

The Neighborhood Newsletter

OCTOBER 2021
Volume 5 Issue 4



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

Community HOA

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 HOA MEETING:
October 21, 2021 @ 6:30PM
Panther Trace II
Recreation Center Clubhouse
11518 Newgate Crest Dr.
Riverview, FL 33579

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YOUR HOA BOARD:

Alan Brown, President
Tom McAvin, Vice President/Treasurer
Tiffany Lee, Secretary
All board members can be contacted via email at:
Estuarybod@gmail.com



Brought to you by:

The Estuary Spirit Committee:

Anissa Manza, Anne Chevillot, Jessie McAvin, Sharon Wells and Kathy Brown

Our Dinner at the Park events with local food trucks have been quite the success. So much so that the Spirit Committee has decided to continue them to include Wednesday, October 13th; Saturday, November 13th (for the Fall Festival); and each second Wednesday of the month thereafter. We truly appreciate the support of the community. As the weather begins to grow cooler and as soon as the electricity has been connected in the park we will be adding music. So feel free to sing and dance your heart away. There are also plans to add outdoor games. So tell your neighbors, bring your kids, and join us in the park each second Wednesday of the month!



★
 ★ We are so proud to spotlight ★
 ★ two great teachers who live ★
 ★ right here in the Estuary: ★
 ★
 ★ **SAMANTHA MARIE**, left, from ★
 ★ Kids Community College South- ★
 ★ east and **TRINA KIRREN**, right, ★
 ★ from Kids Community College ★
 ★ South were both named Teach- ★
 ★ ers of the Year for the school ★
 ★ year 2020-2021. Great work! ★
 ★
 ★ **CONGRATULATIONS** ★
 ★ **FROM THE ESTUARY!** ★
 ★

PLEASE WELCOME THESE NEW NEIGHBORS TO THE ESTUARY:

James & Mary, 11403 Sand Stone Rock
 Peter & Allison, 11522 Sand Stone Rock
 Earnest & Jolynda, 11520 Palmetto Pine
 Carlos & Cookie, 11702 Albatross
 Jorge, 11708 Albatross
 Jerald, 11610 Palmetto Pine
 Aaron & Rosemary, 11632 Palmetto Pine
 Lauren, 11725 Albatross

PLEASE SAY HI TO OUR NEW NEIGHBORS WHEN YOU SEE THEM OUT AND ABOUT.

The Estuary Spirit Committee tries to welcome every new neighbor. Therefore, if you see new neighbors moving into the Estuary, please message me or contact me at Kathy@lalanbrown.com so that we can give them an official Estuary welcome!

UPcoming EVENTS

THE ESTUARY

The Annual Estuary Fall Garage Sale will be here before you know it. So start cleaning out your garage and all those hiding places in the house and get ready to sell your gently used and not needed items to someone else who is looking for just the treasure you have had stored away. It is a great way to meet people and make a few extra dollars for the upcoming holidays. Can't wait to see what you have been hiding!

OCTOBER 9TH



NOVEMBER 13TH

RUN/WALK ... JUST FUN!



WE WILL BE STARTING THE FALL FESTIVAL OFF WITH A RUN/WALK EVENT TO BEGIN AT 9AM. REGISTRATION FEE IS \$20.00.

THE FESTIVAL ITSELF WILL BEGIN AT 2:00PM. WE ARE PLANNING MANY OPPORTUNITIES FOR KIDS AND ADULTS TO ENJOY THEMSELVES. PLEASE LET ONE OF THE SPIRIT COMMITTEE MEMBERS KNOW IF YOU WOULD LIKE TO HELP OUT WITH OUR FALL FESTIVAL!

STAY TUNED FOR MORE INFORMATION ON OUR FACEBOOK PAGE AND ON THE ESTUARY WEBSITE.

CHRISTMAS DECORATING CONTEST

FOR THOSE OF YOU THAT ARE NEW, EACH YEAR WE HAVE A CHRISTMAS DECORATING CONTEST HERE IN THE ESTUARY. SO START PLANNING! SEE WHAT YOU NEED AND MAYBE EVEN GET SOME GREAT FINDS AT OUR GARAGE SALE. ALL YOU NEED TO DO IS DECK OUT YOUR HOUSE. THE NEIGHBORHOOD WILL BE JUDGED ON DECEMBER 18TH AND 19TH.

1ST PLACE RECEIVES \$100 GIFT CARD,
2ND PLACE RECEIVES \$75.00 GIFT CARD, AND
3RD PLACE RECEIVES A \$50.00 GIFT CARD.

JUST WAIT UNTIL YOU SEE HOW THIS BEAUTIFUL NEIGHBORHOOD LIGHTS UP FOR THE HOLIDAYS!



JUDGING WILL BE ON DECEMBER 18TH AND 19TH

**GROUNDS COMMITTEE,
Marah Hutcheson, Chairman**



The heat is on, and we are still in the "dog days" of Summer! The Grounds Committee is waiting for temperatures to cool off before we replenish the front entrance and island flower beds with Fall foliage. It's simply too hot to plant anything right now. You can expect to see Fall marigolds by the end of Sept/early October up front. We will also be adding some new additions to the corner park flower beds as well.

As always, we welcome all feedback! We can be reached at estuarygroundscommittee@gmail.com

Sincerely,
The Estuary Grounds Committee
Marah Hutcheson,
Lauren Smith, and
Keywanna Miller



**THE ESTUARY ARCHITECTURAL
COVENANTS COMMITTEE
Coy Reavis, Chairman**

Hello Estuary family!

These last few months have been quite hectic here! It seems almost every two story house has had attention from M/I Homes to redo the stucco on the second floor. I'm pleased that everyone took it in stride even though there were times it caused bottle necks to traffic! There may be more M/I stucco work but it seems that we are on the downhill side as far as how many are being done at the same time.

I am extremely proud of our community and how everyone takes pride in their homes and property! Our community is one of the 'Standouts' in our area because of this and property values confirm it!

As always, feel free to talk to me about questions you may have concerning our standards.

Your friend and neighbor,
Coy Reavis
creavis56@yahoo.com

YOUR ACC COMMITTEE:
Coy Reavis
Ron Leybovich,
David Tomberlin, and
Seth Hutcheson



**HELP!
YOU ARE NEEDED!**

THE NEIGHBORHOOD WATCH COMMITTEE IS IN NEED OF A CHAIRMAN.

If you would be interested in working to help keep our neighborhood safe please contact one of our board members at estuarybod@gmail.com!

NEWS FROM THE HOA BOARD OF DIRECTORS

Please note October 21, 2021 at 6:30 p.m. is the Annual Membership and Budget meeting followed by the BOD fall meeting. **The meeting will be held at the the Panther Trace II Recreation Center Clubhouse, 11518 Newgate Crest Drive, Riverview, Florida 33579** . We will elect one director position for a three-year term. There is a proxy attached to this newsletter and our management company (McNeil Management Services, Inc.) will also mail a proxy with instructions. If you can't attend the annual meeting, please make sure your vote counts by submitting your proxy.

Many community projects planned for last year have now been completed despite COVID. The electricity to the park and to Albatross retention pond should be completed before you read this. This will allow for aeration at Albatross pond.

Please keep the Home Owners Association updated on your stucco repairs, especially home owners still in litigation. And please remember that an alteration form is needed for all exterior work.

With so much going on in the Estuary it is easy to see the tremendous work of all the committees: Architectural, Covenant Enforcement, Spirit, and Grounds. The work of all the volunteers is what keeps our community looking great and retaining value. Please help. Let us know which committee you would like to serve by emailing EstuaryBOD@gmail.com.

DON'T JUST COMPLAIN...REPORT IT!

US POST OFFICE (ASK FOR MANAGER).....813-672-4562

GARBAGE.....813-248-3802

MI WARRANTY INFO.....813-290-8303

OR EMAIL TO: Customercaretampa@mihomes.com

WATER ISSUES.....813-272-6680

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

TAMPA ELECTRIC COMPANY (TECO).....813-223-0800

Report a street light to:

[https:// www.tampaelectric.com/forms/residential/streetlightout/](https://www.tampaelectric.com/forms/residential/streetlightout/)

EMERGENCY INFORMATION

MCNEIL MANAGEMENT SEVICES.....	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

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

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,

laurenmwsmith@gmail.com

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/suggestions to Kathy 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

GENERAL PROXY

(Must be Received Prior to Start of Annual Meeting)

PLEASE NOTE: By designating a proxyholder below, you are granting your designated proxyholder the ability to vote as THEY desire in your absence. This means that THE PROXY HOLDER MAY VOTE FOR WHOMEVER THEY WISH.

The undersigned, owner(s) or designated voter of the property located at

(address of owner)

in The Estuary Homeowners Association, Inc., appoints _____
Printed Name of Assigned Proxy Holder

or (if left blank) the Board of Directors, as my/our proxyholder to attend the Annual Meeting of the members of The Estuary Homeowners Association, Inc., to be held on **October 21, 2021, at 6:30 p.m., at the Riverview Public Library, 9951 Balm Riverview Road, Riverview, Florida 33569.** The proxyholder named above has the authority to vote and act for me/us to the same extent that I/we would if personally present, with power of substitution.

Printed Name of Owner(s): _____

Signature of Owner(s): _____

Date Signed: _____

SUBSTITUTION OF PROXY

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

The undersigned, appointed as proxyholder above, designates _____
to substitute for me in voting the proxy set forth above.

Signature of Proxyholder

Date: _____

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.