

# 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

Mark your calendars, next Board Meeting: Wednesday, July 19, 2017 at  
6:30 PM at the Panther II Clubhouse, 11518 Newgate Crest Drive .

June 2017

## June Happenings:



FYI:

() Good News: No increase in CDD Maintenance Fee for 2018

() You missed an exciting pool-party on Saturday, April 29. Those in attendance had a wonderful time getting to know their neighbor. As always, the food and drink added to the ambiance.

() When departing the pool, please ensure the gate closes before departing the area.

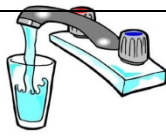
() Cars parked on Cambray Creek Loop between the hours of Midnight and 6 AM will be towed at owner's expense.

() Overall appearance of the Villas is "looking good". I passed-on the concerns of those residents that contacted me concerning their lawn issues to Nick Crutcher, (Yellowstone Supervisor) and his findings are as follows: (1) some bushes look dead but aren't, they will be chemically treated ; dead bushes will be removed, and replaced at a later date. (2) dead grass areas will be replaced (3) When replacing or adding your plastic down spout pads, please replace with concrete pads too facilitate edging and minimize damage to pads.

() Mailbox cleaning tip; Use Mr. Clean Magic Eraser sponge and water followed by bleach if necessary.

() Hot weather tips that can help you stay cool and save money too.  
--Set thermostat to 78 degrees or higher; every degree below 78 will increase the AC portion of your bill by 6%  
--Check and or replace your AC filters as needed  
--Turn-off AC when away from home 4 hours or longer, or set it to 85 degrees or higher  
-- Have your air conditioning and heating system inspected and serviced once a year  
--Run ceiling fans in occupied rooms only  
--Turn-off unnecessary lighting; install compact fluorescent bulbs (CFLs) or light-emitting diode bulbs (LEDs).  
--Shade windows to block summer sun or get permission to install reflective material on east and west-side facing windows  
--Turn-off computers and monitors; consider unplugging electronic, gadgets and chargers.  
--Lower water heater thermostats setting to 120 degrees and turn-off if gone from home more than two days  
--Call Tampa Electric (813) 275-3909 to schedule a free *Home Energy Audit*.

Listings



**\*\*NOTE:** Below listing is not endorsed, just one's opinion

(1) Looking for a water conditioner for your home?? Florida Water Analysis, Jacob Alexander (719) 238-1211 will be happy to satisfy your needs.



*The HOA Board welcomes our newest families,. We hope you'll find your HOA website and newsletter helpful as you learn more about living in our community. Visit our website at [www.cambrayvillashoa.com](http://www.cambrayvillashoa.com)*



*Happy Birthday to all celebrating a birthday, and or special occasion during the month of June*



Deadline for submitting information for the July Newsletter is Friday, June 21st. Contact me at 11436 CCL or via email: [sc921asi@att.net](mailto:sc921asi@att.net).

Editor, John A. Willis