

The "Villas" at Panther Trace II

April 2025 Community Newsletter

Website: cambrayvillashoa.com

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

Board: President: John Willis

Vice President: Rick Duesler

Secretary: Sylvia Farrington

Treasurer: Jackie Jackson

Director: Vacant

Mr. Jeff Shreaves: McNeil's Cambray Rep

Board Meeting, 23 April 6:30 PM at the Panther Trace II Clubhouse,
11518 Newgate Crest Drive.



Key Dates/Observances in April

- Tuesday, 1st Eid al Fitr, end of Ramadan, Muslim Holy Month
- Tuesday, 1st April Fool's Day
- Saturday, 12th Passover Begin
- Sunday, 13th Palm Sunday
- Monday, 14th National Ex-Spouse Day, a peaceful day to reflect on the relationship with a former spouse in a positive and peaceful way.
- Wednesday, 16th April HOA Board Meeting
- Friday, 18th Good Friday
- Sunday, 20th Easter

Cambray's Corner: To new residents/tenants, our websites: cambrayvillashoa.com and Resident Portal: mcneilmsi.com are the perfect places to find information and answers concerning your HOA. Register today, in the Resident Portal, as only 70% of the community has registered.



Secretary Sylvia “Sez” submit your concerns to McNeil who in turn will forward them to the Board for action. Also, remember to submit your Homeowner's Insurance Declaration page to McNeil with your yearly insurance renewal.

Article II, Property Rights Section 10, Liability of Association, (d) each Owner (by virtue of his acceptance of title to his Lot) and each other person having an interest in or lien upon, or making any use of, any portion of the Property (by virtue of accepting such interest or lien or making such uses) shall be bound by this Article and shall be deemed to

have automatically waived and all rights, claims demand and causes of action against the Association arising from or connected with any matter for which the liability of the Association has been disclaimed in this Article.

General Information:

-Your HOA wishes to express our appreciation to all residents who attend our HOA Board Meetings. We encourage increased attendance to assist with accomplishing more with your ideas, input, feedback, and support to keep our community functioning at its highest level of efficiency.

-Remember, to be able to vote on issues, a quorum of sixty-eight (68) residents and our proxies are needed.

-New format for HOA Meetings: Owners' comments will be made between the old and new business. Owners will have two minutes to inform the Board of their concerns. This should eliminate the side conversations that have taken place in the past. If, at the conclusion of our business meeting there are concerns that may surface during the meeting, time will be allotted to residents to air them in an orderly fashion. Also, to better serve the community, the agenda is posted on our website.

-Eid al Fitr end of Ramadan, Muslims participate in daily fast, communal worship, family gathering, and reading of the Islamic Holy Book, the Qur'an, ending on 1 April.

- April Fool's Day, a day of fun and pranks. Enjoy some harmless fun and tricks with family and friends.

-Passover, Jewish tradition celebrating the Jewish Festival marking the liberation of the Israelites from Egypt.

-Palm Sunday, Christian religious observance, the start of Holy Week in Christianity marking Jesus' triumphal entry into Jerusalem

-National Ex-spouse day, peaceful relations, a day to reflect on the relationship with former spouses in a positive and peaceful way.

-Good Friday commemorating the crucifixion of Jesus. A significant Christian observance marking the day of Jesus Christ's crucifixion.

-Easter, Christian religious observance celebrating the resurrection of Jesus from the dead.

FYI- the 2025 NCAA Women's Final Four once again will be in Tampa at the Amalie Arena. Resale tickets are available, according to Ticketmaster, starting just over \$200.00 each in the upper level of Amalie Arena, two (2) national semifinal games will be played on 4 April while the champion game will be played on 6 April.

Safety Issue: Always obey our 15 MPH throughout the Villas, and refrain from always blocking the sidewalk with your vehicle (s).

Facts April Trivia:

-April named after Greek Goddess of Love, Aphrodite

-Birthstone: White Topaz

-Sign of the Zodiac Aries 1-20. Taurus 21-30 April

-Flowers: Sweet Pea, and Daisies

- Famous saying "April showers bring Spring flowers":

Landscape Issues: Trees that were affected by the last hurricane have been staked to return them to their upright position.

-The CDD tabled our request to clean-up the aftermath of Hurricane Milton in the Northeast Quarter until the April 2025 Meeting. They are requesting pictures of the affected area before deciding. The estimated cost is \$4,986.

- If you are having an issue with our landscapers, submit the Landscape/Irrigation Form to McNeil.



Beware of following frauds targeting seniors: A-I powered frauds, funeral, technical support, government imposters, grandparents, internet investment, check fraud, reverse mortgage, caregiver, and sweepstakes frauds to mention a few.

Avoid sharing personal information online or in person when approached by individuals in person who claim to be from a legitimate organization without first checking them out. Do not make on the spot decisions that you did not initiate!

Note: Below listing(s) is just one's opinion, **not an endorsement**.



-Handyman Services: Benjamin Franklin Plumbing, Complementary whole house plumbing system inspection.

108 N. Pinewood Ave Ste 1, Brandon FL. (813) 685-1652.

-Greg” The Painter” to include drywall, (813) 347-3993. His work is outstanding!



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

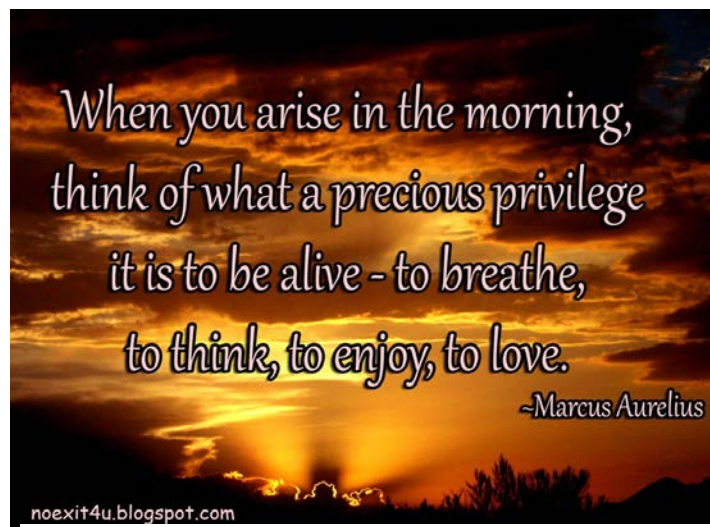


Best wishes to all be celebrating a special occasion during the month of April.

April Horoscope

- Aquarius-It's an excellent time to rethink your wishes for the year ahead. How have you changed in the past few months and has that affected your goals for 2025? Think about it but be careful what you wish for. It's also an enjoyable time to catch up with old friends.

-Pisces-If you work, this is the time to review your performance in 2024 and think about how you want things to play out professionally in 2025. Are there some goals you missed last year that you can achieve this year? Don't work? Rethink your life purpose and ambitions.



John Willis, Editor-Sylvia Farrington Contributor