

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.

September 2018



- 3 Sept. Monday, Labor Day, No Garbage Pick-up
- 5 Sept. Wednesday, 1882 first Labor Day Parade, New York City
- 5 Sept. 1894, Congress established Labor Day as a Federal Holiday
- 5 Sept. unofficial end of Summer
- 23 Sept. Sunday, first day of Fall



-Lightning in Florida has caused \$39.8 million in damages to properties over the last ten years.

-On an average, there are 1,170,979 flashes of lightning in Florida each year.

-Most injuries from lightning occur when people are engaging in leisure activities outside. **REMEMBER**, when thunder roars, go indoors!

-To remove a new water spot that appear on the ceiling of your garage, lightly spray bleach on the stain outline. If needed, apply a second application.

-Your Board suggest you inspect the screens on your windows and patio for dry-rot; causing them to become brittle and susceptible to damage. Please examine your screens NOW and replace as needed. Also, consider replacing the bottom of the screen area on your patio with a kick plate for added protection. Replacing screens is the owner's responsibility, not the HOA.

-TECO encourages you to become knowledgeable before your electrical equipment is damaged. Knowing who is responsible is crucial to having your power restored.

-Homeowners: equipment that is beyond the meter is the responsibility of the owner and include the following: (1) **Riser**, the pipe that contains service lines and connects your weather-head to your meter. box. (2) **Weather-head**, the rounded pipe on your roof that receives the service line. (3) **Meter box/Meter can**, where your meter is mounted and encases the cable connection to your breaker panel.

-TECO is responsible for the equipment running to and including the meter on the home or business. (1) **Service Lines** carries electricity from neighborhood power poles to your home. (2) **Electric Meter** records the amount of electricity in use in your home. (3) **Zap Cap System**, meter base unit helps that protect your home electronic and major appliances from high-voltage surges. This service is at an additional monthly cost to homeowner.



Monday 3rd Labor Day, No Garbage Collection

Sunday 9th Rosh Hashanah begins at Sundown

Sunday 16th Mexico Independence Day

Tuesday, 18th Yom Kippur begins at Sundown
Friday, 21st POW/MIA Day



Guess What Folks:

- Cars are continually being parked blocking the sidewalk; a blatant disregard for an individual's safety while walking. **Please refrain from blocking the sidewalk.**
- Trash containers should not be placed curbside nor in the street earlier than twelve hours (12) hours before pickup. Containers should be stored within twelve (12) hours after pickup in a manner or location not to be visible from street or neighboring lots.
- Political signs are not permitted.
- The landscapers are addressing the weed issue in the turf/grass, as well as weeds growing up from the cracks of cement. Please note that while treating the weeds in the turf/grass, the grass around the weeds will die. It will take about 3-4 weeks for the existing grass to fill in the dead spots. The treatment should, however, kill the weeds within 48 hours. We ask that owners **use patience** during this process. Rain could delay the process as well. If it rains immediately after the treatment, the treatment could not be as effective. If owners have concerns, please complete a [Landscaping & Irrigation Request Form](#) from the community's website and send photos to management@mcneilmsi.com.

September Trivia:

- According to the Georgian calendar, September is the ninth month. But, on the Roman calendar, it was the seventh month. September has had 29 days, and 31 days; but since the time of emperor Augustus, it has had on 30 days.
- Gemstone-Sapphire
- Flower-Morning Glory
- More people are born in September than any other month!



Who knew? After opening a can with a tab, rotate the tab so the hole is over the opening for inserting a straw.



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

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

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

-Screening-360 Building Solutions LLC, Jad Tremel, (863) 521-3811



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: Cream loses its magic--Little Michael watched, fascinated, as his mother smoothed cold cream on her face. "Why do you do that, Mummy?" he asked.

"To make myself beautiful", said his mother who began removing the cream with a tissue. "What's the matter?" asked little Michael, "giving up?"

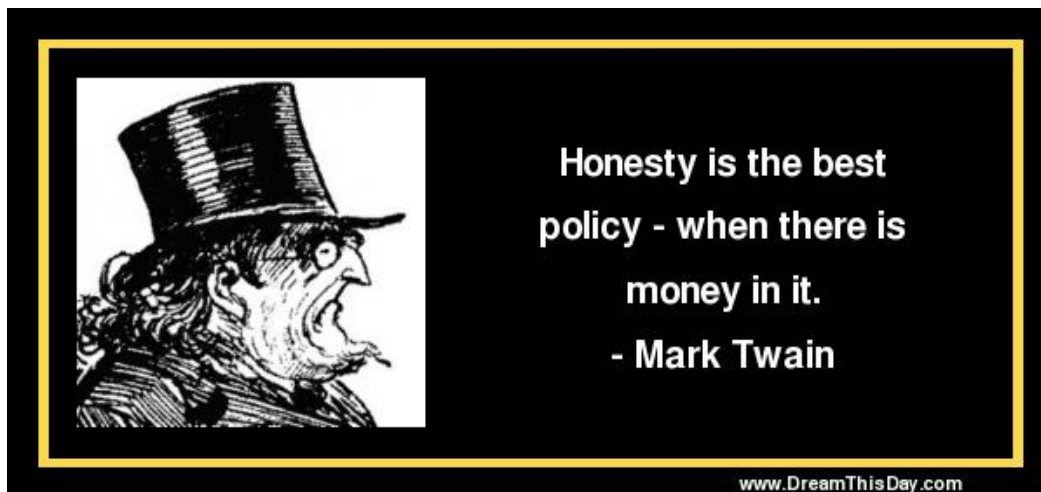


Happy Birthday to all celebrating a birthday and or special occasion during the month of September.

The Declaration of Covenants Article II, Section 12. Maintenance

All residents need to be thoroughly knowledgeable with The Declaration of Covenants, Conditions and Restrictions for the Villas. Currently, there seems to be some uncertainty concerning roof replacement. A brief synopsis may give you some insight, as outlined in our Declaration.

- (a) **Responsibility of Association-** The Association shall provide ground maintenance, exterior repainting and, at the times determined by the Board of Directors of the Association replacement of all the shingles upon each lot. It also under (iii) gives the exclusive right of the Association to replace all shingles on all residential buildings.
- (b) **Responsibility of Owner-** concerning roofs, the Owner shall provide exterior maintenance as follows (xii) roof repair other than replacement of all shingles thereon... required by the Association and maintenance, including but not limited to such repairs and maintenance as may be necessary to stop or prevent leaks and removal of mildew, algae and other stains.



John A. Willis, Editor