



THE CHEVAL ALTERNATIVE NEWSLETTER

AUGUST 2026

A COMMUNITY NEWSLETTER FOR CHEVAL RESIDENTS

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! Newcomers recently enjoyed a casual luncheon at Ford's Garage in Westchase. Some photos from the event. **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 Debbie Blackford – Phone or text: 951-283-3452 or email: membership2.newcomers@yahoo.com.



Activities of Newcomers of NW Hillsborough.

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 Judy Bien, 2nd place Darlene Choe, and 3rd place Sandi Pollpeter.

Book Club. The book club meets once a month on Friday Morning. This month book is The Frozen River by Ariel Lawhon.

Bunco. Fun for all. Group meets once a month on Wednesday mornings at Eagles Golf Club

Canasta/Game Day. Group meets on Mondays to play various fun games like Canasta or Mexican Train.

Casual Luncheon. Ladies enjoyed lunch at Scarpino's Classic Italian Restaurant in Lutz. A great way to connect with friends.

Chick Flicks. Ladies enjoy a movie followed by dinner at a local restaurant. Dates are determined by movie selection.

Craft Club. A place to be social and do all things crafty! Group meets on 3rd Wednesday of the month.

Gad Abouts. Members had fun playing miniature golf at Mr. Putters. 3 action packed 18-hole golf courses indoors!

Ladies Golf! They meet on Thursdays in the morning.

Ladies Night Out. Members got together at China Bistro Yummy House in Tampa. Group meets monthly.

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

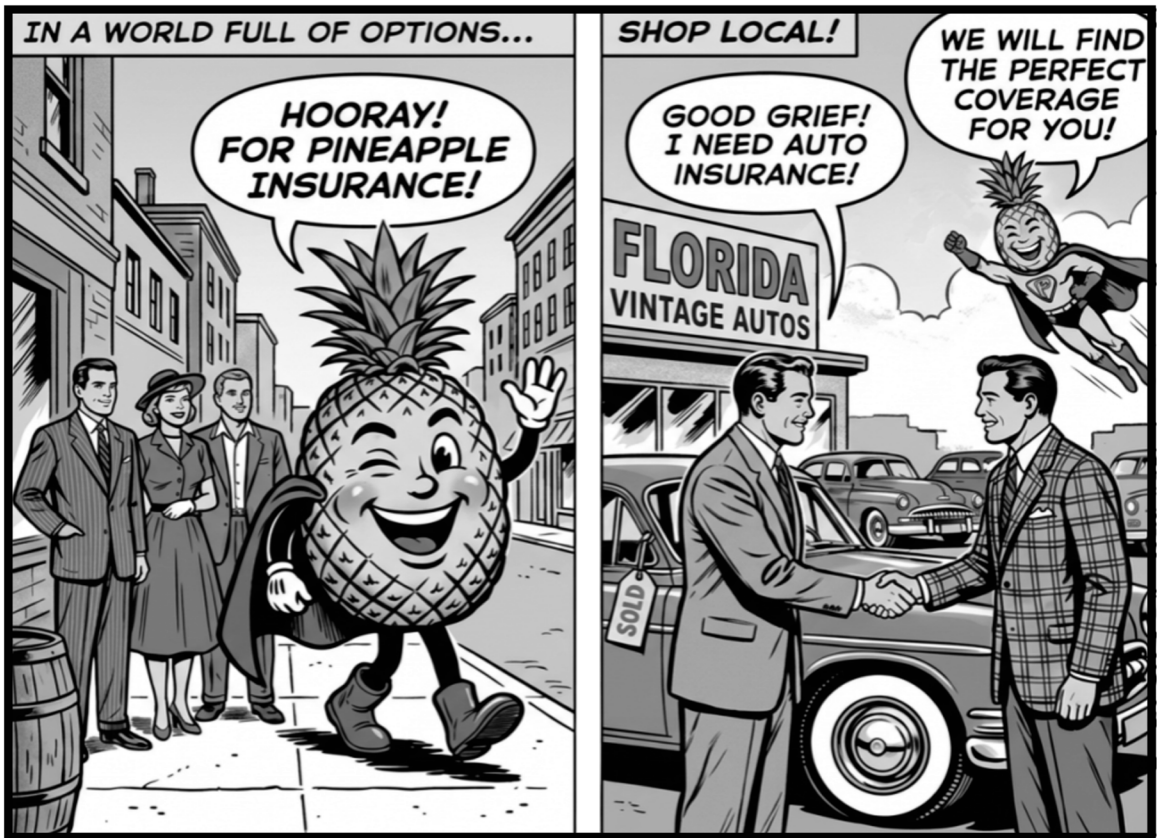
Nature Walk Ladies. Walk 2-3 miles and socialize after with a snack. They meet 1 or 2 times a month.

Wine Time. Ladies only Wine Party, Summer Edition. Members meet once a month and bring an appetizer to share.





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18814 Ave Biarritz, Lutz, FL 33558
4119 Highland Park Cir, Lutz, FL 33558
18805 Rue Loire, Lutz, FL 33558
18816 Rue Loire, Lutz, FL 33558
18704 Pepper Pike, Lutz, FL 33558
18707 Pepper Pike, Lutz, FL 33558
18629 Avenue Capri, Lutz, FL 33558
18619 Avenue Capri, Lutz, FL 33558
18646 Avenue Capri, Lutz, FL 33558
5010 Avenue Avignon, Lutz, FL 33558



5604 Tpc Blvd, Lutz, FL 33558
4601 Rue Bordeaux, Lutz, FL 33558
4516 Cheval Blvd, Lutz, FL 33558
4325 Cheval Blvd, Lutz, FL 33558
4142 Cheval Blvd, Lutz, FL 33558
4312 Cheval Blvd, Lutz, FL 33558
18815 Place Antibes, Lutz, FL 33558
18914 Place Marquette, Lutz, FL 33558
6126 Savoy Cir, Lutz, FL 33558
187321 Wimbledon Cir.
4304 Place La Manes
4313 Beau Rivage

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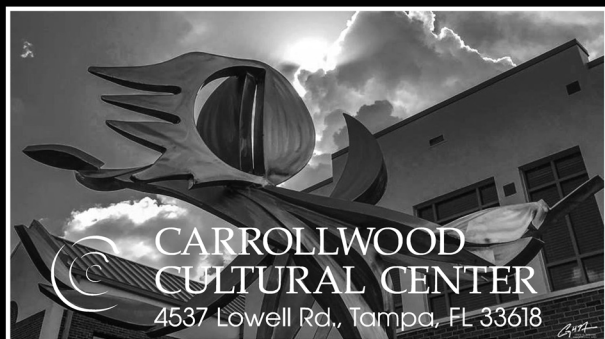


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■ THINGS TO DO

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AUGUST 22 / 7:30 P.M.

AUGUST 23 / 2 P.M.

\$5 TICKETS!

Before Skynet and the Clone Wars, Karel Capek's *R.U.R.* (*Rossum's Universal Robots*) was written prior to the existence of the sci-fi melodrama genre.

Find out what happens when robots replace tasks that humans consider menial in this staged reading.



SOUTH OF THE BORDER

September 12 • 7:30 pm
A tribute to Tijuana Brass



THE MUSIC OF JOHN COLTRANE

September 19 • 7:30 pm



BIG BAND & DANCING

September 26 • 7:30 pm



JAZZ WITH JIM

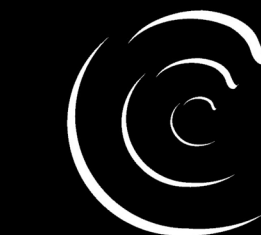
October 2 • 7:30 pm

IN THE GALLERY



This summer's main exhibit, *Inspired to Create: One Exhibition. 6 Artists.*, is a photography show featuring a group of local artists highlighting their collective effort while meeting the individual styles. (thru August 29)

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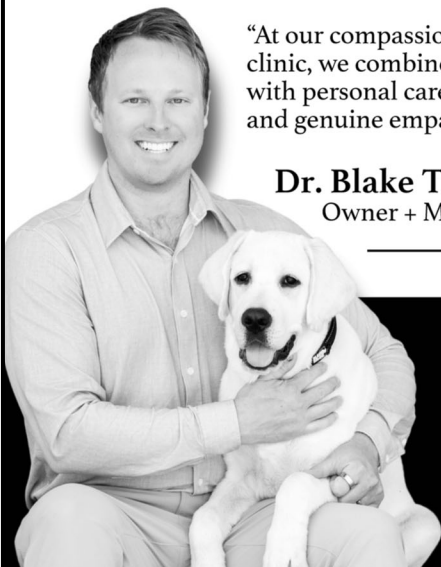
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Thaddeus Bullard AKA WWE Legend Titus O'Neil
Father, Tampa Bay Area resident and
Community Leader



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UP ON THE ROOF Stucco leaks

I am writing about this subject again because I have been to so many homes in the Lutz area that still have not addressed this issue, and I even had to do the same at my own home as I had 14 areas to fix (check below windows first).

I was recently in the neighborhood and showed the owner at least 10 long cracks in his stucco that needed to be sealed before the next tropical storm. PLEASE read this, as the preventative measure is easy and can really save you later! MAKE SURE you seal these cracks with an elastomeric caulk, NOT stucco patch. You need something flexible in this area as it will continue to move slightly over time. You can look this up on Google to learn more.

My name is West Edwards, and I am a resident in Lutz, and the owner of Sharpe Roofing. I have been in the roofing industry for 20+ years and have been on over 10,000+ roofs on commercial and residential properties in that time. It is my goal to help educate the community regarding things I have learned along the way that can hopefully help you extend the life of your current roof & plan well for your next one.

Did you know that any stucco wall above your lower roof system, or even on the first floor, can be the cause of what may appear to be a roof leak in your home? While we make many repairs due to a prior workmanship error, the relationship to leaking is not always the roof when you see a stain in your ceiling or wall. Most homes in the area have a stucco coating on the exterior wall, and many have either raised entryways, dormers, or second story walls that are above a lower roof system. Over the past 20 years we have seen many leaks where the wall above ties into the roof system below for an asphalt shingle, tile or metal roof system.

Stucco and mortar are very porous and need to be sealed well to prevent water intrusion. When it comes to some of our long soaking rains that blow against our walls (mostly in tropical storms for over 3 hours), the only thing keeping the water on the outside is the quality and condition of the paint job on the home. The typical acrylic base paints we have used for many years now have a steady rate of decline (like asphalt shingles and our roads) due to solar degradation, and especially on the South and West facing walls. Once the paint has become thin enough, or has cracks or pinholes in it, it can no longer provide the watertight integrity we need to protect our homes. When a wall is above the roofline, and the water gets into the stucco this way, it will leak behind the wall flashing and make it appear as though it is a roof leak. Use this video link to see an explanation on our Roofing University YouTube page <https://youtu.be/pRo0aIW0RaI> and also about wall flashing details <https://youtu.be/c6li2pOCE7c>

Once the water is behind the stucco it will typically also cause the wire mesh behind the stucco to rust and expand, which in turn

causes the stucco to crack and leak even more! It is particularly important to hire a painting contractor who is knowledgeable about this and understands how their work above the roofline is protecting you from our frequent and heavy rains over the years. It is also important that you walk around your home to look for cracks in the stucco that will allow water intrusion, as it can eat away at your home in an area you can't see until it is too late!

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. Also, please know I am always willing to help by simply discussing any concerns you may have about your home. Stay safe out there!

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