

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, 17 October @ 6:30 PM at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive.

August 2018





FYI

() PT-II CDD's FY 2018/2019 Budget increased by 5.7 %, thus increasing the O & M portion of our CDD to \$470.37.

() Would you like your Certificate of Insurance sent directly from your insurance broker to McNeil automatically? Simply ask your insurance broker to add **Panther Trace Villas Association, Inc., PO Box 6235, Brandon, FL 33511** as a **"Certificate Holder"** to your Certificate of Insurance, and your broker will ensure your certificate is sent automatically. Your broker may also e-mail the certificate to management@mcneilmsi.com. **If you switch brokers or make an insurance provider change, then the new source will need the Certificate Holder information**

() Check the four set of pavers leading to your front door, if any are broken or need to be replaced, contact McNeil via email at management@mcneilmsi.com.

() Watch when and where you or your guest park as you are subject to being towed without further notice.

() Please refrain from blocking the sidewalk with your vehicle in such a way that results in the ability of a pedestrian to traverse the sidewalk without having to step or otherwise maneuver around your vehicle that is parked over the sidewalk in full or in part.

() Help keep the pool area clean, use trash containers when disposing of your trash.

() Some mailboxes are in dire need of repair; one is held on with tape, one is turning green, and others are close to falling-off. **It's the owner's responsibility for the cleaning, repair, replacement and support of their mailboxes per Article IV, Section 18 of our Covenant.**

() **The one-time roof maintenance by the HOA of sealing all the roof vents, has been completed. Hopefully this maintenance will extend the life of your roof. Be aware, this type of maintenance is the homeowner responsibility, and should be performed every five years after your roof is replaced.**

Safety Tip for August

FOOD FOR THOUGHT- Analysts say the Tampa Bay area is the most vulnerable in the United States to flooding and server damage if a major hurricane ever scores a direct hit.

-Tropical Storms/Hurricanes-producing winds exceeding 155 miles per hour and heavy rainfall, hurricanes ravage coastlines and travel several miles inland-causing cataclysmic damage. The right preparation can make all the differences in weathering this storm. The below is just a few facts that you should consider in keeping your family safe.

If A Hurricane Is Likely

- Listen to the radio and/or TV for up-to-date information.
- Close storm shutters and bring in outside objects.
- If not turned off, dial the refrigerator thermostat to the coldest setting and keep the doors closed
- Turn off propane tanks
- Avoid using the line-line telephone except for emergencies.
- Fill bathe tub with water to ensure you have water for sanitary purposes only.
- Fill your car's gas tank

Evacuation

- If you live in a mobile home or temporary structure
- If you live in a high-rise building-hurricane winds are stronger at higher elevations
- If you live on the coast, or a floodplain, near a river, or on an island waterway
- If you are unable to evacuate, go to your wind-safe room, stay away from windows and glass doors, keep curtains and blinds closed and avoid elevators.
- Take refuge in a small room, closet or hallway and lie on the floor under a heavy object for protection from flying debris
- When told to do so by the authorities.

At Home or Work

- Build an emergency kit based on the needs of your family and have a plan.
- In a high-rise building take shelter on or below the 10th floor.
- Know the elevation level of your property. This helps you to know if you prone to flooding.

- Identify community evacuation routes.
- Cover your home windows. Permanent shutters offer the best protection. A second choice is to use 5/8-inch marine plywood cut to fit and ready to install.
- Trim trees and shrubs, clear loose and clogged rain gutters and downspouts.
- Bring in all outdoor furniture, garbage cans and other loose items not tied down.
- Purchase a generator and strictly follow safety instructions when using.
- Flood insurance is the only way to financially protect your property caused by flooding.
- Educate yourself on procedures needed to keep your food safe for consumption during and after an emergency.

After A Hurricane

- Use your head for more than a hat rack!
- Never use a generator inside home or other enclosed spaces.
- Stay away from downed electrical wires.
- Keep update using your radio
- Continue using bottled water until told to do otherwise.
- When in doubt, error on the side of caution, don't do it!



-10 August (Friday) Hillsborough County Schools reopens, drive carefully



Movie Trivia

1. Who is the only Top Gun actor who didn't vomit while in the fighter jet?
 A. Tom Cruise B. Anthony Edwards C. Val Kilmer D. John Stockwell

2. What was the name of Rocky Balboa's dog?
 A. Champ B. Sly C. Rawhide D. Butkus

3. What famous film character quipped, “Frankly, my dear, I don’t give a damn”?
 A. Rhett Butler B. Hannibal Lecter C. Jack Sparrow D. James Bond

4. In which movie did 007 first utter the iconic phrase: “Bond...James Bond”?
 A. Goldfinger B. You Only Live Twice C. Dr. No D. From Russia With Love

5. What famous film character says: “I’m gonna make him an offer he can’t refuse”?
 A. Tony Montana B. Vito Corleone C. Rocky D. Jabba the Hutt



Don’t Be Scammed

I attended a seminar on “How to Be Safe” hosted by Rivers of Life Church, and I walked away with the following on the subject:

- If it sounds too good to be true-it probably is.
- Cyber criminals are constantly coming up with new ways to scam you.
- Never wire money, purchase money cards, send cell phone or computer to anyone, no matter what they promised you.
- Scammers may have information like an e-mail address, phone numbers, social media pages that they use to gain your trust and use it against you.
- Scammers may use names that are familiar to you.
- Always check with these people by another means to ensure they are who they say they are before doing anything.
- Never let anyone convince you into getting a credit card or opening an account for them.
- Never give your personal data to anyone over the phone or internet, unless you have checked and rechecked to ensure they are who they claim to be.
- Remember scammers can disguise themselves as real looking websites or familiar phone numbers.
- “Beware of false prophets, who come to you in sheep’s clothing, but inwardly they are ravenous wolves.”



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

-Better Business Bureau-www.bbb.org/West-Florida

-Becca Roofing, Quick, courteous, friendly and reasonably priced. Jim Franklin, (813) 220-5420; beccarroofing@yahoo.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".

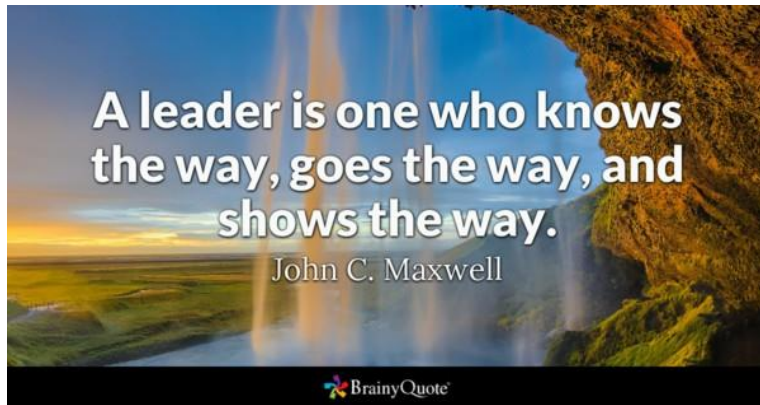
Joke of the month: I saw two dogs walk over to a parking meter. One said to the other," How do you like that? Pay toilets."

"You cannot do a kindness too soon, for you never know how soon it will be too late".

Ralph Waldo Emerson



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



John A. Willis, Editor

Trivia Answers: 1. B 2. D 3. A 4. C 5. B

Note: Ms. Jeana Wynja, is our Association Manger at McNeil. Jeana has been a valuable asset to the Villas since coming on board. She can be reached via e-mail Jeana@mcneilmsi.com or (813) 571-7100. As always, if you see an Enforcement Issue, please complete an Enforcement Request Form from the website and send photos of the enforcement issue! <http://cambrayvillashoa.com/>