



# Countryway Newsletter

## Home Owners Association

### March 2025

**2025 is bringing an exciting lineup of food festivals across Tampa, St. Pete, Plant City, Clearwater, and beyond. Here's a quick list of upcoming events to keep on your radar.**

#### **Indie Flea Ybor**

Where: The Cuban Club, 2010 Avenida Republica de Cuba, Ybor City  
When: The first Sunday of each month from 12 p.m.–4 p.m.

#### **Market Dates:** February 2, March 2, April 6, May 4

Seminole Heights Sunday Market

Where: 5000 N Central Ave

When: The second Sunday of every month from 10 a.m.–2 p.m.

#### **The Market Marie**

Where: Coachman Park, 300 Cleveland St

When: The second Saturday of every month from 10 a.m.–2 p.m.

#### **Sunday Morning Market**

Where: 4900 Bridge Street

When: The fourth Sunday of each month from 9 a.m.–2 p.m.

#### **Water Street Market**

Where: 1 Water Street

When: The third Sunday of each month from 10 a.m.–3 p.m.

#### **Vintage Roost Ybor City**

Where: 2326 E 7th Ave

When: The three-day event takes place on each month's second and fourth weekends

#### **Ybor City Saturday Market**

Where: 1901 N 19th St

When: Every Saturday year-round from 9 a.m.–3 p.m.

#### **Fresh Market at Hyde Park Village**

Where: 1602 W Snow Avenue

When: The first Sunday of every month from 10 a.m.–3 p.m.

#### **Carrollwood Market**

Where: 4537 Lowell Road

When: The second Saturday of every month from 10 a.m.–2 p.m.

#### **Sunshine Market at Midtown Tampa**

Where: 3659 Midtown Drive

When: The fourth Saturday of every month from 10 a.m.–3 p.m.

#### **Sunset Market at Midtown Tampa**

Where: 3659 Midtown Drive

When: The first Thursday of each month from 6 p.m.–10 p.m.

#### **Mayor's Food Truck Fiesta**

Where: 241 E Madison Street

When: The first Wednesday of every month from 11 a.m.–2 p.m.

#### **Corey Avenue Sunday Market**

Where: Corey Avenue between Boca Ciega Avenue and Gulf Boulevard on St. Pete Beach

When: Every Sunday from 10 a.m.–2 p.m.



**Community Association Manager - Michelle Walsh**  
 mwalsh@mgmt-assoc.com Management & Associates  
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THE OFFICIAL *Newsletter* OF COUNTRYWAY

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Wade Waybrant Term Expiration 2026

Michelle Walsh

Community Association Manager

**MASTER BOARD EMAIL**

masterboard@countrywayhoa.com

Please also visit our community website at  
<http://www.countrywayhoa.com/>

Countryway Board of Directors Meetings are held at  
 6:30 pm on the third Thursday of each month by  
 teleconference.

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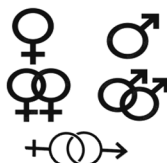
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## The Estates of Countryway

Hello Neighbors,

As we say goodbye to winter and welcome spring, March brings a fresh start and new opportunities to connect with our wonderful community. Here's to a bright and beautiful March! We hope to see you out and about enjoying the season.

### Here's what's happening this month:

3/9 Daylight Savings Time  
3/17 St. Patrick's Day  
3/20 First Day of Spring



We wanted to bring to your attention a recent concern in our neighborhood: car break-ins have been reported over the past few weeks. While this is unfortunate, it's important that we all stay vigilant and take steps to protect ourselves and our property.

### To help reduce the risk of car break-ins, here are some important tips:

- **Lock Your Car Doors:** This may seem obvious, but it's easy to forget. Always make sure your car doors are fully locked, even if you're just running a quick errand.
- **Don't Leave Valuables in Your Car:** Avoid leaving items such as bags, electronics, or anything that might attract a thief in plain sight. If you must leave something in your car, keep it hidden out of view.
- **Park in Well-Lit Areas:** Try to park your car in areas that are well-lit, especially at night. Criminals are less likely to target vehicles in well-lit, busy areas where they may be seen.
- **Install an Alarm or Camera:** Consider installing a car alarm system or using a dashboard camera. These can act as a deterrent to potential thieves and help with identifying suspects if an incident does occur.
- **Be Aware of Your Surroundings:** If you see any suspicious activity in the neighborhood, report it to local authorities. The more aware we all are, the safer our community will be.
- **Let's work together to keep our neighborhood safe and secure.** If you notice anything unusual or have any concerns, please don't hesitate to reach out to the HOA board or local law enforcement. Your safety is our top priority!

Thank you for being vigilant and helping us maintain a safe environment for everyone.

### Happy St. Patrick's Day!



Wishing all our neighbors a lucky and joyful St. Patrick's Day! Whether you're celebrating with family, friends, or just enjoying a bit of green, may the day bring you happiness and good fortune. Stay safe, and don't forget to wear your shamrock green!

Interested in contributing to the newsletter or have an announcement to share? Contact me at [bmeyer80@hotmail.com](mailto:bmeyer80@hotmail.com)  
Please remember to join our Facebook page at The Estates of Countryway



Found set of keys with car remote near intersection of Waters Avenue and Country Hollow Thursday afternoon February 13th.

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## THE MEADOWS

**March Madness is Upon Us!** While we're not talking basketball, we're definitely scoring big in our community! Like finding a four-leaf clover, we're lucky to have such an awesome bunch of residents. Now, onto what's happening this March!

### Spring Break Mode: ON!

School's out from **March 17th – 21st**, and it's time for fun! Whether you're sticking around for a staycation or heading out for an adventure, enjoy the break responsibly. If you're staying local, check out:

- **Upper Tampa Bay Park** – Perfect for a family picnic, hiking, or kayaking.
- **Spring Break Camps And Activities** – Many local businesses, including dance, art, and sports centers, offer week-long camps.

### Caution: Drive with Care

With daylight lasting longer, our streets are busier than ever with pedestrians, bikers, and kids playing outside. Be sure to:

- Obey the speed limits and watch for children at play.
- Remind kids to wear helmets while biking or skating.
- Stop at crosswalks—pedestrians have the right of way!

### Spruce Up for Spring!

It's time for some spring cleaning! Keep our neighborhood looking its best by:

- Pressure washing driveways and sidewalks
- Trimming trees and bushes
- Repairing mailboxes and fences

### Planning exterior home improvements?

Don't forget that **board approval is required** before making any changes such as painting, fences, driveway updates, tree removals, or lanai modifications. Need an ARC request form? Contact our management company at [rbailey@univprop.com](mailto:rbailey@univprop.com).

### Yard of the Month is Back!

April marks the return of our **Yard of the Month** competition! Keep those lawns green and flower beds blooming for a chance to win bragging rights (and the coveted yard sign)!



### Dues are Past Due

Friendly reminder that the Meadows of Countryway Homeowners Association fees (\$200) were due by **January 1st**. Your contributions keep our community running smoothly, funding maintenance, events, and neighborhood improvements. If you have questions about your HOA dues or need to make financial arrangement, don't hesitate to reach out to Richard at [rbailey@univprop.com](mailto:rbailey@univprop.com).

### Get in the Know. Stay in the Know!

Not part of our Facebook group yet? Join "**The Meadows of Countryway**" for real-time updates, neighborhood events, and community discussions.

That's all for now, folks! Keep being awesome, and let's make March one to remember!

## The Pointe

Celebrate St. Patrick's Day in Tampa: Events and Community Updates

As March approaches, Tampa is gearing up for vibrant St. Patrick's Day celebrations. Here's a roundup of local events and essential community reminders to keep our neighborhood thriving.

### St. Patrick's Day Festivities

- **River O' Green Fest:** On Saturday, March 15, 2025, from 11:00 AM to 6:00 PM at Curtis Hixon Waterfront Park, witness the Hillsborough River transform into a vivid green. Enjoy live Irish entertainment, food trucks, and family-friendly activities.
- **Tampa Rough Riders St. Patrick's Parade:** Coinciding with the River O' Green Fest, the annual parade kicks off at 3:00 PM in downtown Tampa. Experience festive floats and performances celebrating Irish heritage.
- **Paddy Fest St. Pete:** For those venturing to St. Petersburg, Paddy Fest offers live music, dance performances, and a variety of local food vendors at Williams Park.
- Also, check out local spots around Countryway for great specials and events!



### Maintaining Our Neighborhood: Lawn and Tree Care

With spring upon us, ensuring our lawns and trees are well-maintained to uphold community standards and avoid potential violations is crucial as we want to keep our neighborhood amazing.

- **Lawn Care:** With the winter months behind us, please remove all weeds and cut your grass if needed.
- **Garbage Cans:** If your garbage cans are visible from the street, please hide them per our codes.
- **Fertilizer Application:** From June 1 to September 30, nitrogen or phosphorus fertilizers are prohibited to protect our waterways. Opt for eco-friendly alternatives during this period. Please get your lawns ready for summer.
- **Regular Maintenance:** Routine mowing, edging, and tree trimming enhance property aesthetics and prevent overgrowth that could lead to violations. Please remove pool accessories or equipment sitting for longer than three days from use. If you still have Christmas hts up please remove those too until next season.
- **Trees and Dead Palms:** Many residents have limbs still hanging from the hurricane or **DEAD PALMS** hanging. Please cut all dead palms hanging on your trees to avoid injury to others. Many have very long thorns that can pose a danger to those walking underneath, and as winds increase, they can fall easily.

We can foster a vibrant and happy neighborhood by participating in events and adhering to community guidelines.

Let's come together to celebrate and maintain the beauty of our little neighborhood.



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## NEWCOMERS OF NW HILLSBOROUGH COUNTY

Ladies, would you like to meet new people in the area and get involved with some wonderful local activities? Then our Newcomer's club is for you. The goal of our club is to provide opportunities for meeting new friends!

**Gail is Newcomers Inspirational Chairperson.** Gail starts our board meetings and formal luncheons with an inspirational thought. Here are some in the past.

- Kindness is loaning someone your strength instead of reminding them of their weakness.
- Grudges are a waste of happiness. Laugh when you can, apologize when you should and let go of what you can't change. Love deeply and forgive quickly. Life is too short to be unhappy.
- I cannot even imagine where I would be today were it not for that handful of friends who have given me a heart full of joy. Let's face it, friends make life a lot more fun!
- Life is not about being rich, being popular or being perfect. It's about being real, being humble, and being kind.



Formal Luncheon Members recently enjoyed lunch at Brios Restaurant and heard speaker, Beth Davey, a Newcomers member and an instructor from Ollie-USF, (Osher Lifelong Learning Institute) talk about the Golden Age of Hollywood movie musicals from 1920-1960



### Activities of Newcomers of NW Hillsborough.

**Annual Party.** This year's theme is "Breakfast at Tiffany's". Italian Buffet, live music by StreetWise band, dancing, contests and prizes! Couples and singles are invited.

**Bridge.** Last Month's Bridge was held at Carrollwood Country Club. Members play on the first Thursday of the month. Last month's winners were: 1st place Jane James, 2nd place: Gisela Pegram and 3rd place Arlene Smith.

**Book Club.** The March book is THE LIFE OF A. J. FIKRY by Gabrielle Zevin. The book club meets once a month on Friday Morning.

**Bunco.** Group meets once a month on Wednesday mornings at Eagles Golf Club.

**Canasta.** Players meet on the 2nd and 4th Monday of the month.

**Casual Luncheon.** Group met at Mother's Restaurant.

**Chick flicks.** Group meets on first Wednesday of month to see a movie and enjoy friendship at a local restaurant.

**Cycling.** Members cycle various local trails and may have lunch at a restaurant. Bikers meet on First Monday of the month.

**Gad-Abouts.** Next gad abouts will be at Azalu's Pottery in Lutz. After making pottery group will go to lunch at a nearby restaurant.

**Game Day.** Group meets first and third Monday of the month to play various fun games like Mexican Train or Canasta

**Ladies Night Out.** Ladies went to Acropolis Greek Taverna Restaurant. Group meets monthly.

**Mahjong.** Members meet every Tuesday at various local libraries and Westchase Golf Club to play this challenging game and enjoy friends.

**Nature Walk.** Group walks 2-3 miles at various locations and socialize after the walk. Members meet on Friday morning once a month.

**Wine Time.** Wine tasting theme is "Around the World with 6 wines" Couples and singles are invited.

### Interested in joining Newcomers of NW Hillsborough?

We would like to invite ladies wanting to meet new friends, get to know the area better and enjoy our many activities to become a new member. Contact Lori Rubin Phone or text : 813-758-7238 or email : membership2.newcomers@yahoo.com.



Beth Davey, luncheon speaker and Mary Banks, President of Newcomers of NW Hillsborough

*Friendship is a close relationship between two or more people who care about and support each other. It is built on trust, honesty, and mutual respect. Friends often share common interests.*

## WELLINGTON

The neighborhood is starting to recover from the hurricane as many of the homes have completed repairs and the clean-up of yards and landscaping.

Let's take this time to appreciate that we have truly dodged a potential crisis as many areas in Town & Country had high waters enter their homes with both hurricanes.

Violation notices were recently sent to homeowners regarding such items as mold, mildew, peeling paint and siding and fascia with weeds growing on the exterior. Mailboxes should be maintained and accessible to the mail person. The grass is in the winter mode but please remember to keep it mowed as the tall weeds grow bigger and stronger.



Let's acknowledge our much deserved "Yard of the Month" award to the homeowners at **11845 Branch Mooring Drive**. Thank you on behalf of your neighbors and the HOA Board members! We are so appreciative of your hard work!

**On another note**, a Frontier underground cable box collapsed in front of a house on the utility strip of grass leaving a deep open hole. This area had been exposed for a long time. A Board member placed a strong piece of wood over the hole and called Frontier to report it. Frontier responded by placing flags around the area. Please, if you see any type of hazard...See Something? Say Something! These types of issues can be handled by a Board member. Reach out to [estoppelwh@gmail.com](mailto:estoppelwh@gmail.com).

**Update on pending projects:** The entranceway sidewalks were recently power washed and it really enhanced the appearance of the bricks and landscaping. We have secured one estimate for bi-monthly maintenance of the entranceway. If you know someone who would like to bid to trim the hedges, plants and ivy and rake and clean up the bark area, please contact [estoppelwh@gmail.com](mailto:estoppelwh@gmail.com). There is a pending bid for the wall resurfacing, priming and painting. Any ideas on color? Solar lighting companies interested in our project are very limited and running power from the other side of the street is cost prohibitive. We will pursue other options for lighting. Let's hear from you with any ideas for improvements to our community.

### Teen Driving – Preparing Yourself and Your Teen

Nothing in your life as a parent is more nerve-racking than the day you hand over the car keys to your teen for the first time. Luckily, there are resources available to help both you and your teen prepare.

Your teen has been learning from your example for years, so be a good driving role model. Always wear your safety belt, obey traffic laws, don't use a cell phone while driving, utilize your turn signals, don't speed and the list goes on. Allotting time each week to supervise your teen's driving is key to ensuring they become a safe, courteous driver. AAA recommends your teen complete at least 100 hours of supervised practice driving before being allowed to drive solo. Also, make sure you understand the licensing process that your teen will have to go through. Florida's three-stage licensing process allows teens to gradually gain exposure to complex driving situations, easing them into driving over an extended period of time. The learner's license and intermediate stages are key steps.

Some of the biggest headaches associated with a new teen driver are the costs. For example, when does your teen need to be insured? Here's some good news about insurance. Your teen won't need it until licensed and driving without you or an instructor in the car. Once your teen gets a learner's license, you'll want to talk to your insurance agent about costs and other issues involved in adding your teen to your policy. Most families do this by adding the teen to their existing auto insurance policy.

Because the risk of a crash is significantly higher for young drivers, particularly during the first year of driving, your teen's insurance rate likely will be higher than your own. In the "preparing to drive" phase, you may want to consider the following strategies to keep your family's costs down.

**Raise deductibles to lower premiums** – Ask your insurance agent how much more you could save by increasing your deductible. If you file a claim after raising your deductible, you'll pay a larger share of the costs, but the savings might be worth it.

**Encourage good grades** – Many insurance companies offer discounts for students with a "B" or 3.0 or higher grade average, and some offer discounts for teens that complete driver's education or defensive driving courses. Check with your insurance agent for more information.

**Be involved** – Introduce a parent-teen driving agreement to minimize risks. It won't lower your premiums, but it could prevent a crash or ticket that would increase your rates. This agreement lays a foundation of rules and lists consequences for breaking those rules. .

**Plan ahead** – The type of vehicle your teen drives and how you classify your new driver – main or occasional of one vehicle, for example, can affect insurance premiums.

Parents play a huge role in helping their teens gain as much experience as possible before they get intermediate licenses and start to drive without a parent or other supervisor in the vehicle. Remind yourself to stay calm and be helpful. It's normal to feel a range of emotions when thinking about your teen behind the wheel! Remember many parents have survived the stress before you.


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### Greetings, Countryway Neighbors! The Spring Market is Here!

In mid-February, we saw a significant increase in buyer showings -- and offers - in Countryway and other neighborhoods as well. Year-to-date, at the end of February: 21 active listings, 7 pending homes, and 10 closed sales ranging from \$365,000 (1,340 SF/no pool) - \$700,000 (2,295 SF w/pool). Avg. Days on Market = 78 days (ranging from 0-366 days) - varying based on location, condition, upgrades, pool/no pool, view, roof/HVAC age, etc.

Remember to call us for recommended contractors. Our last client paid <\$6,000 for their new HVAC system! 🧐

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