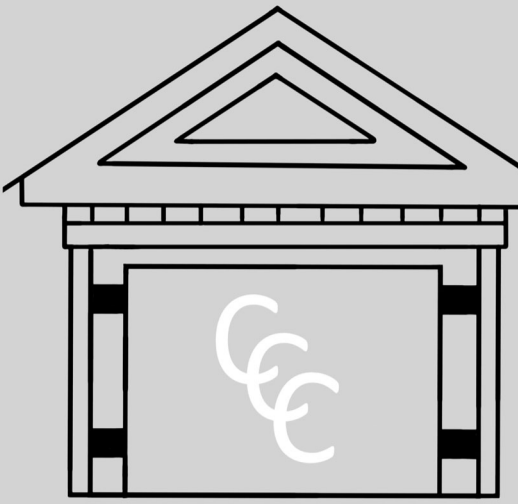


THE CHARLESTON CORNERS

CHRONICLE

JUNE • JULY 2026



Major Improvement Projects Approved

At the April Board meeting, several major improvement projects were approved or authorized to proceed based on prior approvals.

Projects scheduled to begin include:

- Resurfacing of the tennis courts, including repairs to surface cracks, resurfacing, and repainting.
- Crack repairs and repainting of the pool deck.
- Replacement of the fiberglass covers for the pool pump equipment.
- Erosion repair projects at several pond banks throughout the community, including:
 - ✓ The pond off Bella Way
 - ✓ The large lake
 - ✓ The small pond off Manassas Road near Waters Ave.
 - ✓ The pond on Montague Street opposite the clubhouse
 - ✓ The small pond on Montague Street near Meeting Way
 - ✓ The small pond on Montague Street near Bella Way

The priority project was the pond on Manassas Road near Waters Avenue. Work at this location has now been completed, as it was identified as the community's highest priority.

Residents may notice construction equipment and work crews at the remaining locations as these projects continue.

As schedules are finalized by the various contractors, we will provide additional updates to the community. Please note that the pool and tennis court projects will require temporary closures of those facilities during construction.

We appreciate everyone's patience and cooperation as we complete these long-awaited improvements to the community.

TRAFFIC ALERT

Anyone who enters or exits the community during the morning or evening hours is familiar with the traffic congestion caused by Alonso High School and Hillsborough Math and Science Academy.

Several residents recently filed complaints with the Hillsborough County Sheriff's Office regarding these ongoing traffic issues. Residents were advised that this was considered

a congestion issue and were directed to contact the County Traffic Department. While bringing the matter to the County's attention was an important first step, many residents believe this is also an enforcement issue involving violations of existing traffic regulations.

Residents are encouraged to continue reporting concerns and to clearly identify the following recurring violations:

1. North side of Montague Street (Poydras Lane to Waters Avenue): This section is posted "NO STOPPING OR STANDING ANYTIME," yet vehicles routinely park along this roadway while waiting for school dismissal. Cars often line both sides directly beneath the posted signs, forcing moving traffic to cross the centerline to pass safely.

2. Blocked right-turn lane at Waters Avenue: During dismissal at Hillsborough Math and Science Academy, vehicles move into the right lane designated for through traffic and right turns. The lane becomes completely blocked by waiting vehicles attempting to merge onto Waters Avenue. As a result, drivers who wish to proceed straight or turn right are often forced into the "Left Turn Only" lane in order to continue through the intersection.

3. South side of Montague Street: "NO PARKING ANYTIME" signs are posted along this area, yet vehicles continue to queue in the travel lane while waiting to turn left onto Waters Avenue. At times, traffic becomes so restricted that drivers attempt to maneuver onto the curb or grass to pass through the intersection.

These concerns involve more than normal congestion. Residents believe they represent violations of posted traffic regulations and unsafe roadway conditions. The more residents who report these issues, the greater the likelihood that enforcement and traffic management solutions will be implemented.

Additional Concerns Ahead

Traffic concerns are expected to increase with the upcoming opening of the Lightbridge Academy daycare facility at the southwest corner of Waters Avenue and Montague Street. The full impact will likely not be seen until the new school year begins in August.

Residents anticipate:

- Increased U-turns at Montague Street and Poydras Lane

- Additional U-turns at Manassas Road and Waters Avenue
- More vehicles entering Bella Way and turning around near Heyward Road
- Increased use of private driveways for turnarounds.

Recent Enforcements Efforts

There has recently been an increased presence from the Hillsborough County Sheriff's Office on Montague Street, where deputies have been enforcing the "NO STOPPING OR STANDING" regulations. Residents have reported seeing vehicles stopped with emergency lights activated, and drivers appear to have been warned or cited. Continued enforcement on both sides of Waters Avenue will be important to improving safety and traffic flow.

Residents are encouraged to continue reporting concerns to the Sheriff's Office, County Engineering, and County Commissioners so these issues remain a priority as traffic volumes continue to increase.

No Fishing Allowed

The ponds throughout Charleston Corners are posted with "No Fishing" signs. Anyone fishing in the ponds is in violation of community rules.

Homeowners may not give permission for individuals to "fish from their yard" because the ponds are common property owned and maintained by Charleston Corners HOA, not individual homeowners.

The Board has signed a Trespass Authorization Form with the Hillsborough County Sheriff's Office, which allows deputies to issue trespass warnings on behalf of the community.

If you see anyone fishing in the ponds, please contact the Hillsborough County Sheriff's Office non-emergency number at 813-247-8000.

Summer pool hours are in effect.

Our community pool is open

7 AM to 8:30 PM.

As a reminder, you use the open app to access any of our amenities

Quarterly Dues

As a reminder, HOA dues are due quarterly in January, April, July, and October.

To avoid late fees, please ensure your payment is submitted before July 1, 2026.

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Keeping Kids Busy This Summer

Summer break is finally here, and with school out, many families are looking for ways to keep children active, engaged, and entertained. Our community offers a great opportunity for kids to enjoy the outdoors, make new friends, and create lasting summer memories

Enjoy the Community Amenities

Take advantage of the neighborhood pool, tennis courts, sidewalks, and playground. Swimming, bike riding, tennis, and evening walks are great ways for kids to stay active while enjoying the summer weather.

Organize Neighborhood Playdates

Summer is a perfect time for families to connect. Consider organizing playdates, bike rides, picnics at the playground, or sidewalk chalk contests with neighbors and friends. Feel free to post on the Facebook so others can join you.

Create a Summer Reading Challenge

Encourage children to continue reading during the summer months. Local libraries often offer free summer reading programs with prizes and activities for all ages.

Arts and Crafts at Home

Simple craft projects, painting, bracelet making, and DIY science experiments can provide hours of creativity and fun while keeping kids off electronics for a while.

Volunteer and Help Others

Summer is also a great opportunity to teach children about giving back. Kids can help neighbors, participate in food drives, assist with pet care, or help keep the community clean. Everyone in Charleston Corners would appreciate any help keeping our community clean.

Limit Screen Time

While video games and devices are part of modern life, summer is a great time to encourage a healthy balance between electronics and outdoor activities.

Stay Safe

As children spend more time outside, please remind them about pool safety, staying hydrated, wearing sunscreen, and being mindful of traffic while biking or playing near roadways.

We hope all of our families in Charleston Corners enjoy a safe, active, and memorable summer season. Here's to sunshine, fun, and making great neighborhood memories!

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You may view the current
Charleston
Corners newsletter
in it's entirety by logging onto
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Water Shortage

Hillsborough County is under a Modified Phase III "Extreme" Water Shortage, limiting lawn watering to one day per week during restricted hours (12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m.). These rules apply to all residents, including those on private wells.

Your specific watering day depends on your street address number:

Addresses ending in 0 or 1: Water only on Monday.
Addresses ending in 2 or 3: Water only on Tuesday.
Addresses ending in 4 or 5: Water only on Wednesday.
Addresses ending in 6 or 7: Water only on Thursday.
Addresses ending in 8 or 9: Water only on Friday.

Common Areas and Exceptions:

Common areas / no addresses: Watering is limited to Friday.

Reclaimed water: Exempt from the one-day-a-week and hourly restrictions, but is strictly prohibited between 10 a.m. and 4 p.m.

New sod/landscaping: Can be watered on any day for the first 30 days (during allowable hours). Between 31 and 60 days, it is allowed on Tuesdays, Thursdays, and Sundays (for even-numbered addresses) or Mondays, Wednesdays, and Saturdays (for odd-numbered addresses).

For more information, to double-check exact allowed hours, or to look up your property specifics, use the Hillsborough County Find My Watering Days tool.

