



The Villas @ Panther Trace II

www. cambrayvillashoa.com

President, Vacant
Vice President, Rick Duesler
Secretary, Phyllis Key
Treasurer, Vacant
Director, John A. Willis

HOA Budget Meeting: Wednesday, 27 September @ 6:30 PM at the PT-II Clubhouse
11518 Newgate Crest Drive

September 2017

FYI

() A special "thank you" to Burt Federman former President, and Wally Rivera our former Treasurer, for the time they spent on the Board enhancing the health, welfare and morale in the Villas; you guys will truly be missed!

() Mark your calendars to attend our budget meeting on Wednesday, 27 September; bring your roof-mate.

() To remove any ambiguity, the pool gate will only be operational between the hours of 7 AM and 8 PM daily. Your pool card will not be operational outside of the hours.

() I've been informed that a young man between the age of 18-20 was caught sleeping in our pool bathroom on Wednesday, 23 August. Please report any suspicious activity to the Sheriff's Department by calling (813) 247-0455. Hopefully this was just an isolated incident.

() PT-II CDD Enhancement Proposal for Phase I is about to begin. A new look will be given to the Balm Riverview entrance along with Palm tree trimming, sod replacement, and mulch being added all along Panther Trace Boulevard.

() Many pole lights are out throughout Panther Trace-II. The problem has been addressed, and will be rectified within 90 days.

() PT-I and PT-II now has the same security company, maybe things will get better.

() Resurfacing of PT-II's tennis courts gets underway at the end of September, 2017.

() There are two (2) board vacancies to be filled on our HOA, and one (1) on the PT-II HOA Board, and PT-II CDD Board.



() Trash Collection Procedures:

- On Monday only household trash bins are collected
- On Thursday both household and recyclable trash bin are collected

- Trash bins are not to be placed-out earlier than 12 hours before scheduled pickup, and stored out-of-sight not later than 12 hours after pick-up

- Place bins at end of driveway (not in the street) with wheels facing your Villa and lid opening into the street.

- Keep a three (3) feet distance between the two bins, and from any obstacle such as your mailbox, and/or car parked on the street.

- Remember, trash left outside the bin **will not be picked-up.** Call (813) 248-3802 for special pick-ups. There will be a charge per item

- Also, take time to identify your trash bins by writing down the numbers located on the back.



Your HOA Board and McNeil welcomes our newest family. We hope you'll find your HOA website and newsletter helpful as you learn more about living in the "Villas"



Gee Whiz

- Did you know there are fifty-five (55) roofs totaling 110 units in the Villas.
- The lowest house number is 11302; highest 11498.
- There are no even house numbers between 11450 and 11474, nor is there a 11471.
- There are 64 outside units and 46 inside the circle units.
- There are 68 three bedrooms and 42 two-bedroom units.



Monday, 4 September-Labor Day, no trash pick-up

- Saturday, 10 September-Grandparent Day
- Sunday, 11 September-Patriot Day-National Day of remembrance of those killed in the 2001 attack
- Wednesday, 20 September-Rosh Hashanah, begins at Sunset
- Friday, 22 September-First day of Autumn
- Friday, 29 September-Yom Kippur begins at Sunset



Happy Birthday to all celebrating a birthday and or special occasion during the month of September

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Children and School Bus Reminders: (modified reprint)

- Always arrive at bus stop five minutes before scheduled pick-up.
- Never run or cross the street without looking both ways twice.
- Wait until the driver tells you it is safe to board the bus.
- When the bus arrives, stay back at least six feet from the curb, no pushing
- Never walk behind or close to the side of the bus; you could be in the driver's blind spot.
- If you drop something near the bus, don't pick it up without the driver's permission.
- Stay alert to strangers or strange vehicles near the bus stop.
- Be safe and have a productive school year!



**A LOOK
at the
BUDGET**

Panther Trace II CDD Proposed Budget FY 2018

Revenue Collected; **\$890,088**
 Less: Discount Assessment: (35,604)

Total Revenue \$854,485

County-Assessments 35,604
 Interest expense May 1, 2018 190,841
 Nov 1, 2018 187,321
 Principal Retire May 1, 2018 440,000
 Total Expenditures **\$853,766**

Excess of Revenue Over (under) Expenditures \$719



Deadline for submitting information for the October Newsletter is Wednesday, 20 September. Contact me at 11436 CCL or e-mail: sc921asi@att.net for submissions.

John A. Willis, Editor