

The "Villas" at Panther Trace II

March 2025 Community Newsletter

Website: www.cambrayvillashoa.com

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

Board: President John Willis

Vice President Rick Duesler

Secretary Sylvia Farrington

Treasurer Jackie Jackson

Mr. Jeff Shreaves, McNeil's Cambray Rep

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

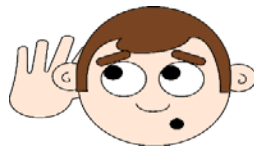


March comes in like a Lion, however, it goes out like a Lamb.

Key Dates/Observances in March:

- Tuesday 4th Mardi Gras
- Wednesday 5th Ash Wednesday
- Sunday 9th Daylight Savings Time Begins
- Monday 17th St Patrick Day
- Thursday 20th Start of Spring
- Sunday 23rd National Puppy Day
- Saturday 29th PT Community Wide Garage Sale 8 A.M-12 Noon

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



VP Rick “Sez” remember to send in your Homeowners Insurance Declaration page to McNeil within 30 days of renewal.

General Information:

Your HOA Board wishes to express our appreciation to all residents who attended the Annual Election Meeting in January. We need better attendance if we are to accomplish more with your ideas, and support if we are to keep

our community functioning at its highest level of efficiency. Mark your calendar for our next meeting on Wednesday 23 April at 6:30 PM, at the Panther II Clubhouse, 11518 Newgate Crest Drive. Remember, to be able to vote on issues, a quorum of sixty-eight residents or your proxies are needed. If you are unable to attend, please submit your proxy via email/mail or give it to someone who attends, so the Board can proceed in a timely manner on items requiring a vote. Your input is important!

We ask that residents and their guests refrain from parking their vehicles in the curved area of our street as it impedes traffic, an accident waiting to happen. This also impedes emergency services, and ambulances needing access to our community in emergencies. These vehicles are subject to be towed at the owner's expense without further notice.

Maintenance:

Declaration of Covenants, Article II, Property Rights, Section 12, Maintenance (a) Responsibility of Association. (i) the exclusive right of the Association to conduct ground maintenance. (v) the "exclusive control" it means the Owner of Lots shall not be required or entitled to conduct such activities it being the intent of the Association to control activities for the purpose of maintaining uniformity within the property. The Association shall have sole discretion as to the timing and necessity of maintenance activities.

Landscape:

-Replacement of bushes and shrubs will be at the discretion of the HOA. To be cost effective the landscaper needs to purchase bushes and shrubs in bulk, approximately twenty-five units per order. Let McNeil know your needs so we can keep a running tally of what needs to be ordered for replacement.

- On 26 February, a productive walkthrough of the damaged area between the resident, PT- 2 CDD, South Shore, and Cambray Board to discuss the area between 11469 and 11473. We are seeking a permit to restore this conservation area to pre-hurricane conditions. We must have the PT 2 CDD, and Wetland Conservation folk's blessing before going forward. It is a process that takes time. The next PT2 CDD meeting is the last Monday in March for anyone who wants to support our efforts.

-The staking of trees to their upright position will hopefully begin this month.

-Our area was sprayed with a selective herbicide fertilized during the week of 24 February.



-Start gathering those items you no longer have a need for. Our yearly Community Yard Sale will be on Saturday, 29 March. Our gate will open from 7:30 am to 12:30 pm.



A walk through the community revealed the following: Overall the community looks great however, the following areas need attention: some walkways and driveways need to be power washed, and 24 mailboxes are in need cleaning, of which 12 may need to be replaced. When replacing mailboxes, they must be white, & approximately the same size. Also, red flags can be painted or purchased from Lowe's

Safety Issue: We still have people exceeding our 15 MPH speed limit. It only takes 90 seconds to circle the loop at 15 MPH. Please be mindful of your neighbors, including the children and elderly, who are playing, walking, cycling, and driving throughout the neighborhood. Safety for ALL!

Facts, March Trivia:

-Birthstone: Aquamarine, Bloodstone, & Jade

-Sign of the Zodiac: Pices 1-20, Fish, Dreamy and Intuitive

Aries 21-31, Ram, Firey and Bold.

-Flowers: Daffodil

Joke of the Month:

A priest, a minister, and a rabbi want to know who is best at his job. So, they each go into the woods, find a bear, and attempt to convert it. Later they get together. The priest begins: "when I found the bear, I read him from the Catechism and sprinkled

him with holy water. Next week is his first Communion,” I found a bear by the stream,” says the minister, “and preached God’s holy word. The bear was so mesmerized that he let me baptize him.”

They both look down at the rabbi, who is lying on a gurney in a body cast “Looking back” he says, “maybe I shouldn’t have started with the circumcision.”

Do you know this person? He is trespassing walking between the two units.



Your HOA Board and McNeil welcome our newest family. Have a question, go to cambrayvillashoa.com for answers. 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 March.



-Handyman Services:

Any resident who had a pleasant experience with a handy person, please share your experience with your neighbor. Send your comments to me via e-mail for posting to the monthly newsletter. No need to waste a lot of time researching for quality handy persons for no reason with good recommendations from your neighbors.



Editor, John Willis

Contributor Sylvia, Farrington