



McNeil Management Services, Inc. (813) 571-7100 management@mcneilmsi.com

Fall/Winter 2022

Board Members

President: Don Juceam
Secretary/Treasurer: Tim Reynolds
Director: Earl Hughes



A Huge Note of thanks...

goes out to **Diane Ward** and **Mary Ann Duarte** for their many years of service on our Board of Directors. For 13 years, Diane was Secretary/Treasurer. She started our Yard of Season program, organized a block party, administered the wall restoration, began a welcoming committee, and wrote the community newsletter. Both Mary Ann and Diane sought the help of the county to begin a process to repair our sidewalks, and both worked tirelessly behind the scenes to help make our community a success.



Carlos and Janet Rivera



**Yard of the Season
Fall/Winter 2022**

Upcoming Board Meeting Dates

Jan 10th 2023

April 11th 2023

July 11th 2023

Oct 10th 2023

6:30 pm

Bloomindale Regional Library
1906 Bloomingdale Ave.
Valrico 33596



New Homeowners 2021-2022

Jason & Ashley Atkinson

Jeremy Michael Doran

Christopher & Catherine Gibson

Joseph Paul Knapp

Marcus Leonce

Shane & Krystin Marlin

Tamera Marshall

**Kendall Morgan & Camille
Scheele**

Steven & Teresa Stinnett

Michael & Alice Zanelli

Homeowner Dues

Look for your HOA dues coupon in the mail. The amount is \$315.00 due Jan 1.

HOA Updates and Board Decisions

The Board of Directors is pleased to announce the appointment of Tim Reynolds to our Board of Directors. Tim has taken a very active role in the community and we welcome his contributions. He will be our secretary/treasurer.

Speaking of Tim, he helped to spearhead restoration of the signage on the monuments at the North and South entrances. The paint had become chalky over the years and needed to be repainted. The Board hired a local painter to take on the project. It was completed in a timely manner and the results of the work has been very well received.

Our President, Don Juceam, enlisted the county to trim the oaks lining our streets. Thank you, Don, for getting this completed.

Don has also been in contact with TECO to get the several blue streetlights in our community repaired. If you notice any lights in the community that have blown to Bluey (sorry about the *Yellow Submarine/Pepperland* pun) and would like to assist, please report the situation on the TECO website. You will need the Pole Tag identification number found on a gray metal band a few feet up the side of the pole.

TECO website:

https://apps.tampagov.net/customer_service_center/Webapp/External/109

The Great Wall: The board is planning on inspecting the John Moore wall in February. They are asking homeowners with homes along the wall to trim back any foliage to about a foot away from

the wall so a clear inspection can be completed.

Also, any bare areas where pebbles have disappeared between the wall and the sidewalk, will be filled in with additional pebbles.

South Interior Retention Pond:

The board is currently evaluating proposals to maintain the pond and stabilize the embankment, possibly with native aquatic plants or a similar method. All homeowners living along the pond are asked to mow no closer than 8 feet from the pond edge. Allowing the grass to grow in this buffer area will help prevent erosion. Our landscape personnel have been instructed to weed whack the grass to keep it at an acceptable height. Additionally, no herbicides or fertilizers should be allowed to reach the shorelines of any of our water bodies.

Security Cameras: Several years ago, we leased a Flock Safety security system. It has been shown to be a deterrent for potential nefarious traffic in and out of the community. We have the option to purchase our own system while we continue leasing Flock until 2/23. However, if we purchase our own system, someone living in the community would need to be the point person between homeowners reporting potential criminal activity and the Sheriff's office. Currently, Flock provides this service. We would appreciate your input on purchase vs leasing. Help make this system even more effective and register your vehicle's license tag on the Flock website. You need not provide your name. Use the following link to register:

<https://admin.flocksafety.com/register/resident/26515be8-8e4f-4995-b059-7def91ecc695>

Volunteers: The Board needs folks to help with projects or serve on committees. They've approved expanding the board to 7 members and will be assessing candidates for Board membership based on the candidate's participation on projects assigned by the HOA.

Hurricane Ian

Sections of the perimeter fence were blown over and have been replaced. The Bay area was fortunate to dodge yet another hurricane. Lee, Charlotte, Sarasota counties and many other areas were not as lucky. Dozens of charitable organizations are receiving donations for those folks who lost everything during this historic storm. Please consider aiding our Florida neighbors any way you can. Please bag or put yard waste in trash cans for pickup.

Street Parking

Once again, we are asking our residents not to park on the street directly across the street from another parked car; across the sidewalk; in front of a mailbox; or within 30 feet of a stop sign or intersection. All these violate the law. Not complying with these regulations can result in a fine from the county.

As our HOA rules and regulations state, if you must park on the side of a cul-de-sac, have the common courtesy to park in front of your own property, and especially not behind a neighbor's driveway.