



**McNeil Management Services, Inc. (813) 571-7100 [management@mcneilmsi.com](mailto:management@mcneilmsi.com) **Fall/Winter 2023****

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




**Michael and Alice  
Zanelli**



**Yard of the Season  
Fall/Winter 2023**

<b>2024 Meeting Schedule</b>	
<b>Brandon Regional Library</b>	
<b>619 Vonderburg Drive</b>	
<b>Jan. 9th</b>	<b>6:30 PM Board Meeting</b>
<b>April 9th</b>	<b>6:30 PM Board Meeting</b>
<b>July 9th</b>	<b>6:30 PM Board Meeting</b>
<b>Oct. 22</b>	<b>6:30 Board and Annual</b>



**New Homeowners**

**Margaret B Anderson**

**J Ann Mader**

**Normando Maldonado**

**Levy and Janice Turner**

**Jo and Walter Hamilton**

**Sreekala Biju & Abhirami Krishna**

**McNeil Management  
Homeowner Portal**

Please register at [www.mcneilmsi.com](http://www.mcneilmsi.com)

This portal allows homeowners to gain access to their Association account, including monitoring dues, notification history, property/alteration requests and other related communications.

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

## HOA Updates and Board Decisions

### Exterior Landscape and the Wall

The board has been working to improve the entrances with the planting of perennial landscaping. Since these are all perennial, it will help to minimize future recurring costs that go with the continuous replanting of annuals. New landscape stones have been placed along the outside perimeter of the wall along John Moore.

In the weeks ahead, the board plans to complete the inspection of the perimeter wall. Access to the backyards bordering the wall will be necessary for those areas not inspected already. The purpose of this inspection is to assess the 'health' of the wall. To help with this inspection and to protect the wall from damage, we ask that all plant growth be kept 6 to 10 feet away from the wall. Also, please trim any branches that may overhang the wall and DO NOT throw trash over the wall onto the sidewalk and easement area.

The Board has hired a new landscaper and thus far are pleased with the work they have done.

### South Interior Retention Pond

The board is still considering proposals to maintain the retention pond in the South 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.

### 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.

### Reviewing the Covenants

Speaking of volunteers... Help is needed to review and amend our original governing documents. Our Covenants date back to the original forms accepted by the builder. As written, they are not specific to our community. We will incorporate the help of our management company and BOD but also need the input of our Association members to help tackle this task. Contact McNeil Management to volunteer.

### Street Parking (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 an intersection or stop sign. All these violate the law. If you must park along a cul-de-sac, park in front of your own property, and not behind a neighbor's driveway. Additionally, please do not place garbage receptacles in the gutter as it too can block the roadway. Our pickup service has advised against placing cans in the easement. Somehow the grass makes lifting the cans to the truck more difficult and can damage the receptacles.