

*The "Villas" at Panther Trace II*

*Website: [www.cambrayvillashoa.com](http://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 July at 6:30 PM at the Panther II  
Clubhouse, 11518 Newgate Crest Drive.

*May 2018*





Colorado State University's Hurricane Forecast Predictions for 2018 are 10% above average. Hurricane season is from 1 June through 30 November

They are predicting:

14 named storms

7 hurricanes

3 major hurricanes (category 3,4, or 5)

38% chance of hurricane hitting the Gulf Coast

39% chance of hurricane hitting the East Coast

63% chance of hitting the Continental United State

-Hurricane Shutters are approved for the Villas using the following criteria:

-All hurricane shutters must be installed to meet Miami/Dade FBC code.

-A Hillsborough County hurricane shutter building permit must be obtained before installation

- A Panther Trace II Homeowners Alteration Application must be submitted.

- Owners must comply with Declaration of Covenants Section 35.

1 Windows and entry doors on the front and sides of villas, may utilize hurricane shutters that are attached to the building with recessed anchors and bolts.

2. When shutters are not in use, flush mounted bolt heads on the exterior walls should be the only exposed materials.

3. Permanent brackets or studs extending out from the villa walls are prohibited.

4. Hurricane shutters may consist of fabric, panels, or plywood attached to the villa with recessed anchors and bolts.

5. Recessed anchors and bolts may be mounted on doors and windows on the back side of the villas on the lanai/patio.

6. Permanently installed accordion hurricane shutters may be installed on the back-side of the villas only and may not be installed on the side or front of the villas.

7. Hurricane shutters may be installed or utilized up to forty-eight (48) hours prior to expected arrival and removed or left open seventy-two (72) hours after the hurricane watch or warning.

8. Hurricane shutter **color must be** white or beige.

-Estimated costs for an entire unit will be about \$5200.00 depending on material selected. Go to our website for a breakdown of estimated cost per window/door.



Tuesday, 1st Begin preparing for Hurricane Season  
Saturday, 5th Cook, Eat, Mingle Cooking Class  
Sunday, 12th Mother's Day  
Saturday, 18th May Armed Forces Day  
Friday, 25<sup>th</sup> Hillsborough County Last Day of School  
Monday, 27th Memorial Day

### **Community Activity**

**An immediate vacancy position, Seat # 2, is available on the PT-II CDD. For more information contact Rebecca Rivas at: [Rebecca.Rivas @dpfg.com](mailto:Rebecca.Rivas@dpfg.com) or (321) 263-0132, ext. 4207.**

-PT-II presents Hats Off to Dining Catering, a group cooking class. Eat, Cook, & Mingle on Saturday, 5 May 6-9 PM at the PT-II Clubhouse. Cost \$45.00 per person and include three (3) courses of good food, lessons, and wine pairing with each course. Reservations are required, and seating is limited so call now. Ask about our "First 10" Discount. Call (978) 503-7374.

-To report non-emergency suspicious or illegal activity, such as jumping the fence into the pool, etc. please call the **Sheriff's Department @ (813) 247-0455 or 247-8200**. You can ask for our Community Officer for District A.

-To report an HOA Enforcement issue, please go to: [Cambrayvillashoa.com](http://Cambrayvillashoa.com), click on Documents & Forms, and Enforcement Request. Please **print out the form to complete**, and return to McNeil Management via US Mail or email. Contact information is located on the bottom of the form. This form should be utilized for enforcement issues only.

-The Board has signed a quote to engage Dave Gallops at Priority Pest & Termite to pressure wash driveways, sidewalks and walkways for the owners who were not on the painting schedule for 2018. Pressure washing will begin in early June 2018. If owners would like their patio or lanai areas power washed at that time, owners may, at their own expense, engage either Dave Gallops at Priority Pest & Termite at 813-404-9109 to make arrangements or a pressure washing service of their choice to assist.

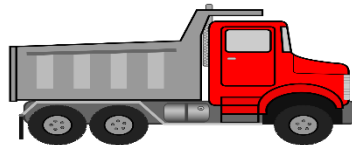
### **Tip(s) of the Month:**

-Making small changes can help you reduce your electrical costs

- Turn-off electrical guzzlers-unplug appliances after use
- Use a power board to easily switch a collection of electrical appliances on and off
- Maintain your HVAC System- a regularly maintained unit use less electricity to heat and cool your home
- When purchasing new appliances, look for the Energy Star appliances.
- Use motion sensors for outdoor lighting helps you save energy and reduce strains on your electrical system



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**Note: Below listing(s) is just one's opinion, not an endorsement.**

--Hoffman Electrical-866.340-0201

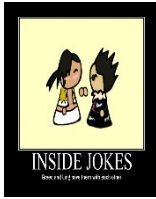
-Selling your home, call Colette Vann, an experienced realtor at KW Realtor, 813.380.6583, email: [colettevann@kw.com](mailto:colettevann@kw.com)

-Need items taken to the” Dump” or elsewhere? Call Nick Pannell, very reasonable, (813) 420-1860

-Storefront Security Closures, Gary Grohe, (813) 393-8223, [StorefrontSecurityInc.com](http://StorefrontSecurityInc.com)



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”.



### Joke for the month of May

A man is walking in a graveyard when he hears the Third Symphony played backward.

When it's over, the Second Symphony starts playing, also backward, and then the First.

"What's going on?" he asks a cemetery worker. -- "It's Beethoven," says the worker. He's decomposing."- Readers Digest



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



John A. Willis, Editor

Howdy neighbor,

Are you new to the area, an active member in your community, or play a role in your neighborhood's homeowners association? If any of the above sounds like you, then you won't want to miss the 15th Annual Neighborhood Conference on 12 May at the Sheraton Tampa East, 10221 Princess Palm Ave, Tampa, FL. Parking is free. Visit: [bit.ly/2revtIj](http://bit.ly/2revtIj) to reserve your seat.

Registration starts at 8 AM; Workshops start at 8:45; Awards luncheon at 1 PM

Admission to the conference is free and includes: Continental breakfast, giveaways, exhibits access to three (3) workshops of your selection. Online registration ends 6 May.

Workshop seats are limited. Register online now to secure a seat in your preferred workshop: [bit.ly/2KolfqtI](http://bit.ly/2KolfqtI)

FYI-

HOA Meet @ Cambray Pool, 2 May 6:30 PM.

- A walk through by a board member will be performed this weekend to ensure our contract with the painters has been fulfilled. Make note of any discrepancies and report them to McNeil immediately.

- The center area dividing the driveways will be revamped. The old mulch and any border edging will be removed and replaced with a border installed by the landscapers. River rock will replace the mulch.

- A new look will also be given our pool landscape. Some plants will be replaced, and the old mulch will be replaced with river rock.

- After the center area between the driveways are completed, power washing of the sidewalks and driveways will commence.

-Dead plants and shrubbery will be removed but not replaced until 2019 due to budget restraints. Feel free to plant annuals in the interim.

Have a fantastic weekend, and as always, I'll share any information I receive concerning the villas. John