

*The "Villas" at Panther Trace II*

# August 2024 Community Newsletter

*Website:* [www.cambrayvillashoa.com](http://www.cambrayvillashoa.com)

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

Board: President-Rick Duesler

Vice President -Janet McConnell

Directors: Sylvia Farrington, Jackie Jackson, John Willis

Ms. Gigi Holmes, McNeil's Cambray Rep

**Budget Meeting** Wednesday, 16 October @ 6:30 PM at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive.

**School starts on Monday, August 12<sup>th</sup>, drive carefully.**



### **Key Dates/Observances:**

12<sup>th</sup> Monday, first day of school with early release of students, always drive carefully, especially in school zones.

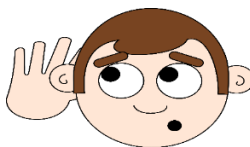
13<sup>th</sup> Tuesday, Left Hander's Day, is a chance to celebrate being left-handed and raise awareness of the everyday challenges faced by lefties in a right-handed world.

### **2024 Florida Sales Tax Holidays**

-Disaster Preparedness, 24 August-6 September

-Back to School, 29 July-11 August

-Skilled Workers, 1-7 September



### **Cambray's Corner:**

Director Jackson "Sez" it is imperative that each resident know their rights and obligations. The following will enable you to be an informed resident: (1) Declaration of Covenants, Conditions and Restrictions, (2) By-Laws, and (3) Article of Incorporation of Panther Trace Villas.

### **Landscape Update:**

**Please Note:** Alpha Foundations will begin leveling our sidewalks on Tuesday, 6 August. You should not be inconvenienced however, we asked that you walk around the areas being treated giving it time to cure.

\*Replacing dead sod areas due to drought in the following areas, 11307, 11327/29, 11331, 11343, 11345, 11428, 11438, 11447, 11457, 11446, 11457, 11463, 11486, and 11489.

\*We will be replacing center driveway bushes in phases beginning in mid-August. The following addresses are in the first group. Currently, we are using Confederate Jasmine and Dwarf Podocarps as replacements.

-Confederate Jasmine: 317/19, 337/39, 444/46, 455/57, and 489/91,

-Dwarf Podocarpus: 447/49, 448/50, 451/53, 481/83, and 493/95.

\*All roofs in phase 2 have been completed. Next round of roofing will be in 2026.

### **General Information:**

() 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](mailto:management@mcneilmsi.com). **If you switch brokers or make an insurance provider change, then the new source will need the Certificate Holder information.**

() Watch when and where you or your guest park as you are subject to be towed without further notice. Do not park in or on any grassy area. For a complete list of the rules and regulations related to parking, please consult the Parking & Towing policy on the community website, [cambrayvillashoa.com](http://cambrayvillashoa.com).

() 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 around your vehicle that is parked over the sidewalk in full or in part.

### **Safety Tip:**

Be prepared: Hillsborough County Emergency Alert App HCFL Alert:  
<https://hcfl.gov/residents/public-safety/emergency-management/hcfl-alert>

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 and hurricanes can ravage coastlines and travel several miles inland-causing cataclysmic damage. The right preparation can make all the differences in weathering this storm.



## **Do not 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 is.

-Cyber criminals are constantly producing new ways to defraud you.

Never wire money, purchase money cards, or give personal info over the phone unless you initiated the request.

-Scammers have information like an e-mail address, phone numbers, social media pages that they use to gain your trust and use it against you, do not fall for it. -

Scammers may also 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 looking like 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.

**-Handyman Services**, no job too big or small around the house. Call Marciyama, (813) 313-8901

**-Handy Man Miller**, Free estimates on Screening, Pressure Washing, Gutter Cleaning, Audio/Video Installation, & other Misc Jobs. Contact Jason Miller at Handymanmiller.com or (813} 503-5774.



To get to know your neighbor let us establish a game night. Let us meet to play cards and our dominos. All levels of players are invited. Instructions are available for the following: Bid Whist, Pinochle (double deck), Hearts, and Spades to name a few along with Dominos. Let us make this happen. I can be contacted via e-mail: [bmores51@gmail.com](mailto:bmores51@gmail.com).



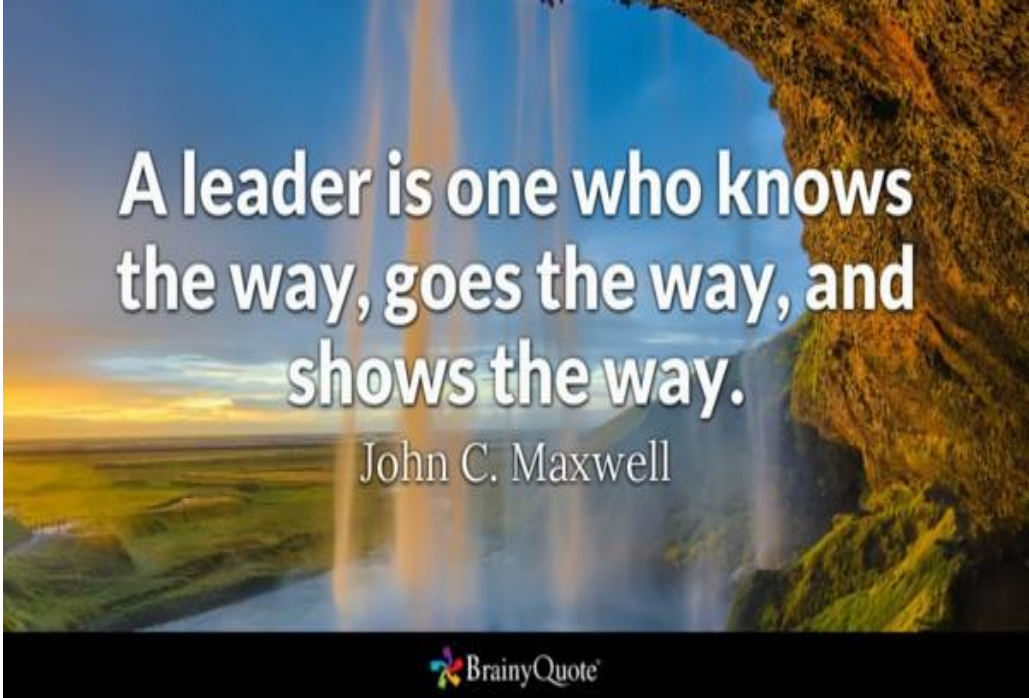
Your HOA Board and McNeil welcome our newest families. We hope you will find your HOA website and newsletter helpful as you learn more about living in the “Villas.”

**Joke of the month:** I saw two dogs walking 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

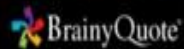


Happy Birthday to all celebrating a birthday or special occasion during the month of August.



**A leader is one who knows  
the way, goes the way, and  
shows the way.**

John C. Maxwell



John A, Willis, Editor