

The "Villas" at Panther Trace II

Website: www.cambrayvillashoa.com

Board Members

President-Rick Duesler

Vice President -Susan Jackson

Secretary-Patti Lemon

Treasurer- Janet McConnell

Director -Evan Love

Board Meeting, Wednesday, 18 April at 6:30 PM at the Panther II
Clubhouse, 11518 Newgate Crest Drive.

March 2018



FYI



() Daylight Savings Time; turn your clocks forward an hour on Saturday, March 10th before going to bed.

() Contact your Homeowner's Insurance Company to ensure you have the correct coverage. Owner-residents need to obtain an HO3 policy; Owner-landlords need to obtain a DP3 policy. Also, let them know that Panther Trace Villas c/o McNeil Management is your Certificate Holder and they need to send the Declaration Page to Panther Trace Villas c/o McNeil Management each time your insurance is renewed. Send Declaration Page to management@mcneilmsi.com

() The cost to replace your damaged mail box and post that it rests on is \$350.00. Owners may contact Creative Mailbox & Sign Designs at (813) 818-7100 for replacements.

() New landscapers begin beautifying the Villas on March 1st. As always, if you experience any problems in any area, please use the Landscape & Irrigation Request Form found on the website and email it to management@mcneilmsi.com

() New Pool Rule: Effective immediately anyone under the age of 18 is not authorized without an adult; we have individuals using your pool that do not live here. Pool cards are not to be loaned to unauthorized individuals at any time; nuff said.

Parking Etiquette at the Villas:

1. Do not park your vehicle in the curve area of the Loop
2. Do not park directly across from another vehicle or hinder a neighbor from pulling in or out of their driveway
3. Do not have your vehicle with the wheels on the grassy area after parking
4. When parked in your driveway, do not block the sidewalk area at any time
5. Vehicles parked overnight, between 12 AM and 6 AM on Cambray Creek Loop face being towed at a minimum cost of **\$180.00**.
6. Overnight parking is permitted in the pool parking lot when the pool is closed.
7. **Please refrain from on-street parking on Monday and Thursday, to facilitate our trash being picked-up.**



Sunday, 11th Daylight Saving Time Begins
Monday, 12-Friday 16th Collins Elementary Spring Break
Saturday, 17th St. Patrick's Day
Tuesday, 20th First Day of Spring
Sunday, 25th Palm Sunday
Friday, 30th Good Friday Begins @ Sundown
Saturday, 31st Passover

Community Activities

-Saturday, 24th March- CDD Community Yard Sale from 8 AM-12 PM. Setup in your driveway.
-Saturday, 31 March- PT 1 & 2 Annual Spring Egg Hunt from 10 AM-12 PM; (1) two inflatables for all ages, (2) bring a basket for your eggs, (3) Location is on the Multipurpose Field. Contact Anna Ramirez if further info is needed.



Tip of The Month: How to clean your garbage disposal

1. Use ½ cup of baking soda
2. One cup of white wine vinegar
3. Pour both into the disposal drain
4. After a few minutes pour two cups of hot water down the drain
5. Next, fill the drain with some ice cubes and add a cup of salt
6. Finally, add two lemon halves to disposal; turn both the water and disposal on running both for one minute

Villas to be painted during March 2018

300 --Odd Numbered Units: 309-11; 313-15; 317-19; 321-23; 325-27;
329-31; 333-35; 337-39; 341-43; 345-47; 349-51

300-- Even Numbered Units: 318-20; 328-30

400--Odd Numbered Units: 415-17; 431-33; 435-37; 489-91; 496-98

400--Even Numbered: 416-18; 420-22; 424-26; 428-30

Once notified, you must do the following:

- Please ensure that all exterior personal items in your front porch, landscaping beds and lawns are removed prior to the painting project.
- Remove all wall hangings, artifacts, etc. from the rear wall of your residence if you want that wall painted
- Protect all furniture and artifacts, items must be moved away from the wall to be painted
 - Any damage to such items will be at the owner's responsibility.
 - Autos need to be out of your driveway due to power washing that will be provided; parking permitted in the Pool Lot
 - Front doors will be painted later. Color of door remains the same color. Painting of doors will most likely be done on a weekend so that someone can be home
 - After starting the project, we can better estimate when your residence will be painted. All things being equal, painting will begin with 309-11
 - **After the paint has dried, inspect all areas painted and immediately record any discrepancies. The sooner reported to McNeil, the quicker your situation can be corrected.**



Note: Below listings is not endorsed by the HOA, just one's opinion.

-Need auto glass installed-A-1 Auto glass- Demetrious Jones, (813) 545-1107. Demetrious lives in the Villa

-Need gutters cleaned Call Jose@ (813) 220-6252-Highly recommended by Villa resident

-Need a Home Inspection or roof inspected (not repaired) John Gentile, CPI. (813) 748-1988. John lives in the Villas.

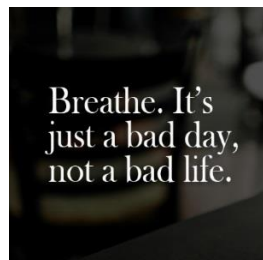
-Dryer not working so well-Tampa Lint Master-Mike Clark, (813) 789-9292



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



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



Deadline for submitting information for April's Newsletter is Monday, March 26. Send info to sc921asi@att.net

John A. Willis, Editor