

# The Neighborhood Newsletter

OCTOBER 2020  
Volume 4, Issue 3



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.

### ANNUAL HOMEOWNERS MEETING

October 15th @ 6:30PM  
Budget and Annual Meeting

To be held at:  
The Venue  
11268 Boyette Road  
Riverview, FL 33569

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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)

# THE ESTUARY HOME OWNER'S




October 15, 2020, 6:30 PM

Annual and Budget Meeting to be held at:  
The Venue, 11268 Boyette Rd Riverview, FL 33569



The ESTUARY SPIRIT COMMITTEE is in need of new volunteers now and a chairman to take over beginning January 1, 2021. We need people to help with functions such as garage sales, the Easter Egg Hunt, the fall festival, and we are looking for creative ideas for special events for residents young and old. Without you, this committee won't exist. It doesn't take a lot of time if there are many hands to share the work. Please see if you can spare some time to help! Just taking on one event would help! Your community needs you! If you would like to volunteer contact Jaime Uhland at [jldellc@yahoo.com](mailto:jldellc@yahoo.com) or Kathy Brown at [kathy@lalanbrown.com](mailto:kathy@lalanbrown.com)

THE NEXT GARAGE SALE  
IS BEING PLANNED FOR:  
SPRING 2021  
WATCH FOR MORE DETAILS TO COME



COVID19 has changed things here in the Estuary. We are still in a place of limited contact so if you want Trick or Treaters to come to your house leave your porch light on, but if you prefer not to have Trick or Treaters make sure that your porch light is turned off.

**SAY HELLO TO OUR NEW NEIGHBORS:**

Johnnie Lewis, III, 11416 Estuary Preserve Drive  
Jonathan & Ireka Collins, 11737 Albatross  
David & Deborah Scott, 11520 Estuary Preserve  
Joshua Atkinson, 11417 Estuary Preserve  
James Ramsay & Stephanie Medina, 1  
1620 Palmetto Pine  
Nevin & Kristie Shearer, 11528 Palmetto Pine  
Keith & Amanda Carson, 11402 Estuary Preserve  
Nicholas Fletcher & Melanie Lopez, 11406 Sand  
Stone Rock Dr.  
Sean & Colleen Patterson, 11509 Palmetto Pine  
Ryan Gordon, 11711 Albatross Lane  
Yilda Valez, 11504 Palmetto Pine  
Josefa Alvarez, 11522 Scarlet Ibis Place

If you have moved to the Estuary within the past several months and have not been welcomed by the Spirit Committee, please reach out to management as we do not want to miss welcoming anyone.

**ANNUAL CHRISTMAS DECORATING CONTEST**

Our annual Christmas Decorating Contest is on in spite of COVID19. We are hoping this will lift everyone's spirits and make this a truly special holiday in the Estuary. Three prizes will be given:

- 1st place \$100,
- 2nd place \$75, and
- 3rd place \$50.

Dates for judging will be held the weekend of December 11th and notifications made shortly after that. More to come on Facebook and the Website regarding this special Estuary event!

Get your ideas going and get the kids involved as we light up the Estuary for this holiday season!!!



**GROUNDS COMMITTEE,  
Marah Hutcheson, Chairman**



With the heavy rains, weeds have been hard to manage, and some of the common areas have been difficult to mow due to saturated grounds. Please know that our landscaping company, Turner's Edge is aware and is working diligently to keep up. We are also more than happy to sign off on community service hours for any members of our community that would like to assist with picking weeds.

Fall foliage will be installed in the entrances of our community to include the front flower bed as well as the end caps of the island, and the entrance on Albatross. You can expect to see these improvements next month as temperatures become more favorable.

We are proud to announce that the Spirit Committee and the Grounds Committee have joined forces to provide some bench seating in the park. Watch for the new addition!

Lastly, feedback is always welcome and if you are interested in joining our committee, please reachout to myself, Marah Hutcheson, or to Lauren Smith at [estuarygroundscommittee@gmail.com](mailto:estuarygroundscommittee@gmail.com)



Hello Estuary Families!!!

I want to take the opportunity to introduce myself. My name is Coy Reavis and I'm the chairman for the Architectural Committee. Some of you already know me because you submitted an application of some sort and I've called or reached out to you in some fashion. Many of you see me out in the yard and I usually wave to every car going by!

My family and I have been living in the Estuary for six years now. My, how time flies! We moved here from Texas after I retired from both the Air Force and Goodyear Tire manufacturing. I was stationed here back in the early 80s so knew it was a good place for families looking for a place where opportunity abounds! My wife, Olga, our grown daughter and our son (which I know many of you know) absolutely love our community!

I enjoy processing each and every application and am thankful for the process! I know HOA rules can be a pain but look at the bright side. Our community, each home, continues to increase in value because every home is held to a standard and each homeowner shows their pride in their property by keeping their home and yard up to those standards. I wouldn't want to live next to a house that wasn't taken care of because property values are effected negatively in those cases; would you?

Our HOA VP is heading up a group of us to address possible changes to the standards for our community. We definitely want to keep high standards but also realize some of the details need to be changed. If you have questions, concerns or input which you feel would make our great community better, please speak up! I've no doubt our HOA President, VP or I will gladly listen and work with you to keep 'The Estuary' as remarkable as it is now!

Thank you!

Coy Reavis

The Estuary ACC:

Coy Reavis, Ron Leybovich, and David Tomberlin

Want to volunteer?

Just email Coy Reavis at [EstuaryACC@gmail.com](mailto:EstuaryACC@gmail.com).

## ELECTION OF A NEW BOARD MEMBER

Each year we elect one new board member to the Home Owner's Association. Meet one of the residents wanting to serve on our HOA Board:

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Hello, I'm Tom McAvin. I'm a permanently and totally disabled navy veteran. I served as a personnel specialist working with pay and personnel records. Since my retirement, I've spent my time working with a local non profit. I'm looking forward to an opportunity to work for the neighborhood that has welcomed me with open arms.

## NEWS FROM YOUR HOA BOARD:

The Zone Hearing Master stated that the road connection for Heron Watch Place going south is premature given the traffic on Balm Riverview and Rhodine Road and recommended a pedestrian and bicycle access. The final decision lies with the Board of County Commissioners which will meet:

### OCTOBER 13, 2020 at 9AM

We must once again appear enmasse and plead our case. Please make sure you can attend this extremely important meeting either in person or via zoom!

We have had very few events during 2020 because of the COVID pandemic. We have had no cases that I know of. We intend to continue having few events but will plan for future events and hope that things get back to a more normal.

Our annual meeting and budget meeting will be held:

### OCTOBER 15, 2020 at 6:30PM

Location: The Venue, 11268 Boyette Road, Riverview FL 33569.

It is in the strip mall where Balm Riverview crosses Boyette Road so it is very close. We must have 27 homes represented in person or by proxy to have a valid meeting, and thus we ask for your attendance in person or by proxy for that.

We need help on our committees, especially the Spirit Committee, The Grounds Committee, and the Covenant Enforcement Committee. Please email [estuarybod@gmail.com](mailto:estuarybod@gmail.com) for more information and to volunteer.

Check our website and Facebook often for activities, community activities, and for upcoming holiday news.

# 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 Budget & Annual Meeting of the members of The Estuary Homeowners Association, Inc., to be held on **October 15, 2020, at 6:30 p.m., at The Venue, 11268 Boyette Road, Riverview, FL 33569**. 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.

# WHAT CAN I DO?

**MI WARRANTY INFO:**  
813-290-8303 OR  
Customercaretampa@mihomes.com

**DON'T JUST COMPLAIN...  
REPORT IT!**



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

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



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

**TECO**

**REPORT A STREET LIGHT AT:**  
<https://www.tampaelectric.com/forms/residential/streetlightout/>

**PHONE NUMBER TO CALL IS:**  
(813) 223-0800

**US POST OFFICE  
COMPLAINTS:**  
813-672-4562

## REMINDERS ABOUT COVENANTS, RULES AND REGULATIONS FROM THE BOARD:

### Garbage, Recycling and Yard Waste:

- Garbage pickup occurs on Mondays & Thursdays (excluding holidays)
- Recycling pickup occurs on Thursdays
- Yard waste pickup occurs on Mondays

Garbage cans shall not be placed at the street for pick up earlier than 7:00 pm the night before pick up day and empty containers shall be removed from sight the same day as pick up.

Garbage and recycling cans should be kept inside the garage or in the rear yard, concealed from view.

### Stucco Litigation:

Please provide McNeil Management with a written update ([management@mcneilmsi.com](mailto:management@mcneilmsi.com)) once every 6 months regarding the status of stucco litigation.

### Ornaments:

Per the Community Standards dated November 11, 2012, Section LL. Ornaments, #5 & #6 – A maximum of five (5) ornaments and/or potted plants are permitted in front of the house. Lawn ornaments include, but are not limited to:

- a) bird baths
- b) bird feeders
- c) bird or squirrel houses
- d) decorative flags (including holiday, sports, etc.)
- e) fountains
- f) patriotic display items (yellow ribbons, decals, etc.)
- g) personal items other than furniture are considered lawn ornaments
- h) plants on hooks
- i) plaques
- j) potted plants
- k) statues
- l) stepping stones within a landscape bed
- m) sun dials
- n) tiki torch (Each torch counts as one lawn ornament and may only be located in the rear yard of a home.)



### DON'T FORGET IT IS STILL HURRICANE SEASON:

MAKE SURE ALL TREES ARE TRIMMED, ALL YARD DECORATIONS AND FURNITURE CAN BE COMPLETELY STORED INSIDE, AND MAKE SURE YOU HAVE ALL THE NECESSARY EQUIPMENT TO SURVIVE THE STORM. THAT INCLUDES THE HURRICANE SHUTTERS THAT CAME WITH YOUR HOME. MAKE SURE YOU KNOW HOW TO PUT THEM UP. THEY ARE NUMBERED AND EACH ONE MATCHES A WINDOW ON YOUR HOME. ALSO, UNDERSTAND THAT THE SHUTTERS NEED SPECIFIC AND SPECIAL EQUIPMENT TO PUT THEM UP AND TAKE THEM DOWN. IF YOU DO NOT USE THE RIGHT EQUIPMENT YOU CAN DAMAGE THE SHUTTER PIECES THAT HOLD THE SHUTTERS IN PLACE. DON'T WAIT UNTIL THE HURRICANE IS COMING BEFORE YOU KNOW WHAT TO DO.

**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).



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**



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)