

The "Villas" at Panther Trace II

May 2024 Community Newsletter

Website: www.cambrayvillashoa.com

Resident Portal: <https://mcneilmsi.com/>

Next HOA Board Meeting: Wednesday, July 17th, 6:30 PM at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive

Current Board Members

President - Rick Duesler

Vice President - Janet McConnell

Directors - Sylvia Farrington, Jackie Jackson, John Willis

Gigi Holmes - Cambray's Rep @ McNeil Management Services

Sunday, 12 May



Monday, 27 May



Key Dates/Observances

- Sunday, May 5th - Cinco De Mayo
- Saturday, May 11th - PT II's Muffin & Mom (Aunts, Grandma & friends) 10-12 Noon at Clubhouse. More info call Anna at (813) 671-1831
- Sunday, May 12th - Mother's Day
- Friday, May 24th - Hillsborough County, Last Day of School
- Monday, May 27th - Memorial Day



Cambray's Corner:

General Information:

Grounds Maintenance:

According to our Declaration of Covenants, **Conditions and Restrictions of Panther Trace Villas** the following is for your information: Article II Property Rights, Section 12 Maintenance (a) Responsibility of Association (i) the exclusive right of the Association to conduct grounds maintenance,,,, exclusive control means the Owners of the Lots shall not be required, or entitled, to conduct such activities,,,,the Association shall have sole discretion as to the timing and necessity of maintenance activities, it being the intent of the Association to control such activities...

Note: *The Owner's responsibility ends with the submission of a Landscape & Irrigation Request Form via the Resident Portal to McNeil.*

Community Management Services:

Two portals you should be familiar with which may answer all your questions concerning Panther Trace II and the Villas.

- McNeilmsi.com, information pertaining to the Villas.
- Ciranet.com, information pertaining to Panther Trace II HOA

Amenities:

Your PT-II HOA annual membership offers you the use of the following Panther Trace II Clubhouse amenities at 11518 Newgate Crest Drive:

- a lavish 170,000 lagoon style swimming pool
- an elaborate kid's water play park
- a magnificent 3,000 square foot clubhouse
- two tennis/pickle ball courts
- an outdoor children's playground

Contact the recreation center staff at (813) 671-0831 for amenity pass information and clubhouse reservations.

Safety, Security and Maintenance:

- **Posted speed limit while driving through the Villas is 15 MPH**

- Your help is needed in keeping the restrooms clean, neat, and tidy at the pool. Please refrain from throwing paper towels in the commode. Additionally, please clean up after yourself.
- **Parents**, please encourage your children to use the sidewalks and not walk between houses, which is the private property of the owners. It can be considered an invasion of privacy and a safety issue.
- Spring Cleaning: some of our mailboxes, walkways and driveways are in dire need of cleaning. This is the homeowner's responsibility. Do what is needed to help beautify our neighborhood.

Some things to Consider: Tools for House Cleaning Success!

- To sanitize items, mix a bit of antibacterial dish soap with white vinegar in a bucket of hot water. Then use a rag to wipe doorknobs, doors, walls, and any areas of the house you want to disinfect and clean.
- A little bit of vinegar and water sprayed on vinyl floors makes them shine. Baking soda sprinkled in showers and sinks acts as a natural cleanser and deodorizer.
- Vinegar and baking soda mixed can freshen up drains and help clear clogs. Pour the baking soda over the drain, followed by vinegar. Rinse the bubbling mixture down the drain with boiling water.
- For glass shower doors with hard-water stains, vinegar will do the trick while leaving behind a streak-free surface.
- If you find it tricky to keep dark granite countertops smudge-free, use soapy water to wipe them down and then buff dry with a clean, dry microfiber cloth leaving the surface lint free.
- Other tools and products you can use are Mr. Clean, Magic Eraser, Febreze, Bon Ami (all-natural scouring powder), microfiber cloths, and pumice stones (to remove stains in the commode).
- Always give whatever cleaning solution you are using time to do its job. When you go to clean your shower, make sure you spray it and let it stand for a good 15-20 minutes before wiping it down.
- When it comes to dirt in nooks and crannies too small for hands to reach, toothpicks are a cleaner's best friend.

OBSERVANCES

Mother's Day: *A mother is God's reflection. Mother's Day is a splendid occasion to express and convey our deepest love, regards and gratitude for everything she has done for us. Happy Mother's Day to all women who have played a positive role in the life of a child.*

Today, Mother's Day is celebrated in forty-six countries and is a hugely popular affair. Mother's Day is a way of giving thanks to all mothers for their efforts in giving life, raising and being in constant support and a well-wisher for their children. President Woodrow Wilson signed a Joint Resolution designating the second Sunday in May as Mother's Day.

Memorial Day: (*Community Decoration Day*) is a federal holiday for remembering and honoring persons who died while serving in the United States Armed Forces. Memorial Day is considered the official start of the summer vacation season in the United States while Labor Day marks its end on the first Monday of September.

May's Joke: It's time to go to school.

One early morning, a mother went in to wake up her son. "Wake up, son, it's time to go to school!"

-Son: "But why Mom? I don't want to go."

-Mom: "Give me two reasons why you don't want to go."

-Son: "Well, the kids hate me for one, and the teachers hate me, too!"

-Mom: "Oh, that's no reason to not go to school. Come on now and get ready."

-Son: "Give me two reasons why I should go to school."

-Mom: "Well, for one, you're 52 years old. And for another, you're the Principal!"



Your HOA Board and McNeil Management welcome our newest families. We hope you will find your HOA website, Resident Portal, 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 May.



Note: *The listings below are just one's opinion, not an endorsement. Always get a second opinion. For all transactions, be sure to get everything in writing.*

Also, let us not waste time. If someone has done an excellent job and you want to inform others who may need help finding a good honest repair person, I will gladly list them in the next newsletter.

- ✚ Looking to sell your home, Realtor Colette Hughes, Turning Leaf Realty, LLC (813) 380-6583 or Colette@TampaDwellings.com
- ✚ Palaces Power Wash, all your power washing needs. Humberto (Bert) Palacios (813) 648-9512 or palacespowerwash@gmail.com
- ✚ SPF Screens and Awnings, (941) 727-9984 or <https://sunprotectionfl.com/>
- ✚ Looking to travel, Harvey's Travel Group, Harvey Goldstein (561) 445-1778 or goldharvey15@gmail.com



John A. Willis, & Sylvia Farrington, Editors