

*The "Villas" at Panther Trace II*  
*Website: [www.cambrayvillashoa.com](http://www.cambrayvillashoa.com)*  
**HOA Annual Meeting 15 January @ 5 PM at the Panther Trace II  
Clubhouse, 11518 Newgate Crest Drive.**  
Board Members  
President-Rick Duesler  
Vice President -Susan Jackson  
Secretary/Treasurer-Patti Lemon

December 2019



**FYI**

- Twenty-four shopping days until Christmas.
- Light your home safely and efficiently this holiday season. Consider investing in energy-efficient-emitting diode (LED) lights
- Before putting up your holiday lights: () inspect all electrical cords and lights to ensure they are in working order.
  - () Discard any electrical items that are frayed and pose a safety hazard.
  - () Do not overload any extension cords.
  - () Only use decorations and cords for the intended purpose.
  - () If you decorate a live tree, check daily to ensure it is not drying out.
  - () Turn-off indoor decorations when you are away from home.

() CDD Phase 1 Multipurpose Field is closed to all traffic for the Annual seeding until 21 December

**Asphalt Repair** will occur on December 3<sup>rd</sup> near the entry keypad. The vehicle gates will be held open on December 3<sup>rd</sup> as access to the keypad may be limited.

**2019 Holiday Information:** The landscapers will cease trimming bushes, shrubs and trees beginning the day after Thanksgiving and will resume trimming on January 13, 2020. Owners who would like to decorate for the holidays may do so beginning on Friday, November 29, 2019. All decorations must be removed before January 13, 2020 in preparation for the painting project. Please adhere to the following criteria when decorating for the holidays:

- Owners may place decorations within decorative beds only;
- Owners may NOT place any decorations on the lawn, as this will impede the health of the lawn and inhibit the mowing ability of the landscapers.

**2020 Painting Project:** CertaPro Painters will be on-site beginning January 13, 2020, Monday-Friday, approximately 7:30AM-5:00PM to pressure wash and paint the buildings listed below in the following order. They will start with the first building (11322/11324) to pressure wash and paint and will then move onto the next building (11302/11304).

11322/11324, 11302/11304, 11492/11494, 11485/11487,  
11481/11483, 11477/11479, 11467/11469, 11463/11465,  
11459/11461, 11455/11457, 11440/11442, 11436/11438,  
11432/11434, 11412/11414

The project should be completed in 3-4 weeks. Schedule changes may occur due to weather conditions. Be on alert for additional postings, notices, signage and/or barriers placed within the community as the project progresses.

Front door painting will occur as buildings are painted. The front door will need to remain in an open position for several hours in order to dry. A painting crew member will knock on your door to paint your front door. If you are not home when they are ready to paint your front door, then "door days" have been scheduled for the following appointed Saturdays: January 25, 2020 and February 1, 2020. Please ensure that you are available on "door days" if your front door was not painted with your building.

Please note the following:

- Lanais/patios should be emptied and accessible. Please make sure that any lanai/patio door is unlocked and all personal items and garden décor (doormats, flags, lights, wind chimes etc.) are removed and stored inside your home or garage.
- Personal lawn ornamentation should be removed and stored inside.
- Vehicles should be parked away from the buildings in the process of being painted until painting is complete and the job foreman allows return. Vehicles parked in a way that prevents the painters from doing their work will be towed at the owner's expense.
- CertaPro, as well as the Association and McNeil Management Services, Inc. will not be held responsible for loss or damage of personal property. Pet owners are encouraged to take measures to properly secure pets.

**Cleaning of Lanais:** Please ensure that your lanai area is clean and tidy, to help keep up the appearance of the neighborhood. Also, many lanai kickplates have been observed with dirt and mildew; please take the necessary measures to clean these areas.



Thursday, 12<sup>th</sup> Poinsettia Day  
Sunday, 22<sup>nd</sup>, Hanukkah Begins at Sundown.  
Monday, 23<sup>rd</sup> School's Out, until 3 January.  
Wednesday, 25<sup>th</sup> Christmas Day.  
Thursday, 26<sup>th</sup> Kwanza Begins.  
Tuesday, 31<sup>st</sup> New Year's Eve, last day in 2019.

#### December Facts:

- First day of Winter officially begins with the Winter Solstice on Saturday, 21 December. This is the astronomical first day of winter in the Northern Hemisphere. Winter officially ends on Friday, 20 March. Winter in the Southern Hemisphere on 21 June.
- The darkest day of the year is when the North Pole is tilted furthest away from the Sun at the December Solstice.
- Fewest daylight hours in the Northern Hemisphere.
- Zodiac signs; Sagittarius and Capricorn
- Birth flower: Narcissus



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



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".



**Note: Below listing(s) is just one's opinion, not an endorsement; always get a second opinion. In all transactions, be sure to get everything in**

-L.A. Pro Construction; Quality & Affordable: Painting, Flooring & Remodeling,  
Luke Aviles, Owner, 305.814.4540 or 813.577.0255,  
LAProConstructionFL@gmail.com

-Want to buy, sell or just need help in locating a contractor in the area; a good place to start is on Next Door Neighborhood. Google: Next Door Neighborhood click on "join" then follow the instructions.



Panther Trace CDD-Phase I Cordially  
Invites you to our Annual



# Holiday PARTY



Saturday December 7, 2019

5pm-8pm

Santa 6pm-7:30pm



Join us for the festivities including:

Face Painting, Balloons, Holiday Light Laser Tag, Train Ride, Holiday Movies  
& Music!

Sarge's BBQ, Kona Ice and Refreshments from Pack 909 will be available for  
purchase.

Santa will hear wishes 6pm-7:30pm



Panther Trace CDD-Phase I Clubhouse

**Parking is at the multipurpose field**

**Phase I & II Welcome**





## Holiday and Gift Vendor Market



Fun for the Family

Raffles    Samples    Giveaways    Food & More

When: Sunday, 8 December from 1-4 PM    Where: PT-2 Clubhouse



May your holidays be filled with Love, Laughter and  
Happiness during 2020

**John A. Willis, Editor**