



## THE OFFICIAL *Newsletter* OF STONEBRIER

### Letter from the Board

Spring is almost here and we all survived another winter. The trees are in bloom and the temperatures have begun to rise. It's hard to believe that our kids will be on Spring Break in just a few weeks. The Tampa Bay Rays have several more spring training games throughout March and Opening Day is March 28th. Be sure to catch a game this side of the bridges as the Rays will be playing at Steinbrenner Field due to the hurricane damage at Tropicana Field. Our local beaches are slowly getting back to normal and you'll be able to catch some rays with the family over Spring Break.

The HOA Board has been busy working with Wise Property Management on continually making improvements to our community and staying on top of our numerous vendors to keep our community looking great and property values high. If you see something that could use some attention, please contact Wise Property Management or send an email to StonebrierHOA@gmail.com.

If you're looking for a New Years resolution and want to get more involved in your community, we have several openings including Neighborhood Watch, Social Events Coordinator, Garage Sale

Coordinator and more! Be sure to contact the HOA Board at StonebrierHOA@gmail.com with your contact info and how you'd like to help get involved!

Our January financial balance sheet showed the operating fund finished the month with \$\$159,766, an increase from our January balance of \$92,959. Prepaid assessments from a prior total in December of \$74,987 to a new total in January of \$49,673. Receivables finished the month of January at \$18,505 which is an increase from the December total of \$2,722. Our income statements show the breakdown of the monthly expenses for January. The top three areas that were over budget for the month of January were gate repair and maintenance, telephone utilities and administration. Our total expenses for the month of January were \$10,977 under budget and our YTD expenses are the same. Our fining committee did not meet for the month of January and there are 10 homes that are being referred to the fining committee. A total of 180 violation letters were issued in January with a majority of the violations being related to dead branches/low hanging branches/trim and prune trees/tree suckers, needing to clean driveways and sidewalks, weeds in mulch beds, lease

violations, mailbox repairs, general landscaping and mulch replacement, street parking/trailer parking, removing holiday decorations and lighting. If you receive a violation notice, please correct it promptly and notify Wise Property Management to avoid being issued a fine. The ARC received a total of 19 applications in January with 13 of the applications being approved and 6 are still pending. A majority of the ARC applications were related to roof replacement.

If you have a suggestion or would like to see a topic covered in future newsletters, be sure to let us know. If you have a positive story to share, we'd love to hear it and share with our neighbors!

We wish you and your loved ones a Happy St. Patrick's Day! Thank you for the continued opportunity to serve!



## Community Park Hours

Just a friendly reminder that our community parks located at the Amenity Center and along Winglewood Way in Sweetgrass are open from dawn to dusk only. Recently, we've unfortunately had a few incidents of late-night bad behavior and loud events at the Sweetgrass park. Parents, please be aware of your children and do not let them hang out at our community playgrounds after dark. Our Sweetgrass park is surrounded by our friends and neighbors' homes and the HOA Board along with Wise Property Management has been notified to help assist with making sure everyone is respectful of late night noise and staying off the playground equipment after dark. We appreciate your support and cooperation.



### Our Gates Are Fixed!

We know that it took a long time to get our gates functional after the storms, but we're happy to report that the repairs have finally been completed.

While our gates continue to get significant usage daily, we continue to maintain them and work with our vendors to keep them as operational as possible.

We thank you for your patience as we worked to get our gates operational.

### Streetlight Not Working Properly?

If you observe a streetlight that isn't functioning properly in our community, you can report the concern directly to TECO for repairs or replacement. Use the following link: <https://forms.tampaelectric.com/forms/residential/streetlightout/>

This form takes less than 1 minute to complete and has you fill out contact information and a simple report to address your concern. Be sure to write down the pole identification number on the plate on the pole to help with the proper location identify for TECO

### Help Wanted

If you are a Stonebrier resident and provide basic services to the community (i.e. babysitting, dog walking, house sitting, tutoring, pressure washing, etc.) and would like your name and number included in this newsletter for free, just contact the HOA Board at [StonebrierHOA@gmail.com](mailto:StonebrierHOA@gmail.com) with your info and it will be published in future issues.

Likewise, if you own a local business, please consider advertising in this newsletter – it's a great way to reach out to every home within Stonebrier every month.

**Stonebrier HOA Board**  
**stonebrierHOA@gmail.com**

Ted Galloway – President, Seat3@stonebrierHOA.com  
Jennifer Blanton – Vice President  
Aamir Qazi - Secretary  
Jeff Berg – Treasurer  
Josh Cravens - Director At Large

**Stonebrier CDD Board of Supervisors,**

Analina Medina - Chair, Seat3@stonebriercdd.org  
Michael Kiely - Vice Chair  
Emmanuel Ramos - Assistant Secretary  
Kristyn Fada - Assistant Secretary  
Hari Joshi- Assistance Secretary

**HOA Management Company:**

**Wise Property Management**

Wise Property Management  
3903 Northdale Blvd, Suite 250 W Tampa, FL 33624

**HOA website:** [https://caliber.wisepm.com/CaliberWeb2\\_Wise](https://caliber.wisepm.com/CaliberWeb2_Wise)  
Email: SB@wisepm.com Phone: 813-968-5665

**Camilo “Cam” Clark, LCAM – Property Manager**

cmclark@wisepm.com 813-968-5665 x 322

**Latisha Carver– Assistant**

lcarver@wisepm.com 813-965-5665 x 302

**Stonebrier CDD Website:**

[www.stonebriercdd.org](http://www.stonebriercdd.org)

**Stonebrier CDD Management Company:**

Kyle Darin - District Manager - Vesta District Services  
321-263-0132 x 742

**Questions or Concerns for the Architectural Review Committee or Fining Committee???** Contact Wise Property Management at (813) 968-5665

**Stonebrier Neighborhood Watch Coordinator**

OPEN - Volunteer(s) Needed !!!

**Stonebrier Neighborhood Social Committee Coordinator**

OPEN—Volunteer(s) Needed!!!

Be sure to check out the Stonebrier Community Group Facebook Page – search for ‘Stonebrier Community, Lutz, FL’.

**Links and contacts additions:**

Trash and recycling missed:  
<https://service.hillsboroughcounty.org/311/trash-recycling/>

**Mosquito issues:**

<https://service.hillsboroughcounty.org/311/mosquito/>

**Hurricane guide to Tampa Bay:**

<https://www.tbo.com/hurricane-guide/>

**TECO Street light outage reporting process:**

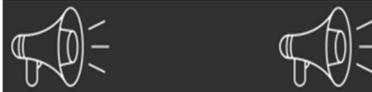
<https://www.tampaelectric.com/forms/residential/streetlightout/>

**Hillsborough County Animal Control:** [https://](https://www.hillsboroughcounty.org/en/residents/animals-and-pets)

[www.hillsboroughcounty.org/en/residents/animals-and-pets](https://www.hillsboroughcounty.org/en/residents/animals-and-pets)

**For County Services Who Do You Call?**

Contact Hillsborough County at (813) 272-5900, a one-stop county service and information center! The center provides comprehensive information and referral to all government, health, and social services in the community. It coordinates government service requests and handles complaints quickly and courteously. This office works with all county departments to ensure you receive accurate and timely responses. Hillsborough County Information – (813) 272-5900



**UPCOMING  
EVENTS  
&  
IMPORTANT  
DATES**

**HOA and Fining Committee  
Meetings**

**All Residents Welcome to  
Attend.**

Meetings are held virtually and agendas with meeting links are circulated to the residents via email by Wise Property Management. The Fining Committee meets 6:00pm,

HOA Board meets at 6:30pm. CDD Meetings are held at 6:30pm at the Library Room at the Heritage Harbor Clubhouse, located at 19502 Heritage Harbor Parkway, Lutz, FL 33558

- HOA Board Meeting – Tues, March 11th at 6:30pm
- CDD Meeting, Thurs, March 13th from 6:30-8:30
- Hillsborough County Schools Spring Break - March 17th – 21st



Do you need a night out and have some little ones that need a local babysitter? Babysitting Service Available! My name is Vanessa Neylan. My husband is Christopher Neylan and we live in Waterbridge. We have 3 daughters ages 16 years, 14 years, and 13 years old. Hire one, two, or all 3 girls for your babysitting needs. Experienced and reliable. Call or text Vanessa Neylan @ 813-765-9723

**Wise Property Management – new location**



In case you haven't been to Wise Property Management recently, you should know that they have moved locations and are no longer in the office complex next to Cheval on Dale Mabry. Their new location is 3903 Northdale Blvd, Suite 250W, Tampa, FL 33624. It's an office complex at the corner of Northdale Blvd and Mapledale Blvd near the Whole Foods (about 10-15min away from Stonebrier). Please make note of this address should you need to visit our management company.

# Hello Neighbor!

Warm weather brings visitors and home buyers. It's time to prepare to buy or sell.

## What sells a house?

A lot depends on Preparation and Presentation. For example, making Repairs and completing necessary Renovations. Declutter. Consider Staging.

## What gets the most value?

Negotiations and Communication are key, as is maintaining your property so that it makes the best impression. Buyers want to fall in love and feel that a home is "the one!".

## Is there more to it?

Yes, and you don't have to do it by yourself. As a local expert and Stonebrier resident, I offer my services to you. Feel free to reach out.



Henri White

CALL, TEXT, OR EMAIL

☎ 813-575-2246

✉ [henri.white@whiterealtyfl.com](mailto:henri.white@whiterealtyfl.com)

🌐 [www.whiterealtyfl.com](http://www.whiterealtyfl.com)



## Remove Hurricane Shutters

We've noticed that there are still several homes in our community that have some of their hurricane shutters still installed on their homes. While these shutters provided invaluable protection during our recent storms, hurricane season ended in November and these shutters are unsightly. They are designed to be temporary and installed prior to a storm and removed after the storm has passed. While they provide protection during harsh weather, they also pose a hidden danger to residents, especially if they're left installed on bedroom windows and on the 2nd story of our larger homes. Hurricane shutters can pose a significant fire risk to residents by trapping them inside a burning house if left up after a storm as they can block emergency exits and prevent firefighters from accessing the building quickly, potentially leading to serious injuries or fatalities



## Message from the CDD

Hello, Stonebrier CDD community homeowners. We wanted to remind the homeowners about Southwest Florida Water Management District rules and regulations that we need to be aware of. Please see information on how to handle activities (mowing, fill, structures, etc.) in wetland buffers.

Here are some additional links and useful information regarding wetlands and buffer activities:

### **Wetland/Buffer/Stormwater links: Stormwater Systems page**

<https://www.swfwmd.state.fl.us/residents/stormwater-systems-your-neighborhood>

### **Wetland Permitting page**

<https://www.swfwmd.state.fl.us/business/agriculture/wetlands-and-permitting>

### **Wetland Q and A**

<https://www.swfwmd.state.fl.us/about/newsroom/wetlands>

### **Wetland Buffer Zones Video**

[https://www.youtube.com/watch?v=Dg\\_ZgbCkjeQ](https://www.youtube.com/watch?v=Dg_ZgbCkjeQ)

## OK Clark, It's Time to Take Down the Lights!

While we appreciate how everyone annually channels their inner



Cark Griswold and decorates their Stonebrier homes with amazing light shows, it's now time to take down your holiday decorations. Don't worry, because Halloween will be just around the corner!

## Reminder HOA Dues

Your 1st Quarter HOA Dues were due on January 1st and 2nd quarter HOA Dues will be due in a few more weeks on April 1st. The HOA Board voted to not increase our HOA dues for 2025 so our payments will remain at \$340/quarter. If you have your payments set on auto draft, please check your account to make sure you're paying the correct amount (\$340/quarter) to avoid any late fees. We appreciate your prompt payments.

## Lindley Loan Letter

### Understanding the 40-Year Fixed Rate Mortgage with an Interest-Only Start

Imagine you're planning to buy your dream home one day, but the idea of paying a big mortgage seems a bit scary, right? Let's talk about a special kind of mortgage that might make this dream a bit easier to handle: the 40-year fixed rate mortgage where the first 10 years are interest-only payments.

#### The Basics of a 40-Year Mortgage

A 40-year mortgage spreads out your payments over a longer period of time than the traditional 30-year version. This means that each monthly payment is lower because you're taking longer to pay off the whole loan. With this particular loan program, for the first 10 years you only pay the interest on the loan, not the actual amount you borrowed (the principal).

#### Benefits for You:

##### 1. Lower Monthly Payments at the Start:

- ◇ Because you're only paying interest at first, your monthly payments during these first 10 years are much less. This can be a huge help if you're just starting out in your career or have other big expenses like student loans or family costs.
- ◇ With lower payments early on, you are likely to have more money to save for emergencies, to invest, or to use for other goals like education or starting a business. It gives you a bit of breathing room to get your financial feet under you and establish a stronger financial foundation.

##### 2. Time to Grow Your Income:

- ◇ Over 10 years, there's a good chance your salary or earnings will go up. By the time you start paying off the principal, you might find it easier to handle the payments as your income increases.

##### 3. Stability with Fixed Rates:

- ◇ In the past, to get the lower payment associated with an interest-only rate, you had to pair that with an Adjustable-Rate Mortgage (ARM). That additional variability can now be bypassed. With this newer 40-year loan product, your interest rate doesn't change, so your payments won't jump up due to a higher rate adjustment even if market interest rates do. This makes it easier to budget because you know exactly what you'll owe each month without surprises.

In summary, a 40-year fixed rate mortgage with an interest-only start can be a smart choice if you're looking for an affordable way to ease into homeownership with lower initial payments, giving you time to adjust your finances. Be sure to work with a mortgage professional that can educate you on the pros and cons, run scenarios, and show you comparisons of different types of mortgages. Remember, the dream of owning a home should be balanced with smart financial planning!

*Nathan Lindley is a VP of Mortgage Lending with Guaranteed Rate Affinity and has been serving the residential mortgage needs of Florida homeowners for over 22 years. The Lindley Team "Not just a loan, but a plan!"*

## Tampa's Giant River O' Green Festival

Tampa's annual River O'Green Festival, a beloved community event, will return to Curtis Hixon Park on Saturday, March 15, from 11 a.m. to 6 p.m. This fun St. Patrick's Day celebration includes dyeing the Hillsborough River a brilliant emerald green. The River O'Green Fest is put on by Tampa's Downtown Partnership with the City of Tampa and takes place along our award-winning Riverwalk.

The Hillsborough River provides a perfect backdrop for the celebration, which includes live entertainment, games, children's activities, food trucks, and, of course, beer.

### **Hillsborough River turns green this March**

While there is plenty to enjoy for adults, the River O'Green Fest is totally family-friendly, and your four-legged friends are more than welcome to attend. "Seeing our Hillsborough River turn emerald green in celebration of St. Patrick's Day is a great reminder of the excitement and fun that Tampa has to offer," added Mayor Jane Castor ahead of the 2023 event. "I know how much I look forward to this annual tradition and the opportunity it brings to come together and celebrate all that makes our city great."

### **New additions to Tampa's St. Patrick's Day celebration**

The area near Four Green Fields pub will become an art walk, showcasing some of Tampa's most talented artists with Irish connections. Add to that a cabbage toss game, Lucky Charms eating contest, and the chance to win Busch Gardens tickets!

Organizers state that the dye used is safe for the environment, non-toxic, biodegradable, meets all EPA standards and is certified for use by NSF Std 60. In fact, it's the same dye often used in water systems to trace the flow of drinking water. They also note it's the same dye used in food and in eye surgery to trace blood vessels.

Visit the official River O Green Festival event page for more details. After River O' Green Fest, residents can prepare for the huge Riverfest event arriving in May. Parking is available for a nominal rate at multiple locations adjacent to the event, including the William F. Poe Parking Garage north of Curtis Hixon Waterfront Park (600 N. Ashley Drive, Tampa, FL 33602).

### **Here's the full lineup courtesy of Tampa's Downtown Partnership**

- **11:00 a.m.** – Festival & River Coloring Begins
- **11:15 a.m. -12:45 p.m.** – Paddy O'Furniture Performance
- **11:30 a.m.** – Growhouse Tampa Poet Performance
- **1:00 p.m.** – Finnegan Irish Dance Academy Performance
- **1:15-2:45 p.m.** – Irish Buskers Performance
- **2:30 p.m.** – Growhouse Tampa Poet Performance
- **3:00 p.m.** – Finnegan Irish Dance Academy Performance
- **3:30 p.m.** – Pet Costume Contest – sponsored by Barrymore Hotel
- **4:00 p.m. -5:45 p.m.** – Phoenix Five Performance
- **5:30 p.m.** – Last Call for Alc. Beverage Sales
- **6:00 p.m.** – Festival Concludes

## GET YOUR SMILE BACK



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## Completed Stonebrier Roofing Jobs

What brand, profile and color should I use to go with my home and meet HOA standards?

Hello, neighbors! My name is West Edwards, and I am a resident in Waterbridge and the owner of Sharpe Roofing. I have been in the roofing industry 20+ years and have been on over 13,000+ roofs on commercial and residential properties in that time. I asked the HOA if I could share a little info with you each month to help educate the community regarding things I see and have learned along the way that can hopefully help you get the most out of your roof and save money.

After Milton passed, we had quite a few residents in our Stonebrier community (and of course, over the whole Bay area!) contact us concerning their roof and storm/leak issues. Due to the winds and heavy rains from our Florida storms they could see either shingles that had blown off or had leaks in the interior. Remember, your insurance provider is focused on the same thing you should be...how will your roof system hold up in a MAJOR HURRICANE? So, a LOT of residents have been replacing their roof systems so they know they can ride out ANY future high winds.

Hopefully, your damage was not too severe, and you are okay for now. The GAF Timberline UHDZ system is what we have installed at addresses listed below, and I will install it on my own home soon. It is the MOST wind resistant shingle made today (will NOT blow off due to the strongest adhesive system), and only this one has the **UNLIMITED** wind speed warranty. One of the MAIN questions I'm always asked is "What color should we choose to go with our paint scheme? So I have listed a few of the ones we have completed as it is now a drive-thru showroom for you to see colors used on different home paint schemes. I hope this will be helpful!

### Completed in Stonebrier with GAF UHDZ:

2825 Maple Brook Loop (Sweet Grass) - Weathered Wood  
2604 Stardale Way (Sweet Grass) - Pewter Grey  
3013 WInglewood (Sweet Grass) - Weathered Wood  
3833 Evergreen Oaks (Woodside) - Charcoal  
3867 Evergreen Oaks (Woodside) - Shakewood  
3117 Majestic View (Waterbridge) - Shakewood  
3111 Mapleridge Dr. (Waterbridge) - Weathered Wood

3320 Majestic View Dr. (Waterbridge) - Weathered Wood  
3309 Mapleridge Dr. (Waterbridge) - Weathered Wood  
19406 Sweet Grass Way (Waterbridge) - Pewter Grey  
19409 Sweet Grass Way (Waterbridge) - Slate  
19421 Butterwood Ln (Waterbridge) - Weathered Wood  
3316 Majestic View (Waterbridge) - Barkwood

Please visit our website for more tips at [www.sharperroof.com](http://www.sharperroof.com) and click on the "Roofing University" link to see more helpful tips to help your current roof. We hope you find this information useful and helpful to share with friends, family and co-workers who may be in the process of buying or selling, or even considering a roof system replacement. Also, while color is important, the MAIN GOAL is to stay safe in high winds and dry in heavy rains!

*West Edwards*

[www.SharpeRoof.com](http://www.SharpeRoof.com)

813-675-7894

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- ✓ All A/C Brands Serviced
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- ✓ New A/C System As Low As \$65/mo. \*WAC

### PLUMBING

- ✓ Plumbing and Drain Inspections
- ✓ Emergency Service & Repair
- ✓ Traditional & Tankless Water Heater Service, Repair, and Installation
- ✓ Water Treatment and Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Repipes
- ✓ 18 Month NO Interest Financing \*WAC

### ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting Installation
- ✓ Whole Home Generator Installation
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## Damaged Tree Branches?

It has been approximately 5 months now since Hurricane Milton passed through our community and damaged our roofs and trees. Since this time has passed, we've been working on cleaning up our community and getting our roofs repaired and replaced. Please be sure to check the trees on your property because we've observed several that have had branches snapped because of Hurricane Milton. The branches are dead but have not fallen off the trees yet and they pose a significant hazard to our residents. These snapped branches are becoming easy to identify by the dead brown leaves left on them. Please see if your tree has any snapped branches and have them safely removed before they fall off. We've been working with our landscape contractors to have these branches removed along the HOA property, but the trees on your property are your responsibility. Approximately 100 violation letters were issued to homeowners throughout Stonebrier in February for trees with damaged/snapped branches so please remove this safety hazard from your property as soon as possible and then notify Wise Property Management that you've corrected the violation to avoid being referred to the fining committee. Thank you in advance for your cooperation.

## Parking Violations

PLEASE stop parking on the streets in our community! Our streets are simply not wide enough for vehicles to pass safely – especially emergency vehicles and oversized vehicles like garbage & recycling trucks. We've received numerous complaints about on-street parking and overnight parking in non-designated areas. Several residents have their garbage & recycling days missed because the garbage trucks could not fit down our narrow streets when there were vehicles parked on both sides of the road. As a result, the Stonebrier HOA Board is looking for volunteers to help with the Parking Violations. We are looking for several volunteers in Waterbridge, Sweetgrass, Woodside and Sandhurst. If interested, please send an email to StonebrierHOA@gmail.com. Please do not be an inconsiderate neighbor and park your vehicles in your garage or on your driveway. Habitual offenders are being documented and the vehicles are subject to towing and impoundment. If you're having guests visit for a short term and need some temporary street parking, please make sure they are only parking on one side of the street. Thank you for your attention to this issue.

# VIOLATION

THIS VEHICLE IS PARKED ILLEGALLY  
AND IS HEREBY SUBJECT TO  
TOWING AND IMPOUNDMENT

YOUR LICENSE PLATE WAS RECORDED

STONEBRIER  
COMMUNITY

STONEBRIERHOA@GMAIL.COM

## Enjoy Community Events? Consider being our Social Committee Coordinator!

The HOA Board would like to thank our volunteer resident Evan Walker for organizing our float-in movie night at the Amenity Center in September and post-hurricane community pizza party in October. Thank you to Evan for coordinating these fun events for our residents.



So...with that being said, we are still searching for a resident volunteer on our Social Committee. This volunteer role is critical in coordinating a variety of events and vendors throughout the year. Events such as our Easter Egg hunt, small business craft fair and movie nights at the basketball court are just a few recent examples. If you have some ideas for future community events or would simply like to get more involved in making your

neighborhood a great place to live and play, please reach out to the HOA Board via email at [StonebrierHOA@gmail.com](mailto:StonebrierHOA@gmail.com) with the subject line 'Social Committee'. We'd love to have several individuals help out with this position so please consider it as a way to volunteer and put some smiles on the faces of our residents. Thank you again Evan for setting up a fun event and we look forward to other residents volunteering to help coordinate future fun community events!

### No Smoking / Vaping at Amenity Center

We would like to remind our residents that use of tobacco products, smoking or vaping is prohibited in and around our Amenity Center. Please refrain from using any of these products while you are in our shared community spaces at the Amenity Center. Thank you for your cooperation.

### Hillsborough County – Customer Service Needs?

Were you aware that there is a website where Hillsborough County residents can submit requests for service directly to the County? The site is called 'Customer Service Center – At Your Service'. The website link to access this information is <https://service.hillsboroughcounty.org/311/>

**At Your Service allows you to make Hillsborough County online service requests 24 hours-a-day, 7 days-a-week.** Your request will be routed directly to the team responsible for providing that service. All submitted requests are monitored during regular business hours. For best results, you can sign up for a new customer service center account so that you can track the progress of your requests.

The following are just some examples of the services you can request through this link: Animal Issues, Building & Construction, Code Violations, Consumer Protection, County Personnel, Flooding, Median Maintenance & Litter, Mosquito Control, Road & Sidewalk, Trash & Recycling and Water & Sewer.

So if you see something in the community that is outside of HOA/CDD responsibilities (i.e. along County Line Rd, Sunlake Rd, etc.), use this helpful link to report your concerns directly to the county.

## Pool Hours Reminder

We wanted to remind all our residents that the operating hours at our Amenity Center Pool are from dawn until dusk. The pool is closed after dusk and unfortunately, we've had several individuals hang out at the pool well past dark. Please note that the HCSO may be contacted to remove any individuals from the pool after operating hours. Thank you for your cooperation.

## Neighborhood Watch – Volunteers Needed

The Stonebrier Neighborhood Watch team needs several residents to volunteer to help participate in our Neighborhood Watch program. This volunteer team helps to keep an eye out on our community by conducting routine patrols throughout our neighborhoods. If you are able to volunteer some time to help out with Neighborhood Watch, please email our Board at [StonebrierHOA@gmail.com](mailto:StonebrierHOA@gmail.com) and include the line 'Neighborhood Watch Volunteer' in the subject line. We thank you for taking the time to help keep our community safe!

### Need a Babysitter?

Need a night out and have some little ones that need a local babysitter? Babysitting Service Available! My name is Vanessa Neylan. My husband is Christopher Neylan and we live in Waterbridge. We have 3 daughters ages 16 years, 14 years, & 13 years old. Hire one, two, or all 3 girls for your babysitting needs. Experienced and reliable. Call or text Vanessa Neylan @ 813-765-9723



**Have some green fun with the kids this St. Patrick's Day by making this yummy treat.**

Be sure to invite your Leprechaun friends!

### Leprechaun's Shake

- 1 cup skim milk
- 2 scoops vanilla nonfat frozen yogurt
- 1 teaspoon peppermint extract
- 2-3 drops green food coloring

Pour all ingredients into a blender and whirl until smooth and green. Serve with a shamrock.

**Did you know?** Green is associated with Saint Patrick's Day because it's the color of spring, Ireland, and the shamrock.

Leprechauns are also associated with this holiday. According to the legend, the Leprechaun is an Irish fairy. It is told that Leprechauns are unsociable, unfriendly, and live alone. Also, they make shoes and possess a hidden pot of gold. The legend says if the Leprechaun is caught by a treasure hunter then he must tell where his treasure is, unless the Leprechaun can trick the hunter and vanish.

NEW LOCATION

CLOSE TO HOME

24/7 CARE



When an emergency happens, you want local health care expertise you can trust. Our new state-of-the-art ER in Northdale includes 12 private treatment rooms, a full-service lab, onsite diagnostic imaging (CT, ultrasound, X-rays). Our board-certified emergency physicians and specially trained staff, from ER-trained nurses to certified imaging experts, will help you get back to your life and back to feeling whole.

 Learn more at **AdventHealthNorthdaleER.com**.

 **AdventHealth Northdale ER\***  
16446 North Dale Mabry Highway Tampa, FL 33618  
*One Mile north of Northdale Boulevard*

In case of a life-threatening medical emergency, call 911.

\*AdventHealth Northdale ER is a department of AdventHealth Tampa. It is not an urgent care center. Its services and care are billed at hospital emergency department rates.

  
**AdventHealth**  
**Northdale ER**

## Gate Cameras And Gate Etiquette

You've probably noticed that our community gates have camera systems installed. We use these to help prevent damage to our gates and keep our community safe. We recently had an incident where a vehicle forced its way



through our gates and damaged our community property. We were able to go through the camera footage and identify the vehicle/plate and contact authorities. We were able to locate the vehicle owner (not a Stonebrier resident) and informed them that they would be held responsible for covering the expenses. Thankfully, they agreed to cover the gate repairs, which exceeded \$1,200 in damage and our community didn't have to absorb and pass along this expense to our residents to have our gates fixed.

Our gates undergo tremendous amounts of use throughout our community. When we review gate access records from the scanners and keypads, the data shows that many of our gates open and close more than 1,000 times every day. That heavy usage ultimately contributes towards equipment failure and expensive repairs. We have signed service contracts to help keep the gates operating properly through preventative maintenance service, but breakdowns still occur. Please keep these helpful tips in mind when navigating through our gates:

- All gates are intended to provide access for 1 vehicle at a time. Drivers who 'follow another vehicle' through the gate run the risk of having the gates close on their vehicles.
- Residents access the gates primarily through the bar code scanners, while guests and service vehicles gain access through the keypads. If your barcode is not functioning or is worn out, replacement stickers can be purchased through Wise.
- When entering, wait for the gate to fully open and then drive through the center of the opening.
- Some gates are much longer than others due to wider entrances (in particular the main Sweet Grass entrance and Waterbridge entrance off of County Line Rd). Keep this in mind when turning left or right after going through the gates – the gates extend far into the roadway when opened.



## Where is the curb appeal?

Most real estate professionals advise that a home offered for sale must make a good first impression, commonly referred to as "curb appeal." It appears some still-resident owners aren't doing all they can to make their property ready to sell and increase this appeal. If you're a seller, the bottom line is to convert your home to cash, pack up, and move on. That's hard enough to do in today's market glut, so why not make the product look as good as possible?

Some obvious things to do include:

- Stow tools, bikes, ladders, trashcans, and other materials out of sight. Put scattered toys away.
- Mow the lawn regularly and edge sidewalks and curbs; kill and pull vegetation in sidewalk and driveways.
- Trim tree limbs and remove dead or drooping palm fronds and seed clusters.
- Pressure wash gutters, driveways, walks, and building areas where mildew has formed.
- Wash your windows, porch and deck areas.
- Tidy back yard areas; potential buyers may also try to take a peek behind the home.
- Replace tattered screening on patios and pool cages.
- Last, but not least, DO NOT have cars parked on the front lawn.

In the early evening hours, potential buyers will still do "drive-bys" of your property. Professionals advise that you should:

- Keep interior lights on and shades open to show a warm interior appearance.
- Use low-voltage decorative lawn lighting to highlight the home and landscaping.
- We don't want to lose good neighbors, but we do want those that want to have the greatest return possible from their largest possession – their home. We also welcome new residents who appreciate and maintain the attractiveness and "curb appeal" of our neighborhood.



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# Stonebrier Real Estate News



## Thinking about selling?

Contact me today because no other Realtor sells more Stonebrier homes. Want proof? Here's what I've been working on in the past 12 months just in our Stonebrier community!



Time to sell? Time to buy? Want to know more about the current value of your home? Call me today. As your Realtor and fellow Stonebrier neighbor, I can help you with all of your real estate needs.



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