

November 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

Mr. Jeff Shreaves, McNeil's Cambray CAM

Annual Membership Meeting Wednesday, 15 January 2025 @ 6:30 PM at
the Panther Trace II Clubhouse, 11518 Newgate Crest Drive.



Go out and VOTE! Tuesday, 5 November

November Key Dates/Observances:

1st All Saints Day

2nd Set your clocks back one hour before going to bed.

2nd Phase 1 CDD Fall Festival, open to all from 3-6 PM on the Multipurpose Field. The following are offered: Petting Zoo, Balloon Twisting, Refreshments, and a movie at dusk.

3rd Daylight Savings Time Ends

5th Election Day

11th Veterans Day
28th Thanksgiving Day
29th Black Friday & first day to decorate your Villa.



Cambray's Corner:

-John “sez,” all your concerns pertaining to the Villas must be directed to McNeil. They in turn will make calls or send an email to the Board pertaining to the matter. Also, only sixty-one days until the new year, 2025.

_Beginning in January 2025 HOA dues have increased by \$10.00 per month. Your monthly fee will be \$275.00. This increase goes entirely into our Reserve Fund. Our Reserve Fund is used on large-scale maintenance and repairs of our assets. A good example is roof replacement.

Parking & Towing:



1. Blocking the sidewalk is defined as being situated in such a way that results in the inability of a pedestrian to traverse the sidewalk without having to step or otherwise maneuver around a vehicle that is parked over the sidewalk in full or in part.
2. Overnight parking is defined as parking on the street or Common Areas anytime between the hours of 12:00 AM and 6 AM. Cars (vehicles) parked within these hours will be subject to being towed without further notice and at the owner's expense. Use of the Pool's Parking lot is available nightly while the pool area is closed, and before the pool opens. This is temporary, non-recurring, overnight parking.

-If interested in becoming a Board member, submit your Bio to McNeil NLT 2 January 2025, stating your qualifications and why you want to serve as a board member.

-Friday, 29 November is the First day to officially decorate your home for the Winter Holidays. Remember no decorations are permitted on your lawn, grassy areas. All decorations are to be removed not later than Wednesday, 15 January 2025, thank you.

Landscape Update:

-Resodding begins on Friday, 1 November 2025.

General Info:

-For safety and security reasons, owners, guests, and children are to refrain from taking shortcuts by walking between houses. The grassy areas and walkways are private property. To do so, you are trespassing.

-Panther Trace 2 CDD Meetings are scheduled monthly for the last Monday of the month at 6:30 in the PT-2 Clubhouse. The next meeting is on Monday, 28 October. For information pertaining to the CDD contact Anna Ramirez at (813) 671-0831.

All are welcome at the Panther Trace CDD Phase I Adult Craft Night, Friday, 8 November from 6:30-10 PM at the Phase 1 Clubhouse. The cost is \$10.00 to include appetizers and supplies. RSVP required, contact Monica at monicavitalecam@gmail.com or (813) 671-8023.

-For the safety of all residents please obey the 15 MPH speed limit throughout the Villas. **It only takes one minute and 45 seconds to circle the Villas at 15 MPH, so what's the hurry?**

-We are experiencing a problem with the cleanliness of the restrooms at the pool. Please take the time to clean up after each use. Throw paper products in the trash and not the toilet. "If you tinkle when you sprinkle, please be neat and wipe the seat."



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Safety Tip:

() Check all electrical wiring to ensure they are not a fire hazard before hanging them on your tree.

- () Discard any electrical items that are frayed and pose a safety hazard.
- () Do not overload any extension cords.
- () Only use decorations and cords for the intended purpose.
- () If you decorate a live tree, check daily to ensure it is not drying out.
- () Do not leave the lights on your indoor decorations on when you are not at home.



Your HOA Board and McNeil welcome our newest families 11441 & 11490. We hope you will find your HOA website and newsletter helpful as you learn more about living in the “Villas.”

A big shout-out to 11411 for adding beautiful curb appeals to their entry.



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

November Trivia:

1. Birthstone? a. Topaz b. Citrine c. Ruby
2. Flower? a. Rose b. Chrysanthemum c, Daisy
3. Zodiac Sign? a. Scorpio b. Libra c. Sagittarius
4. November always ends on the same day of the week as what other month of the year? December b. May c. August
5. In the Northern Hemisphere, November is a month in what season?
 - a. Fall b. Spring c. Winter
6. In the Southern Hemisphere what season is November in?
 - a. Summer b. Spring c. Fall
7. What day does Daylight Savings time end in November?
 - a. Second Saturday, b. First Thursday c. First Sunday
8. Why do you see political ads in November?
 - a. General Election Day b. General Election Day c. General Election Day



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

Colette Hughes, Realtor,

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Turning Leaf Realty, LLC

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Quiz Answers: 1. **A & B**; 2. **B**; 3. **A & C**; 4. **C**; 5. **A**; 6. **A**; 7. **C**; 8. **A B & C**.



John A. Willis, Editor