

# *The "Villas" at Panther Trace II*

Website: [www.cambrayvillashoa.com](http://www.cambrayvillashoa.com)

President, Burt Federman, /Vice President, Rick Duesler / Secretary, Phyllis Key /Treasurer, Wally Rivera/  
Director, John A. Willis, McNeil Management Team, Doug & Pamela Pinner

Director John Sez, Life has two rules: 1-Never quit; 2-Always remember rule one.



*September 2016*

**\$\$\$\$** Budget Board Meeting: Wednesday, 12 October at 6:30 PM at the Panther II Clubhouse, 11518 Newgate Crest Drive. Mark your calendar, this is our last meeting for CY 2016, bring your roof-mate!!

FYI:

- () Anyone wanting their name on the ballot for a position on the 2017 Board should inform a board member or notify McNeil NLT15 December.
- () Next pool gathering will be on Saturday, 17 September, @ 6:30 PM.
- () The replacement of sod, shrubbery, and mulch has been completed. If you feel your area was neglected, fill out the form on-line and forward it to McNeil for further action. Also, residents are not allowed to plant or remove any plants, shrubs or trees planted by the HOA.
- () Update on the CDD 22 August Meeting : Look for an eight (8) % increase in your CDD O&M fee for FY 2017. On a good note, the PT II CDD Bond Assessment expire during 2036.

() CDD: Be aware, one homeowner complained about the inequity as he sees it, concerning O&M fees being paid using the current Equivalent Residential Unit (ERU). He would like the Board to consider having all homeowners pay equally regardless of the house size. Doing so would almost double the fees paid by the Villas, and reduce the Single Family 85 by fee \$406.

() PT II CDD is considering the issue of pictured ID to better identify residents authorized to use of the community pool.



Happy Birthday to all celebrating a birthday, or other special occasion during the month of September.



New Residents: A warm welcome to Shabir & Joseph. They are our newest neighbors on the backside of Cambray Creek Loop (CCL)



#### Garbage Pickup:

- Grey cart are to be used for household garbage; Blue cart are to be used for recyclables.
- Everything must fit inside the carts in order to be collected**
- Roll carts to the curb, not in the street by 6 AM on collection days
- At curbside, keep your carts at least three (3) feet away from the curb, 3 feet between carts, and 3 feet from mailboxes, vehicles, trees, shrubs, fire hydrants, poles, etc
- Place the roll carts at curbside with the arrows pointed toward the street
- DO NOT** place construction, demolition debris, tires, propane tanks, hazardous materials, bio-medical waste, florescent bulbs, soil, hot ashes, nor hot coals in roll carts

Editor, John A. Willis