

The "Villas" at Panther Trace II June 2024 Community Newsletter

Website: www.cambrayvillashoa.com

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

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

Board Members

President, Rick Duesler

Vice President, Janet McConnell

Directors, Sylvia Farrington, Jackie Jackson, John Willis
Gigi Holmes, McNeil Rep



Flag Day



Key Dates/Observances

- *Friday 14th Flag Day
- *Sunday 16th Father's Day
- * Monday 19th Juneteenth Day
- *Thursday 20th, First day of Summer
- * Monday 24th PT-II CDD Meeting 6:30 PM

Vice President Janet "Sez"- Be sure to check out our Website:
<https://cambrayvillashoa.com/> and the Resident's Portal:
<https://mcneilmsi.com>, highly informative.

Flag Day:

Adopted 14 June 1777; celebration of the American flag that occurs each year on the anniversary of the flag's official adoption.

Facts:

- Aliases: Old Glory, Stars and Stripes, Star Spangled Banner.
- Thirteen stripes alternating red and white representing thirteen original states.
- Colors: Red-valor, and hardiness; White-purity, and hardiness; Blue-vigilance, perseverance, and justice.
- Stars: fifty arranged in nine rows; five rows of six stars and four rows of five stars.

Current flag adopted 4 July 1960.

Father's Day

- A holiday honoring one's father or relevant father figure as well as fatherhood, paternal bonds, and the influence of fathers in society.
- Fathers, a son's hero, and a daughter's first love.

Juneteenth: Also known as Emancipation Day is a Federal Holiday commemorating the end of slavery in the United States. It is observed annually on 19 June. The significance of Juneteenth lies in the fact that it marks the day when the last enslaved people in the U, S, learned they were free. It became a Federal Holiday in 2021.



Cambray's Corner:

Neighbor, if you want to express a concern and share information with your neighbor, you can choose to use Facebook's "Cambray Villas at Panther Trace" to do so. More power to you. **However**, if you want to see results for concerns about the Villas, I strongly suggest you do one of the following: (1) contact McNeil using the proper form at management@mcneilmsi.com, (2) use your Resident Portal, <https://mcneilmsi.com> or (3) use our web, cambrayvillashoa.com to resolve your concern.

The following Villas are scheduled to be re-roofed during the month of June: 11444/46, 11448/50, 11477/79, 11480/82, and 11481/83.

-Villas built in 2011 will be re-roofed during 2026.

Declaration of Covenants, Conditions and Restrictions of Panther Trace Villas, Article IV, Use Restrictions, Section 35 says...

-Hurricane Shutters shall be of a type as approved in writing by the Architectural Review Committee. Panel, accordion, and roll-up style hurricane shutters may not be left closed during hurricane season. Any such approved hurricane shutter may be installed or utilized up to forty-eight (48) hours prior to expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event.

Declaration of Covenants Article IV, Section 19, (a) & Parking & Towing Rules and Regulations, October 12, 2016.

-Overnight Parking There shall be no overnight parking of any vehicle in the street by an Owner or by the guest, tenant, or invitee of an Owner. Parking on the

streets or communal areas anytime between the hours of 12 AM and 6 AM. Vehicles in violation will be subject to being towed by **Target Recovery (813) 221-6800** without further notice and at the Owners expense.

-Blocking Sidewalk is defined as being situated in such a way that results in the inability of a pedestrian to traverse the sidewalk without having to step or otherwise maneuver around a vehicle that is parked over the sidewalk in full or in part.

-Article IV, Use and Restrictions, Section 24 **Basketball Goals/Playground Equipment** either temporary or permanent, or playground equipment **may not be installed, located, or used within the property**

General Information:

-Property owners are responsible and held liable for their children and guests while on their property.

-Owners shall submit upon renewal their **Insurance Declaration** Page to McNeil yearly.

-Check your Homeowners Insurance policy to ensure you have adequate coverage for incidents that occur within your said property boundary lines

Safety

-Hurricane Season: 1 June-30 November

-Download from our web the **Hurricane Preparedness Guide**

-Take advantage of the two 14 day “**Disaster Preparedness “Sales Tax Holiday” 1-14 June and 24 August-6 September for Disaster Preparedness Supplies.**

Some examples include flashlights <\$40, reusable ice <\$20, radios <\$50, tarps/ground anchors/tie down kits <\$ 100, coolers and portable power banks <\$60, smoke detectors, fire extinguishers, and carbon monoxide detectors<\$70, generators <\$3,000.

The holiday also includes several items related to the safe evacuation of household pets.

- Hurricane Preparation: (Not All Inclusive)

- Water, one gallon per person, three-day supply, flashlight.
- Food non-perishable, three days for evacuation, two-week supply for home.
- First aid kit, multi- purpose like a Swiss knife, medication 7-day supply.
- Hygiene items, personal documents, cell phone and charger.
- Emergency contact information, cash, fuel, and medical care, items
- Remove all items from your lanai and outside decorations.
- For additional information google “Disaster Preparedness Guide.”

-Pool Safety:

1. **NO LIFEGUARDS ON DUTY**, all people using the pool do so at their risk. Rules are posted at the pool for your safety and enjoyment.
2. Resident must be present with all guests and shall be held responsible for their actions.
3. Children under the age of eighteen must be accompanied by a parent or an adult over the age of twenty-one while utilizing the pool.
4. No food, drink, or glass in pool or on the pool deck
5. Pool hours: Dawn to dusk



BBQ Tips: (1) Before using a gas grill, check the propane tank hose for leaks. Apply soapy water to the hose at the connection and turn the propane tank on. If there is a leak, you will see bubbles around the connection. If there are bubbles, turn off the propane tank and check the connection. If bubbles persist, turn off the tank and have it checked by an expert before using.

(2) If you use a starter fluid to light a charcoal barbeque, use only charcoal starter fluid, and never add fluid to a lit fire. Keep charcoal fluid away from heat sources and out of the reach of children. Properly dispose of used charcoal by placing it in a metal container.



Lawn Maintenance Schedule:

Due to water restrictions, there is no set watering schedule currently.

-Mowing: Mondays, weekly during summer months to include blowing all debris, edging, & weed eating around all obstacles.

-Irrigation Inspection: Mondays & Fridays to include turning-on every zone, inspect & adjust for proper operation, and timer check.

-Pest Control: As needed.

-Fertilization: Four times per year; February, May, August & November.

-Detail: Work is monthly with shrubs trimmed as needed to include all necessary pruning and weeding.

NOTE: All concerns pertaining to lawn maintenance should be addressed to McNeil using the Landscape and Irrigation Request Form. All dates are subject to change depending on the weather.



Listings
one's opinion.

****NOTE:** Below listing is not endorsed, just

-Garage door repair: Erik Dewinkler (813) 447-5057



Happy Birthday to all celebrating a birthday, and/or other special occasion during the month of June.



New Residents: No new residents!!



Send me your suggestions @ sc921asi@att.net, or drop-off @ 11436 CCL.

**“When you come to the end of your rope,
tie a knot and hang on.”
-Franklin D Roosevelt**



**When you come to the end of your rope, tie a knot, and hang on.
Franklin D. Roosevelt**

Happy Father's Day



*Thank you dad....
For being my pillar of strength
and fountain of wisdom.
Thank you for
everything you are.
Life is more beautiful
when you are around.
Happy Father's Day*

@therandomvibez

Editor John A. Willis