

September 2024 Community Newsletter

Website: 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.

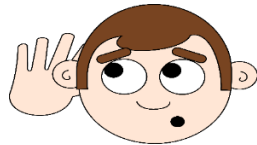


Key Dates/Observances:

September is National Preparedness Month (www.ready.gov/september), which culminates on 30 September with National Preparedness Day, the National Day of Action.

-1-6 Sept. Take advantage of the Disaster Preparedness Sales Tax Free Holiday

- 2 Sept. Monday, Labor Day
- 5 Sept. 1894, Congress established Labor Day as a Federal Holiday
- 8 Sept. Grandparents Day
- 11 Sept. Patriot Day, National Day of Service and Remembrance
- 17 Sept. U.S. Constitution adopted.
- 20 Sept. National POW/MIA Recognition Day
- 22 Sept. Sunday, First day of Autumn



Cambray's Corner:

Director John "sez" once you replace negative thoughts with positive ones, you will start having positive results.

Landscape Update:

1. The sidewalks have been leveled removing the risk of stumbling while walking.
2. The bushes between ten driveways are being replaced with Confederate Jasmine and/or Dwarf Podocarpus. The next round of bushes to be replaced and type of bush is yet to be determined.

General Information:

-Have question as to who is responsible for a given situation, familiarize yourself with our Declaration of Covenants, Article II, Property Rights, Section 12, Maintenance (a) Responsibilities of the Association owner, and (b) Responsibilities of the Owner. If you still have a question your best bet is to contact McNeil, (813) 571-7100.

-Roof Leaks: If you have a roof leak and your roof was replaced between 2019 and 2024 you should call Dynamic Roofing at (813) 657-7663.

Your Board suggests 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 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.

-Immediate Emergency Assistance (877) 588-1010

-Homeowners: equipment that is beyond the meter is the responsibility of the owner and includes 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 in your home. (1) **Service Line** carry electricity from neighborhood power poles to your home. (2) **Electric Meter** records the amount of electricity in use in your home. (3) **TECO's Zap Cap System**, unit helps protect your home electronics and major appliances from high-voltage surges. This service is at an additional monthly cost to homeowners.

Safety Tip:

Preparing for Adverse Weather:

-Lightning in Florida has caused \$42 million in damage to properties over the last twelve years.

-On 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!

TECO Safety Tips:

1. Visit our Storm Center for more important safety tips and storm resources to help you better prepare.
2. Power Outages: report using your 12-digit account number to report it, via text to 27079 or calling (877) 599-1010.

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?”



CORRECTION: e-mail address needed to respond to “game night” is bmoresis51@gmail.com.

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.



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.”



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

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.

-Birthstone-Sapphire

-Flower-Morning Glory

-Zodiac signs- Virgo & Libra

-More people are born in September than any other month!



John A. Willis, Editor