



THE OFFICIAL *Newsletter* OF STONEBRIER

A Letter From The Board

Hello to our Stonebrier friends and neighbors! We hope that your family enjoyed Spring Break – the weather was gorgeous, and we hope you had some fun time at the beach. Our clocks have sprung forward, allowing us to enjoy more time outside at the end of the day. Pollen has plagued our community for the past several weeks as it seems every single plant & tree has decided to bloom at the same exact time. Hopefully our rains will help to wash away the pollen soon.

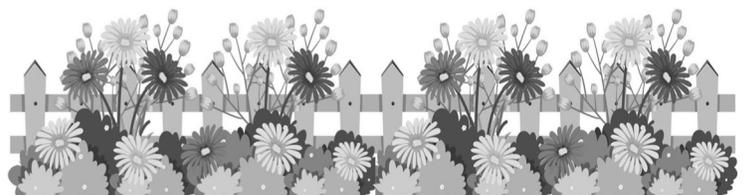
Just a quick reminder that we adopted our 2024 HOA operating budget at our Annual Meeting in December and the new budget was implemented January 1st. Our grace period of waiving late fees for unpaid/underpaid HOA dues expires April 1st so please check your bank account to make sure you're paying the proper amount each quarter to avoid late fees. There's also been some recent questions about the Amenity Center access procedures and use of Amenity Cards. Please refer to this issue for additional details and procedures regarding accessing our Amenity Center and proper use of the cards.

At the February HOA Board Meeting, we discussed several topics. While the HOA has completed having all HOA-owned trees within the gates trimmed, we still have several homeowners who need to have their trees trimmed to the proper heights. Our management company has informed us that a large number of violation letters will be issued for low hanging trees so please be proactive and trim up your trees over the streets and sidewalks. We're looking for some additional volunteers to assist with the Neighborhood Watch committee and our Architectural Review Board. We also approved to contact FHP to request having some off-duty officers patrol our communities.

Our February financial balance sheet showed the operating fund finished the month with \$64,099, a decrease from our January balance of \$91,281. Prepaid assessments increased slightly from a prior total in January of \$47,598 to a new total in February of \$53,056. Receivables finished the month of February at \$8,574 which is a decrease from the January total of \$25,783. Our income statements show the breakdown of the monthly expenses for February. The top area that was over budget for the month of February was landscape replacement. Our total expenses for the month of February were \$1,899 over budget and our YTD expenses for 2024 are running \$4,158 over budget. A total of 4 homeowners had to go before the Fining Committee in February. Two of these violations were resolved by the homeowners and two homeowners received the maximum fines for unresolved violations. A total of 52 violation letters were issued in February with the majority being tree suckers, garbage cans being left out and basketball goals. Other letters included low hanging tree branches, driveway/sidewalk/homes/roofs needing cleaning, painting and lease violation. The ARC received a total of 8 applications in February with 7 being approved and 1 being approved w/stipulations.

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!

Thank you for the continued opportunity to serve!





**YARD
OF THE
MONTH**

Yard of the Month Winner!

The Stonebrier Social Committee would like to congratulate **Glen and Tracie Rose at 3822 Misty Willow Way in Sandhurst** for being awarded the coveted 'Stonebrier Yard of the Month' award for April! This beautiful 2-story home sits on an oversized golf course homesite at the end of the cul-de-sac. The large circular driveway and extensive tropical landscaping provide for a great curb appeal. The glass double-door entry makes for a very welcoming entrance. Glen & Tracie now get bragging rights with the 'Yard of the Month' sign and in addition to having a home with great curb appeal, they've also won a gift card. Great work! If your family wants to be considered for the Yard of the Month contest, be sure to check out the post on our community Facebook page for more details.

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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
Email: SB@wisepm.com Phone: 813-968-5665

Camilo “Cam” Clark, LCAM – Property Manager

cmclark@wisepm.com 813-965-5665 x 322

Brandon Lawrence – Assistant

blawrence@wisepm.com 813-965-5665 x 312

Stonebrier CDD Website:

www.stonebriercdd.org

Stonebrier CDD Management Company:

Tish Dobson - DPGF, District Management and Consulting LLC
tdobson@dpfgmc.com

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

Stonebrier Neighborhood Watch Coordinator

Andy Myers - andypkt@yahoo.com

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

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

HOA and Fining Committee Meetings – All Residents

Welcome to Attend. Meetings (when not scheduled virtually) are held at Wise Property Management, 18550 North Dale Mabry Hwy, Lutz, FL 33548. The Fining Committee meets at 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

2nd Quarter HOA Dues are due – Monday April 1st

CDD Meeting, Thurs, April 11th from 6:30-8:30

Community Volunteer Day – Sat, April 13th at 9:00am

HOA Board Meeting – Tues, April 16th at 6:30pm

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.

YOUR NEIGHBORHOOD AGENT

Spring break has come and gone, and summer is fast approaching. Rates have come down a bit and rumors is that the Fed will enact a drop in the Fed rate later this year. Hard to say if and when. As always, real estate is ever changing and local. Considering buying or selling? I'm just around the corner and available for a zero-commitment consultation.



Henri White
813-575-2246
henri.white@whiterealtyfl.com
www.whiterealtyfl.com
Florida License # BK3366768



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to the far lane or slow down

Parking Violations

PLEASE stop parking on the streets in our community! We expected extra traffic due to holiday parties but we are still finding excess vehicles being parked on our streets throughout our community. Our streets are simply not wide enough for vehicles to pass safely – especially emergency vehicles and oversized vehicles like garbage and recycling trucks. We've received numerous complaints about on-street parking and overnight parking in non-designated areas. Several residents have their garbage and 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.



Let's Talk Trash

It's time to talk some trash folks...specifically our community guidelines regarding our trash cans. As everyone is aware our trash collection days are Mondays for yard waste, recycling and trash and Thursdays are trash only. We're consistently seeing a significant amount of our monthly violation letters issued by Wise being for trash can violations. Stonebrier follows Hillsborough County Guidelines for when trashcans can be placed out and put away. Specifically, containers shall be set out the evening prior to the day of collection and put away the day the cans are emptied. Additionally, trash cans must be stored out of sight from the street and adjacent properties. This is enforced per Section 3 (a) in the Stonebrier Initial Use Restrictions.



Social Committee Coordinator NEEDED!!!

The HOA Board would like to thank our volunteer resident Kirsten Otte for serving as our Social Committee Coordinator for the past year. Kirsten has been responsible for coordinating ideas for fun events throughout the year in our community and we've seen great turnouts at each event. We truly appreciate everything that Kirsten has done and we wish her the best as she is spending her time on new ventures for her young family.

So...with that being said, we are now in search of a replacement for Kirsten on our Social Committee. This volunteer role is critical in coordinating a variety of events and vendors throughout the year. 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 with the subject line 'Social Committee'. We'd love to have several individuals help out with this position.

ARB Vacant Seats

The Stonebrier Architectural Review Board (ARB) is looking for a few additional volunteers. The primary function of the ARB is (a) to establish standards for modification of homes, and (b) to evaluate Applications and Design Documents in accordance with the Architectural Review Manual. The ARB's review & approval responsibilities encompass all aspects of residential modifications, including: exterior paint colors, landscape design/removal/replacement, architectural/landscape lighting, and exterior alterations/additions/modifications. The ARB also has the authority to approve or deny applications & design documents for compliance with the provisions contained in the Architectural Review Manual, to inspect work in progress or completed improvements & to prohibit or require the removal of improvements that are inconsistent with the provisions of the Architectural Review Manual.

What sort of time commitment is required to become a part of this team? The ARB receives applications monthly and members review the applications to ensure compliance with our community architectural standards. The ARB documents are web-based and a majority of the work can be done from home by the members. Individuals who are interested in learning more or volunteering can submit their interest to our Community Association Manager, Cam Clark at Wise Property Management via email at cmclark@wisepropertymanagement.com. Please be sure to include "Interest in joining ARB" in the subject line. Thank you for considering volunteering for this important team that works hard to keep our community looking great!

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 and include the line 'Neighborhood Watch Volunteer' in the subject line. We thank you for taking the time to help keep our community safe!

Reminder HOA Dues

Your 1st Quarter HOA Dues were due on January 1st, 2023 and 2nd Quarter HOA Dues are now due as of April 1st. Due to the increase of HOA dues for 2024, a grace period for late fees was put in place until April 1st. However, if you have not corrected your payments or paid your outstanding balances, late fees will now be assessed. If you have your payments set on auto draft, please check your account to make sure you're paying the correct amount to avoid any late fees. We appreciate your prompt payments.

HOA Dues – Payment Options

Please note the mailing address for your assessment payments will be changing for 2024. As such, please review the following list as some payment options will change:

- **ACH Bank Payments** - If you are currently enrolled in ACH Payments directly through the associations bank, the ACH will be automatically cancelled at the start of the new fiscal year.
- **Online ACH Payments** – If you currently utilize the online ACH payments through the resident web portal, please verify the payment amount in your account as the amounts do not automatically update.
- **Bill Pay** – If you currently pay through your Banks Bill Pay option, please be sure to update the mailing address to the new address listed below.
- **Check** – If you pay by check, please be sure to update the mailing address to the new address listed below when mailing in payment along with your coupon from your new book.

For those transitioning from ACH payments, we recommend utilizing the re-occurring payment feature through the online resident web portal or setting up Bill Pay through your bank. The resident web portal can be found by visiting our website at www.wisepm.com. You can also download the new WISE PM Mobile app through the apple or google app stores.

Axos Bank – Assessment Payment Address
STONEBRIER Homeowner's Association.
C/O Wise Property Management
P.O. BOX 20768
Tampa, FL 33622

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/>

Be sure to write down the pole identification number on the plate on the pole to help with the proper location identify for TECO.

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. 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 and Construction, Code Violations, Consumer Protection, County Personnel, Flooding, Median Maintenance and Litter, Mosquito Control, Road and Sidewalk, Trash and Recycling and Water and 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.

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

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- ◇ Rate Increased
- ◇ Water sub-limit on your property
- ◇ Looking for someone to explain your coverage
- ◇ Purchasing a new home - Primary/VRBO/Vacant/Builder's Risk



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Brenda Barton

CIC, CPIC

Agency Owner - Private Client Specialist

2647 Narnia Way, Ste #101

Land O lakes, FL. 34638

800-508-7750

WWW.BRINSURANCEGROUP.COM

Amenity Center Access Rules And Procedures

Stonebrier Residents: We have recently had some issues with the proper use of Amenity Center cards. We are sharing this as a reminder and refresher on how to get cards if you need them.

A Resident must have their Stonebrier Photo ID with them when entering the Amenity Center. This will get you and your children who do not have cards into the facility. Each Residence has 4 Guest Passes. Guest Passes must be present for each guest you bring with a maximum of 4 per address. Unauthorized use of a Stonebrier Photo ID by someone other than the person pictured on the card is prohibited and cards will be confiscated. The owner can make a request to the Board for return of the card.

AMENITY ACCESS PROCEDURES AND RULES

Please read these instructions carefully and take care to follow them to ensure that you can use the Stonebrier Amenities, including but not limited to the pool and surrounding area (“Amenities”). The Amenities are for the use and enjoyment of members of Stonebrier Homeowners Association, Inc. (“Association”) and residents of the Stonebrier community, including each of their family members, co-occupants, tenants, and invited guests. The following rules and regulations apply to all persons using the facilities that are owned, operated and managed by the Association:

1. Prior to using the Amenities, each person must register with the Association. Each owner, co-occupant, tenant, and invited guest, or their parent or guardian where applicable, must complete a registration form. Once completed, email the form to stonebrierhoa@gmail.com using “Stonebrier – Card Request” as the subject line. The email must include a portrait quality photograph of each registrant, along with their name, to facilitate the creation of their customized photograph ID. Stonebrier Photo ID’s are non-transferable. They can only be used by the person they are issued to. Misuse may result in the loss of Amenity Center privileges.

2. Upon receipt of your completed form, it will be reviewed by the Association. You will be advised via email only within 2 business days if your registration has been processed as submitted.

3. When you receive notice via email that your registration has been processed as submitted and your photograph ID card(s) created (“Amenity Access Card”), you must visit the Association’s management firm to retrieve your Amenity Access Card(s). The Association is managed by Wise Property Management, 3903 Northdale Blvd, Suite 250W, Tampa, FL 33624. For answers to your questions, please email stonebrierhoa@gmail.com. Note that each card is \$20.00, and you must make payment to the Association’s management firm to activate your Amenity Access Card(s). Payment must be in the form of a check or money order payable to Stonebrier Homeowners Association, Inc. Please also ensure that you have a valid photo ID and proof of residency (driver license, deed, electric bill, etc.) with you at the time you retrieve your Amenity Access Card(s).

4. In order to obtain an Amenities Access Card, and in order to access the Association’s Amenities, each person (or their parent or legal guardian, if applicable) must complete the required form. By completing the required form, each registrant acknowledges for themselves, as well as their family members, co-occupants, tenants, and invited guests, that they understand and agree to comply with the following terms and conditions:

- The Amenities, including but not limited to the pool, are used at each person’s own risk.
- The Amenities, including but not limited to the pool, are NOT staffed with lifeguards or other personnel.
- You are responsible for your safety, as well as the safety of your family members, co-occupants, tenants, and invited guests.
- You are responsible for any and all damages to the Amenities that you cause or which are caused by your family members, co-occupants, tenants, and invited guests.
- Up to four (4) guests are permitted at the Amenities per Stonebrier address, and all invited guests must each have a pass permitting their visit.
- When on Association property, you must have a Stonebrier photo ID available to present to an Association representative to establish my identity. Driver’s license or school ID’s are not appropriate access cards.
- Persons under 14 years of age or do not have their own Stonebrier Photo ID must be accompanied by an adult with an Amenity Access Card or guest pass when at the Amenities.
- Violating Association rules and regulations, including but not limited to the terms and conditions set forth in this registration form, may cause the Association to suspend my ability, as well as the ability of my family members, co-occupants, tenants, and invited guests, to use the Amenities.

STONEBRIER AMENITY CARD PROCEDURES

A Stonebrier Photo ID may be issued to any person who meets the following requirements:

1. An owner, lessee, or resident of a home in Stonebrier;
2. Can show proof of residency OR whose Parent/Guardian can provide a Signed Affidavit confirming that the individual is a resident of their Stonebrier home.
3. Can provide a government issued identification showing date of birth, or whose Parent/Guardian can sign an affidavit attesting the individual is 14 years age or older.

Continued on page 9

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Amenity Center Access Rules And Procedures Continued...

Please email the following information to stonebrierhoa@gmail.com using "Stonebrier – Card Request" as the subject line:

1. Your street address in Stonebrier Community.
2. A name, photo, and email of each homeowner/eligible dependent. Sample picture shown below. Please name each file with the name of the person. Please ensure the face is clearly identifiable (No sunglasses, hats, or face coverings).
* **DO NOT send photos of your driver's license.**
4. The number of children under 14 years of age that are living in your home, and are not eligible for a Stonebrier Photo ID. Persons under 14 are not eligible for Stonebrier Photo Access cards. These persons must be accompanied by an adult when visiting the Amenity Center. Cards are not transferable, unauthorized use could result in the loss of Amenity Center Privileges.
If you add b, and c, it should equal the total number of persons residing at the residence.

Sample picture



- Cards cost \$20 each; only check or money orders are accepted payable to Stonebrier HOA. You may pay at the time of pick up.
- Cards are made and dropped off at Wise Property Management for pick up. Proof of residency is required for all cards at the time of pick up. Please contact Wise prior to pick up to confirm delivery.
- Cards may take between 1 to 2 business days to ensure they are properly synchronized with the card readers.

Owners are responsible for the misuse of cards and understand providing false information could be cause for loss of Amenity Center Privileges.

Wise Property Management Office Address:
3903 Northdale Blvd, Suite 250W, Tampa, FL 33624
(813) 968-5665 ext. 306

For questions please email stonebrierhoa@gmail.com.

Prolonged Drought Forces Water Use Restrictions

Beginning Dec. 1, Hillsborough County residents can only water their lawns once a week. Southwest Florida Water Management District (SWFWMD) has declared a Phase I Water Shortage Order because of prolonged drought conditions. Starting Dec. 1, 2023, residents can only water their lawns one day a week. The irrigation restrictions are for all water users in Hillsborough, Pasco, and Pinellas counties.

The restriction includes all lawn and landscape irrigation use in Hillsborough County from public supply, ponds, lakes, streams, and well water. The new watering restrictions do not apply to residents who have reclaimed water for their lawn and landscape. These restrictions supersede the water use restrictions under normal year-round water conservation measures, as well as homeowner association watering requirements. Residents can water their lawns either before 8 a.m. or after 6 p.m. on their allowable day.

Know your new watering day:

- Addresses ending in 0 or 1 can only water on Monday.
- Addresses ending with a 2 or 3 on Tuesday.
- Addresses ending with a 4 or 5 on Wednesday.
- Addresses ending with a 6 or 7 on Thursday.
- Addresses ending with an 8 or 9 and common areas with or without street addresses, locations with no addresses, and locations with mixed addresses (such as office complexes and shopping centers on Friday).

Hillsborough County Code Enforcement enforces the year-round water conservation measures and SWFWMD's water shortage orders. A violation can result in warnings and penalties starting at \$100 and up to \$500 for repeated violations. Hillsborough County will be issuing initial warnings to allow property owners to update their irrigation timers. Visit Hillsborough County's Water Restrictions Violations and Appeals page to learn more. Suspected violations can be reported online or by calling Hillsborough County's water violations reporting hotline at (813) 224-8993.

Pool Hours Reminder

As the mercury slowly rises and our days start to get a bit longer, 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.





Lindley Loan Letter

Fed Lowering Rates

Why hasn't the Fed lowered interest rates yet?

The decision of the Federal Reserve to lower interest rates is complex and is influenced by a variety of economic factors. Below, we review some of these factors and the potential future for

interest rates:

- 1. Inflation Concerns:** The Fed closely monitors inflation trends, and if there are concerns about inflation rising too quickly or persistently, they may hold off on lowering rates. This is a big driver in the current line of thinking, and the Fed relies on data that is "rearward facing" so often their decisions feel delayed or behind-the-curve.
 - 2. Economic Data:** The Fed bases its decisions on a wide range of economic indicators, including GDP growth (a comprehensive measure of U.S. economic activity), employment figures, and consumer spending. When the economic data show signs of strength or improvement, the Fed may see less urgency in lowering rates. Recently, we have been seeing more and more mixed data, where some reports show weakness in economic growth and others are being interpreted as positive. Until we see more consensus of slowing growth, there is less likelihood of rate cuts.
 - 3. Labor Market:** If unemployment is declining and job creation is continuing, the Fed might consider the labor market to be sufficiently strong and may be less inclined to lower rates. The headline numbers in recent reports have shown strength, but some analysts are commenting on seeing cracks in these reports when diving deeper into a review. Until the headline numbers show weakness, we are unlikely to see rate cuts.
 - 4. Global Economic Conditions:** The Fed also takes into account global economic conditions and their potential impact on the U.S. economy. If there are concerns about global economic instability or financial market turbulence, the Fed may decide to maintain rates to ensure stability.
 - 5. Forward Guidance:** The Fed provides forward guidance on its future policy intentions, which influences market expectations. If the Fed has communicated a preference for maintaining rates or adopting a wait-and-see approach, they may refrain from lowering rates until conditions warrant a change according to their communicated guidance.
 - 6. Financial Stability:** Lowering rates can have implications for financial stability, including asset bubbles or excessive risk-taking in financial markets. If the Fed perceives risks to financial stability associated with lowering rates, they may opt to keep rates unchanged.
 - 7. Policy Tools:** The Fed has a toolkit beyond interest rates, including quantitative easing and forward guidance. If the Fed believes that these tools are more effective or appropriate in addressing economic challenges, they may choose to utilize them instead of lowering rates.
- Overall, the Fed's decision-making process is data-dependent and involves weighing various economic factors and risks. While lowering rates can stimulate economic activity, the Fed must consider the broader economic context and potential consequences of its actions before making any changes to interest rates.

Nathan Lindley is a Branch Manager and Sr. Loan Officer with Gold Star Mortgage and has been serving the residential mortgage needs of Florida homeowners for over 20 years. If his team can be of service to you, please contact him via email at lindleyloanteam@goldstarfinancial.com . The Lindley Loan Team – "Not just a loan, but an actual plan!"



UHDZ Shingles

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 for 20 years, and I have been sharing some insights each month to help my neighbors better understand & how to extend the life of their current roof systems, but also why a roof even needs replacement and when. You can also see the short "Roofing University" videos on our website that answer many questions we have been asked over the years; NO SALES stuff, just helpful information!

Time is coming around in our neighborhoods to start replacing shingles on the oldest homes. Why replace your roof with new shingles that look much like the old ones but just cleaner? Wouldn't it be better to use that hard-earned money to make it look better and stand out more than it did before? Well, as a Master Elite Contractor with our friends at GAF, we have a way to help you achieve that goal now, and at no more expense than the standard shingle!

One product we have been excited to install recently for our neighbors (like the one we just completed at 19409 Sweet Grass Way in Waterbridge) is the GAF ULTRA HDZ Shingles, which are 20% thicker than the standard HDZ and also have a much more vibrant shadow detail to provide more "depth" to your eye from the ground.

You can view these products in detail at: <https://www.gaf.com/en-us/roofing-materials/residential-roofing-materials/shingles/timberline-uhdz> . We are also trimming these out with the GAF TimberTex Hip and Ridge Caps, which are twice as thick as a standard cap and really add a "custom look" to the roof system. You can view these products in detail at: <https://www.gaf.com/en-us/roofing-materials/residential-roofing-materials/hip-and-ridge-cap-shingles/timbertex-premium-ridge-cap-shingles>. This system is usually a cost increase to the owner, but we are offering it for a short time at the same price as the standard system to help promote these products. I also personally believe they improve the curb appeal of the home for when it is time to sell and get a buyer's attention!

On top of the quality looks, these roof systems are the only product to have no "Wind Warranty Limit" on the system, unlike all other brands who typically have a 130 MPH wind limitation before the warranty if no longer upheld. As always, this also requires the correct nailing pattern and installation practices to meet the standards they were tested under. With "El Nina" coming up this storm season that may end up being important to some folks.

I 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. Stay safe out there!

West Edwards
www.SharpeRoof.com
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On Nextdoor & Facebook

Homeowner Tips – Why Windows Fail?

Hello Neighbors! My name is West Edwards and I am a resident in Waterbridge and the owner of Sharpe Roofing. I also have a residential contractors license (CRC1327183) and wanted to share some additional homeowner building tips with my friends and neighbors.

Why are my windows getting cloudy? The seal is failing and humidity enters!

Most homes in our area of Florida built within the last 20 years have builder grade, aluminum frame windows, with double pane, insulated glass panels to prevent convection and radiation heat gain from our intense Florida sunshine. All building products must pass a Florida NOA Notice of Acceptance (NOA), which is a local product approval to meet the code criteria in the High Velocity Hurricane Zone (HVHZ) as defined by the Florida Building Codes (FBC). However, the main thing to know about products & workmanship is that each are only required to meet the Code Minimum, because creating a much higher code requirement would cause an increase in prices, and the Associated Builders and Contractors lobbyists make sure the State Representatives know this could cause an issue with growth and also undue stress on the average homeowner, or new families trying to buy a home.

So, why do the windows eventually get cloudy? The two panes of an Insulated Glass Unit (IUG) typically have a seal/spacer that separates the two glass panes where they meet at the edges of the window frame. These spacers usually have some sort of drying agent to absorb moisture between the panes and prevent fogging. The width of the spacers depends on the gas used for insulation and window type. The space in between the panes provides the bulk of the insulation effect and argon gas is often used as it gives better insulation, or sometimes different gases or even a vacuum are employed. So, when the sun and heat wear that seal/spacer down, the ambient air gets into that space, and humidity causes the fogging you see. This also means the window is losing its insulation barrier.

It is also important to ask the company you may hire to get the exact same color film on the window's interior or it will not match your other panes. The Glass Doctor is at least one company I know of that has this down pretty well at a standard price, but I'm sure there must be others as well. I hope that helps!

Time for some Spring Cleaning?

As our community continues to age, we're seeing more and more signs of mold growth on roofs, houses, driveways & sidewalks. Mold growth on roofs tends to occur on the northern side of your home, along with mold/mildew growth on your walls. Driveways and sidewalks become stained over time from oil leaks, other car fluids, acorns and dirt. Below you'll find some helpful suggestions for addressing each of these areas of your home to keep it looking it's best. If you're not particularly handy or a DIY type of person, know that there are several Stonebrier residents who offer these services to their neighbors – be sure to check out our community Facebook page for references.

Roof cleaning recommendations:

- One DIY option is to purchase various "spray and forget" roof

cleaning products at local home improvement stores

- These cleaners need to be applied via a garden sprayer and some have bottles designed to connect directly to your garden hose
- These cleaners are slow reacting and typically take several subsequent rainfalls to achieve maximum results – do not expect instant results with these products
- Do not use a pressure washer – it will remove the granules from your shingles and shorten the lifespan of your roof
- Always use appropriate safety equipment to prevent a fall from your roof
- There are multiple professional roof cleaning companies in the Tampa area – be sure to check for references, cleaning techniques and that they are licensed & insured before hiring them

Here's some suggested steps to aid in removing mold/mildew from your home:

- Put on safety goggles and gloves to protect your eyes and skin from the chemicals used to remove the mold.
- Mix a solution that consists of 1 gallon of warm water, 1 cup of bleach and 1/4-cup of trisodium phosphate (TSP).
- Pour the cleaning solution into a spray bottle. Use a new bottle, or one that has been filled with only plain water, to prevent the TSP and bleach from interacting with residue from any leftover chemicals.
- Always test in an inconspicuous area first to make sure the cleaning solution doesn't react adversely to your home's painted surfaces
- Spray the cleaning solution onto the mold and scrub the area with a stiff bristle brush. Allow the solution to sit for a few minutes.
- Rinse the cleaning solution off the wood with warm water. Repeat if necessary.

Here's some suggested steps to clean driveways and sidewalks:

- Pre-clean the surface using a broom or leaf blower to remove surface dirt and debris
- Use a pressure washer (ideally a 2,500 PSI or greater machine tends to work stronger and more efficiently)
- Always use appropriate safety gear including goggles and protective clothing for your feet and legs
- Many pressure washers offer different nozzle tips from 0o to 40o – the smaller the number, the more powerful the jet of water (and more dangerous), but the smaller the cleaning path
- Typically, a 25-40o tip is sufficiently powerful to clean pavers, driveways and sidewalks
- Pressure washing discs can be purchased online (approx. \$15 -100 depending on brand and size) and come in a variety of sizes – usually from 10 to 15 inches in diameter and can clean larger areas quickly and evenly

Trees Trimmed? The HOA common area tree canopies were raised / trimmed in a manner as the trees on W. County Line Road. We also asked residents to review their trees on their property to make sure that your canopies are raised / trimmed to a minimum of 8 feet above the sidewalk and a minimum of 13-14 feet above the roadway. If you've received a notice to have your tree(s) trimmed, please have this completed promptly.



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Stonebrier Real Estate News

My most recent listing in Stonebrier sold in March and we welcome the new owners to our community!

SOLD - 3316 Mapleridge Dr

I'm also excited to announce that I have 2 additional listings in Stonebrier that are already under contract and will be closing in the coming months!



Stay Tuned...I have more great Stonebrier listings coming soon!

RESULTS MATTER

Did you know that my sold listings include 3 out of the Top 5 sales in the history of Stonebrier, including the highest sales price? Simply put, if you want top dollar for your home and a professional experience from start to finish, call me to **get you results that matter!**



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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