

The Estuary Newsletter

August

@ www.estuaryriverview.com

2024

UPCOMING BOARD MEETING:

**October 29th 6:30 PM
Annual/Budget Meeting**

***** Brandon Regional Library
619 Vonderburg Dr.
Brandon, FL 33511**

***** Location Change, due to unavailability @ Riverview
Public Library**



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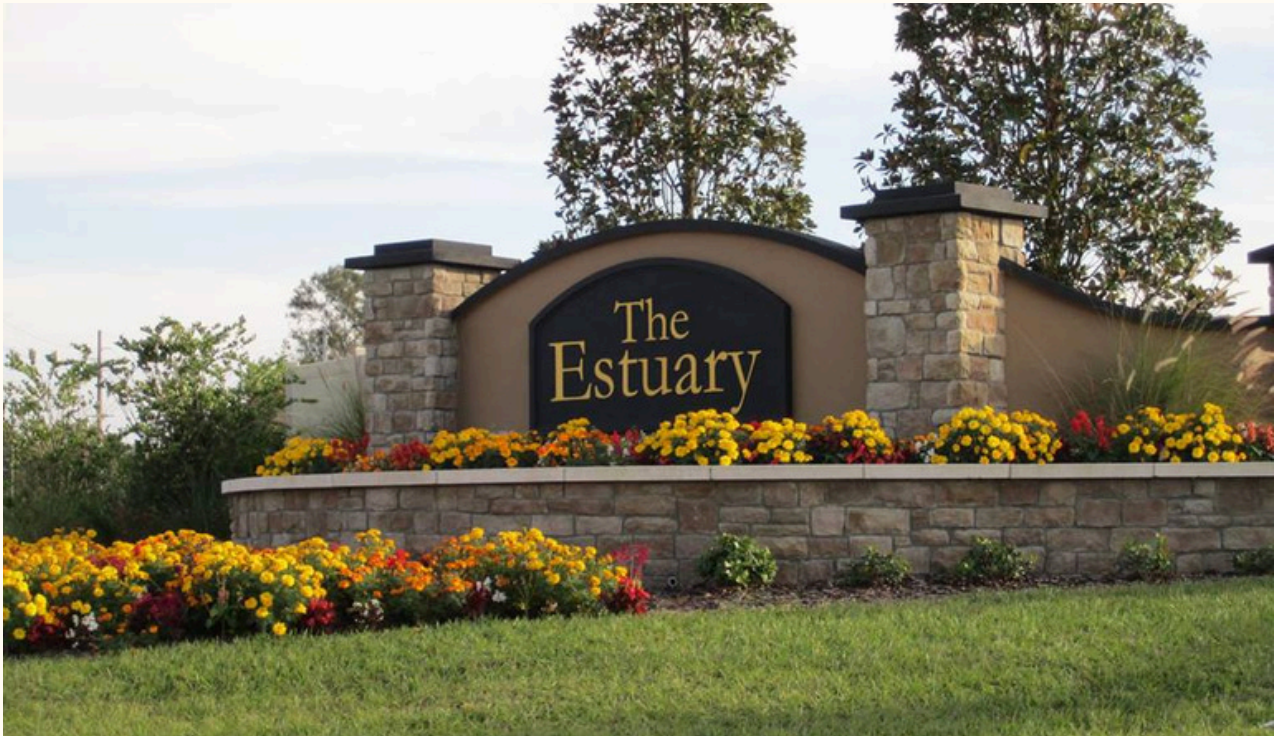
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The Estuary is managed By:



813.571.7100 or
management@mcneilmsi.com

Important Information



Homeowner Portal:

Please register to gain access to the McNeil Management Homeowner Portal:

www.mcneilmsi.com

This portal will allow you to perform the complete management of your Association owner account including your dues, notification history, property/alteration requests, and other related communications.

Facebook Page:

The Board of Directors would like to remind owners that the Facebook page is NOT an official platform for the Association and is not endorsed or managed by the Association. The Facebook page was created by independent individuals. Any and all concerns regarding Association matters must be communicated in writing to McNeil Management, either through the new homeowner portal or email at:

management@mcneilmsi.com

1 July 2024, Florida Statute 720 Updates:

As of July 1, 2024, Florida HOA laws also prohibit HOAs from:

- Enforcing rules on some residents but not others
- Banning homeowners or their guests from parking personal, business, or first responder vehicles in their driveways or other areas where they have a right to park
- Banning contractors or workers from the homeowner's property
- Fining residents for leaving garbage cans out on trash day
- Creating rules for the inside of structures or backyards that can't be seen from the street, neighboring property, or common area

Other changes to Florida HOA laws in 2024 include:

- Streamlining the voting process for board elections and community decisions
- Encouraging electronic voting systems
- Requiring associations with 1,000 or more parcels to have audited financial statements, regardless of revenue
- Limiting parcel owner accountings to one request every 90 days
- Permitting only simple interest to accrue on assessments and installments that are not paid when due
- Requiring directors to complete continuing education classes annually



A Few Notes From McNeil Management

Summer Home Maintenance Reminders to Keep Your Property in Top Shape

Proper maintenance is essential because it guarantees that your home and property in The Estuary comply with your community's guidelines. It keeps your neighborhood looking beautiful, preserves property values, and ensures a safe environment for all residents. Below are some key tasks to focus on...

1. Lawn and Landscaping:

Make sure your lawn is regularly mowed, edged, and weed-free. Prune shrubs and trees to maintain a neat appearance. Remember, any trees planted by the Declarant should not be removed or replaced without approval.

2. Irrigation Systems:

Check your irrigation system to ensure it is functioning properly and covering all areas of your lawn and landscaping. Address any leaks or broken sprinkler heads to prevent water waste and ensure even coverage.

3. Driveways and Walkways:

Keep driveways and walkways clean and free of debris. Pressure wash surfaces as needed to remove dirt and stains, maintaining a fresh and well-kept look.

4. Exterior Home Maintenance:

Inspect the exterior of your home for any needed repairs or touch-ups. This includes cleaning gutters, repainting areas with peeling paint, and ensuring that all structures are in first-class condition.

5. General Cleanliness:

Ensure that your property remains clean and free of clutter. Remove any debris, dead plants, or other items that could detract from the overall appearance of your lot.

Thank you for your continued attention to maintaining the beauty of our neighborhood!

FOR YOUR INFORMATION

A Few Notes From Your HOA President



The Estuary Community has successfully elected a new HOA Board of Directors as of May 2024. I thank everyone that volunteered for election and all of you that took the time to vote! We have been working diligently on getting familiar with where the past board left off and tackling community issues. Please be patient with us as we get up to speed!

Please Welcome your new HOA Board volunteers:

President - Nikki Feliz

Vice President - Colleen Patterson

Treasurer - Joli Turner

Secretary - Paul Meloy

Director - Melissa Muse

Also, please note that the Annual Meeting date and location have changed due to the Riverview Library being unavailable.

Our Annual Meeting has been changed to:

October 29th at 6:30 pm

(Budget meeting immediately following)

****Brandon Regional Library****

619 Vonderburg Dr. Brandon, FL

ESTUARY SUMMER FUN
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Spirit Committee's frozen treats at the park!

**Free Icery treats for Community
Residents of all ages!**

August 31st 2pm-3pm

**1st come 1st serve
till we runout/melt
Be prompt!**

UPCOMING EVENTS

Stay Informed:

2024

2 September

★ **LABOR** ★
★★★ **DAY** ★★★

15 September



14 October



31 October

HALLOWEEN

NEW EVENTS

We'd like to hear your ideas and suggestions for upcoming events in our community! Have an idea or want to provide feedback on a past event?

Please contact us at:

theestuaryspiritcommittee@gmail.com



GROUNDS COMMITTEE NEWS

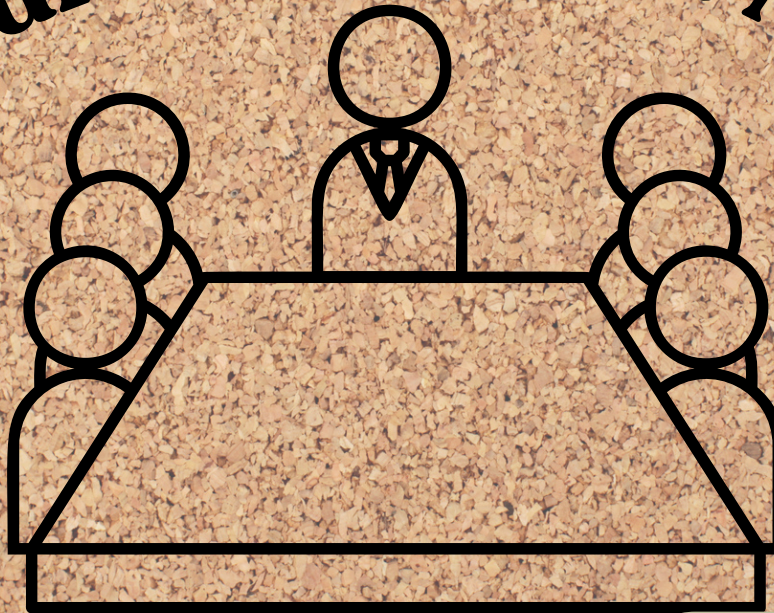


Our landscapers and Grounds Committee members have been working diligently to keep our community's property healthy and beautiful.

Please reach out to management@mcneilmsi.com if you have any questions or concerns.



Meet Your Committee Members



HOA Board

A friendly reminder regarding The Estuary Board & Committees:

These are volunteer positions and members take time out of their personal lives to commit to making where we live a better place. Different opinions and perspectives are welcomed, because that's what makes us unique! But please make your voice heard in a kind way and be respectful of your fellow neighbors and friends.

President – Nikki Feliz
Vice President – Colleen Patterson
Treasurer – Joli Turner
Secretary – Paul Meloy
Director – Melissa Muse

management@mcneilmsi.com



Want to volunteer for events or join a committee? We are always looking for people who want to be involved in their community and make The Estuary a better, safer and more fun place to live! Please contact us or attend one of the upcoming meetings and share your thoughts!

Architectural Covenants Committee (ACC)

Melissa Muse
David Brown
Sean Patterson
Jennifer Phillips
Coy Reavis

management@mcneilmsi.com



Grounds Committee

Lauren Smith
Mike Bottoms
Jeremy Crouse

management@mcneilmsi.com



Spirit Committee

Ryan O'Neill
Melissa Muse
Stefanie Marquez
Danielle Ackermann

theestuaryspiritcommittee@gmail.com



IMPORTANT CONTACT INFORMATION

NON-EMERGENCY

HILLSBOROUGH COUNTY SHERIFF:
813-247-8200

HILLSBOROUGH COUNTY FIRE RESCUE:
813-272-6600

HILLSBOROUGH COUNTY ANIMAL CONTROL:
813-744-5660

FLORIDA POISON CONTROL:
1-800-222-1222

HILLSBOROUGH COUNTY HAZARDOUS WASTE
DISPOSAL:
813-671-7611

FLORIDA HIGHWAY PATROL:
813-558-1800

UTILITIES & MANAGEMENT

TAMPA ELECTRIC (TECO):
813-223-0800

HILLSBOROUGH COUNTY WATER/SEWER:
813-272-6680

FRONTIER (CABLE/PHONE/INTERNET):
800-921-8101

SPECTRUM (CABLE/PHONE/INTERNET):
888-298-8988

HERITAGE PROPANE:
813-826-9111

HILLSBOROUGH COUNTY SOLID WASTE SERVICES:
813-248-3802

MCNEIL MANAGEMENT:
813-571-7100

M/I HOMES OFFICE:
813-523-8400

M/I HOMES WARRANTY INFO:
813-290-8303

USPS:
813-672-4562

Website & Homeowner Portal:

www.estuaryriverview.com

Please give a warm welcome to your new neighbors joining The Estuary

11706 Albatross Ln: Pamela Rebaza

11739 Albatross Ln: Catherine Fortin

11410 Blue Crane St: Pedro Gonzalez Molina & Lydia Samalot
Gandara

11516 Blue Crane St: Rebecca Reeves

11511 Palmetto Pine St: Feliks & Lediana Haxhija

11603 Palmetto Pine St: Thomas Arciero

11618 Palmetto Pine St: Jason & Jennifer Feliz

11652 Palmetto Pine St: Anabel Delgado & Rafael Valle

11503 Sand Stone Rock Dr: Aria & Wylene Green

11523 Sand Stone Rock Dr: Kyle & Michelle Barber

*welcome
home*