

The "Villas" at Panther Trace II

February 2025 Community Newsletter

Website: www.cambrayvillashoa.com

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

Board: President-John Willis

Vice President -Rick Duesler

Directors: Sylvia Farrington, Jackie Jackson

Mr. Jeff Shreaves, McNeil's Cambray Rep

Board Meeting, 16 April 6:30 PM at the Panther Trace II Clubhouse,
11518 Newgate Crest Drive.



Key Dates/Observances in February:

- Black History Month
- Sunday, 2nd Ground Hog Day
- Sunday, 9th NFL Super Bowl, New Orleans Caesars' Superdome, kick-off at 6:30 P M
- Friday, 14th Valentines Day
- Monday, 17th President's Day

Cambray's Corner: Our website is the perfect place to find information concerning your HOA.



President John "Sez"

-Thank you Janet McConnell for your dedicated service on the Cambray Villas HOA Board where you went above and beyond to ensure a safe and inviting community. Wishing you continued success in your future endeavors. Stay safe, healthy and happy.

-I would like to thank Jeff Shreaves, Janet McConnel and Sylvia Farrington for their contribution in making this newsletter a succes that it is, thanks guys.

-We are putting procedures in place whereby you will receive notification from McNeil that your Landscape Request has been received. It will then be forwarded to the Landscapers and board for action.

-Each Owner shall be individually responsible for the cost of landscape modification without written permission from the board. Also, the Owner may be required to return such renovation (s) to the original condition upon sale of their property. All maintenance performed by the Owner shall be at least up to the HOA's standard.

Article II Property Rights

Section 12 Maintenance

(b) Responsibility of Owner

The Owner shall provide exterior maintenance as follows, the cost for which each Owner shall be individually responsible... (ix) repair or replacement of any property whether upon such Owner's Lot or any other any other Lot, or Common Area, which repair or replacement is required because of any gross negligence or the willful act of such Owner or any member of such Owner's family or household, or any guest tenant or other invitee of such Owner.

General Information:

-Currently your HOA Board consists of four (4) members. A five (5) member board better serves the community. If interested in serving your community contact Jeff at McNeil.

-Please continue to always keep your dog (s) on a leash and most certainly pick up after them.

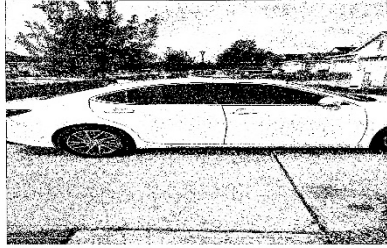
-Only 66% of residents have signed into the McNeil Resident Portal. Here you will find a plethora of pertinent information that will answer many of your questions and concerns.

-The water restriction imposed in Hillsborough County has been lifted in January.

-Refrain from taking a short cut by walking between the units. To do this, you are trespassing.

- Neighbor, once you renew your home insurance be sure to send McNeil a copy of your Declaration Page for their files. Currently we have twenty-eight (28) homeowners not in compliance. This protects you and your roof mate.

-The present green door paint color scheme is being corrected and updated on websites.



Safety Issue:

-Parking--Please refrain from parking your vehicle in a manner that blocks the sidewalk. Besides being a Florida Statue violation where you can be ticketed, it is a hazard to your neighbor walking the neighborhood especially children at play and those using a walker.

-If you are walking in the street before sunrise and or after sunset, you should be wearing an article of reflective clothing to ensure being seen by drivers; respect is a two-way street. Also, carrying a flashlight, and walking facing traffic will ensure your safety.

Facts February Trivia:

-Shortest month of the year

-Birthstone: Amethyst

-Sign of the Zodiac: Aquarius, Jan 20-Feb 18; Pices, Feb 19-Mar 20.

-Flowers: Violet and Primrose



Do not be defrauded, if you believe it is too true to believe, trust your gut, do not give out any personal information and notify authorities. Also, do not be pressured into making an on-the-spot purchase.

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



-Handyman Services:

, Lewis the Computer Guy, (954) 548-6109. He is fair and reasonable to deal with.



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.”



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

-February Horoscope by Yasmin Boland

- Aquarius-It's an excellent time to rethink your wishes for the year ahead, how have you changed in the past few months and does that affect 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.



Editor, John A. Willis