

The "Villas" at Panther Trace II

Website: 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

President Burt Sez, "October is Fire Prevention Month, are your smoke detectors up-to-date" ?



Happy Halloween, 31 October

October 2016

\$\$\$\$ Budget Meeting: Wednesday, 12 October at 6:30 PM at the Panther II Clubhouse, 11518 Newgate Crest Drive. Mark your calendar; looking forward to seeing one and all.

FYI:

- () PT II Homeowners Association Budget Meeting, Wed 5 Oct. at 6:30
- () Panther Trace II Wide Yard Sale on Saturday, 8 October from 8 AM-12 Noon
Goodwill donations accepted next to ball court in PT 1 area from 9-3. Do not leave items if attendant is not present
- () Children's costume Halloween Party, Friday 26 October from 6-9 PM at the PT II Clubhouse
- () Our pool-party was held on Saturday, 17 September. Although it was a small crowd, those attending had a nice time socializing; good food & drink. Pictures posted on web site.



Can you identify the person in the pool? Just to the right of the individual, on the skirt, there is a glass bottle. This is strictly prohibited.



Happy Birthday to John, and all others celebrating a birthday, or special occasion during the month of October.



Pet Owners FYI: A special thanks to all our responsible pet owners. **We need your help in catching the few that refuse to pick-up after their pets; a picture of the activity would be worth a thousand words.** Just to inform those few, Hillsborough County Animal Ordinance, 00-26, Section 14, calls for the immediate removal of pet waste from all public and private property. Failure to do so; 1st offense is a \$50.00 fine; 2nd offense will cost you \$100.00. Also, three (3) substantiated reports could lead to your pet being banned from the Villas.



New Residents: The HOA Board would like to extend a warm welcome to Cesar and his family. They are our newest neighbors on the backside of Cambray Creek Loop (CCL). We hope you'll find our HOA website and newsletter helpful as you acclimate yourself to living in the Villas.



Smoke Detectors

- Test your smoke detectors monthly
- Optimal locations, high on the wall in every room & garages
- 96 % of homes only have one smoke detector and 25% of them don't work
- Replace batteries in all smoke detectors twice a year; Spring and Fall
- Replace all smoke detectors that are 10 years or older



It has been brought to my attention that the only way to cut the flow of water to your Villas is at the water meter located close to your villa in the grassy area between the sidewalk and curb. You may want to consider purchasing a turn-off wrench from Lowes or Home Depot to facilitate this process. Remember, being prepared is half the battle.

Mulch Problem--our new mulch installation brings out the problem of clogged underground rain spout pipes. The rain spout pipes are overflowing at the outlet connection into the flower bed, thus the mess on the driveways and sidewalks. This problems can be solved by utilizing an above ground rain spout system as shown in the picture. However, the cost of this fix must be borne by the homeowner.



Editor, John A. Willis