light from entering and warming the house by covering up your windows on the inside. If you have back-up or battery operated fans, don't run them unless you are in the room. Fans create a difference in perceived temperature but do not cool the room; instead they create a cooling effect by dispersing the heat off your skin. It is said they can actually add heat to a room just by running.
- * **Water:** Fill bathtub and large containers with water for washing and flushing only.
- * **Food:** Turn your fridge temperature down and/or freeze any food or drinking water that can be frozen if you expect a power outage. Have a cooler with ice packs prepared to cool your drinks and snacks after power has been out for more than 4 hours. And importantly, check out this food safety guide for when to discard your perishable food: http://www.foodsafety.gov/keep/charts/refridg_food.html

PROXY

(Must Be Received Prior to Start of Annual Meeting)

The undersigned, owner(s) or designated voter of _____
(property address) in The Estuary Homeowners Association, appoints The Board of Directors, or
_____ (if you desire, write in the name of your proxy) as my/
our proxyholder to attend the Annual Meeting of the members of The Estuary Homeowners Association, to be held on **October 17, 2019, at 7:00 p.m., at 11518 Newgate Crest Drive, Riverview, Florida 33579**. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution.

Dated: _____

Owner(s) or Designated Voter:

Printed Name Signature

Printed Name Signature

Printed Name Signature

TO BE FILLED IN ONLY BY THE INDIVIDUAL NAMED AS A PROXYHOLDER IN PARAGRAPH ONE ABOVE:

The undersigned, appointed as proxyholder above, designates

_____ to substitute for me in voting the proxy set forth above.

_____ Date: _____

Signature of Proxyholder

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

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.



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 SMITH,

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

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



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