

Our website is the perfect place to find information concerning our HOA.



Website: www.cambrayvillashoa.com

The Villas at Panther Trace Community II

February 2016

Meet your 2016 Board Members

President –Burt Federman

Vice President -Rick Duesler

Treasurer- Wally Rivera

Secretary-Phyllis Key

Director At Large- John Willis

****Community Manager-Pat England, McNeil Management Services. Never hesitate to contact McNeil for any questions or concerns you may have****

pat@mcneilmsi.com

1-813-571-7100

Your 2016 Board was elected at the January 20, 2016 Annual Membership Meeting; were you there???

Mark Your Calendar: The next Board of Directors Meeting will be on Wednesday April 20, 2016 at 6:30 at the Panther II Clubhouse, 11518 Newgate Crest Drive, be there to have your voice heard. **If you want something different, you have to do something different. To vote on issues a quorum of 68 residents present or by proxy is needed.**

Monthly Newsletter: Expect to receive a monthly newsletter as long as we have pertinent information to disseminate. I can be reached at 11436 CCL or sc921asi@att.net.

Just saying,

Please clean-up after your pets and properly dispose of excrement.

Formation of Committees: Your help is needed in this area. We need residents to be actively involved. Don't just give "lip service", be a part of the process.

Association Dues:



Your dues are due the 1st of each month, to pay for the goods and services needed by our Association to function. We are doing very well in this area however, we could be doing better. Please submit monthly dues in a timely manner.

Ground Maintenance:



Sometime this spring we will be sprucing-up our flower beds. Being good stewards of our funds the Board recommends the use of Mulch. To maintain the integrity of our lawns, the material selected will be the only type and color that can be used.



Safety Issue: Please, 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 further ensure your safety.

Resident Recognition: I would love to recognize residents on those special days, and or occasions. Send your info to me on or before February 22, 2016 to be included in the March Newsletter.



Yard Sale:

Want to get rid of all those items you no longer need; set aside Saturday, April 16, 2016 - 7AM-1 PM for this event.



Home Maintenance:

The Third Phase of painting the Villas will begin sometime in the March/April time frame. **Please note**, if your Villa is screened-in and you want your walls painted, you must remove all items from the wall and position all furniture so as not to interfere with the painters. **More info to follow.**



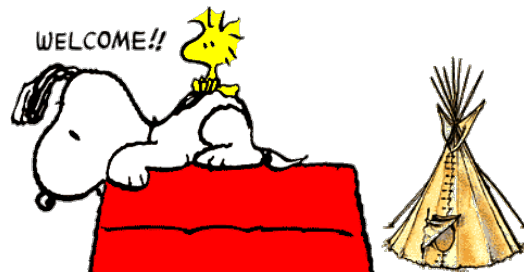
Listings

Most of us have heard of "Angie's List". I would like to begin a "Cambray Villa List" of repair person that serviced you, and you were completely happy with the service provided. Let me know the name, company, and phone number so I can compile a list to be shared with our homeowners.



FYI: Overnight street parking, from 1:00-6:00 AM is prohibited. Have your guest park in the pool parking lot or risk having their vehicle towed at a cost of approximately \$175.00, also cars blocking the sidewalk is a towable offense.

Most important, when something goes wrong, we have vendors to correct the problem. However, you must first contact McNeil Management (813) 571-7100 or fax @ (813) 689-2747. Their web site is: www.mcneilmsi.com. Pat England is our representative.



Welcome New Homeowners

December: Pete & Judy
January: Moses & Deanna

Next Newsletter: Published in March 2016. Deadline for info to be included is February 22, 2016, anyone with Information to be shared contact me at 11436 CCL or via e-mail sc921asi@att.net. Your Board is wishing you the very Best of Health, & Happiness during the remainder of the calendar year. Help us, to help you, attend our meetings!

Editor in Chief, John Willis