



# *Countryway Newsletter*

Home Owners Association

March 2025

## **GARAGE SALE**

**COUNTRYWAY GARAGE SALE**  
**APRIL 19, 2025**  
Starting 8:00 AM



**Community Association Manager - Michelle Walsh**  
mwalsh@mgmt-assoc.com Management & Associates  
720 Brooker Creek Blvd. Suite 206 Oldsmar, FL 34677  
813-433-2016

THE OFFICIAL *Newsletter* OF COUNTRYWAY

**For Advertising Contact 813-991-7843**

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Michelle Walsh  
Community Association Manager

### **MASTER BOARD EMAIL**

[masterboard@countrywayhoa.com](mailto:masterboard@countrywayhoa.com)

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

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

**February 20, March 20,**

The number to dial in can be found on the  
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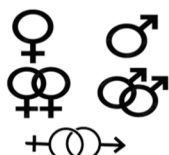


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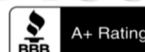


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## The Estates of Countryway

Hello Neighbors,



As we step into April, we are reminded of the beauty of spring, the longer days, warmer temperatures, and the fresh blooms that brighten our surroundings. We hope this month brings joy and a sense of renewal to you and your family.

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

4/1	April Fools Day
4/12	Passover
4/13	Palm Sunday
4/15	Tax Day
4/18	Good Friday
4/19	Neighborhood Garage Sale
4/20	Easter/Orthodox Easter
4/22	Earth Day
4/23	Administrative Professionals Day

### Gardening Tips for April

Spring is the perfect time to get your garden started! Here are some tips to help you get the most out of your outdoor space:

- **Plant** perennials now for long-lasting blooms in the coming years.
- **Mulch** around your plants to retain moisture and keep the soil temperature stable.
- **Prune** any dead branches from shrubs and trees to encourage new growth.

### Garage Sale

Spring cleaning is the perfect time to declutter, and what better way to do that than by participating in our **Neighborhood Garage Sale on April 22nd!** Whether you have gently used furniture, clothing, toys, or household items to sell, this is your chance to turn those items into cash and give them a second life.

**Date: April 19th**

**Time: 8:00 AM - 2:00 PM**

**Location: Various homes throughout the neighborhood**

Stay connected, stay engaged, and don't hesitate to reach out if you have ideas, feedback, or want to get involved in future events.

Wishing you all a fantastic April filled with sunshine, community spirit, and lots of smiles! Happy Easter!

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## Tips for Perfect Hard-Boiled EGGS

### Useful Information:

- Older eggs are easier to peel than fresh eggs. If you are planning to make hard boiled eggs for Easter and want to make sure that the eggs are easy to peel, buy your eggs at least a week ahead of time (two weeks even better, they'll keep).
- If you need easy-to-peel eggs and you have fresh eggs, you might want to try **steaming the eggs** for 20 minutes. Somehow the steam penetrates the shell a bit making the eggs easier to peel.
- If you've boiled a batch of eggs that you are now finding difficult to peel, try cracking the shells all around without peeling them and soaking the eggs in water for a while. The water often seems to seep in enough under the shell to make the egg easier to peel.

**1. Place the eggs in a single layer at the bottom of a saucepan. Cover with at least an inch or two of cold water.** The more eggs that are crowding the pan the more water you should have over the eggs. Heat the pot on high heat and bring the water to a full rolling boil.

*Adding a teaspoon of vinegar to the water may help keep egg whites from running out if an egg does crack while cooking. Also some people find adding 1/2 teaspoon of salt to the water helps prevent cracking as well as making the eggs easier to peel.*

**2. Turn off the heat, keep the pan on the hot burner, cover, and let sit for 10-12 minutes.**

*If you have the type of stove burner that doesn't retain any heat when turned off, you might want to lower the temp to low, simmer for a minute, and then turn it off.*

Depending on how cooked you like your hard boiled eggs, the eggs should be done perfectly in 10-12 minutes. When you find a time that works for you, given your preferences, the types of eggs you buy, your pots, stove, and cooking environment, stick with it.

If I'm cooking a large batch of eggs, after 10 minutes I'll sacrifice one to check for doneness, by removing it with a spoon, running it under cold water, and cutting it open.

I also find that it is very hard to overcook eggs using this method. I can let the eggs sit, covered, for up to 15-18 minutes without the eggs getting overcooked.

**3. Strain out the water from the pan and run cold water over the eggs to cool them quickly and stop them from cooking further.** Or, if you are cooking a large batch of eggs, remove them with a slotted spoon to a large bowl of ice water.

The best way to store hard boiled eggs is in a covered container in the refrigerator. Eggs can release odors in the fridge which is why it helps to keep them covered.

They should be eaten within 5 days.

*Simplyrecepies.com*



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## The Meadows

Spring is in full swing, and our neighborhood is buzzing with energy! From blooming flowers, weekend events, and family bike rides along the Upper Tampa Bay Trail, it's clear that our community is soaking up the sunshine and enjoying all the beauty that Countryway and the Tampa Bay area have to offer this season.

### Welcome, New Neighbors!

We're thrilled to welcome the newest residents who've chosen to call The Meadows home. Whether you're here for the quiet streets, friendly faces, or top-rated schools nearby, we're so glad you're here. We look forward to getting to know you at upcoming events!

### Annual HOA Fees

A quick reminder—if you haven't submitted your 2025 Meadows HOA fee yet, please do so. These funds help us maintain common areas, support neighborhood events, and keep The Meadows beautiful. Need to set up a payment plan? Contact Richard Baily at UPI at 813-980-1000.



### Yard of the Month Returns!

Big congrats to the homeowners at **8605 Thimbleberry Lane**—our first “Yard of the Month” for 2025!

Their recent investment in revitalizing their home's exterior is truly paying off, and it's a beautiful way to welcome the spring season. Winners will proudly display our official sign, enjoy some well-earned bragging rights, and inspire us all to take pride in our homes. (P.S. Make sure your HOA dues are current to be eligible!)

### Neighborly Reminders

Let's keep The Meadows one of the most welcoming communities in Tampa by remembering a few neighborly tips:

- **Respect Quiet Hours:** Be mindful of loud music, yardwork, or construction early in the morning or late at night.
- **Pet Etiquette:** Please leash and clean up after your pets.
- **Drive Smart:** With more kids outside, please observe all stop signs and drive the posted speed limit.
- **Trash & Recycling:** Pick-up days are Tuesdays (trash, recycling, yard debris) and Fridays (trash only). Please place bins out the evening before and bring them in by the evening on collection day.

### Spring Community Yard Sale – Saturday, April 19th

Mark your calendars! The Meadows bi-annual Community Yard Sale is happening on Saturday, April 19th from 8 AM to 1 PM. Time to declutter, make a few bucks, or hunt for treasures! Expect increased traffic, so please plan ahead and drive with caution.

### Stay Connected

Our private Facebook group is another way to stay in the loop between newsletters. Whether it's finding a lost pet, learning about school happenings, or getting recommendations for local services, we've got you covered.

<https://www.facebook.com/groups/meadowsofcountryway>

## What Can We Do To Help The Earth?

Here are some extremely simple tips for things we can all do to help protect the environment. A lot of it might be common sense, but it never hurts to have a reminder.

### 1. Throw less stuff away

Stick your recyclables in the recycling, put your leftover food in the compost, and try to reduce how much you send to landfill.

### 2. Turn things off if you're not using them.

Turning your TV off at the end of the day can a difficult and time-consuming process but leaving it on standby overnight is not only a pointless addition to your carbon footprint; it could also add up on your electricity bill each year.

### 3. Only boil the water you need

Do you overfill the kettle when making tea? According to a recent study, three quarters of all households boil more water than they need, adding a hefty amount bills.

### 4. Reuse plastic bags

This will help pin the preserving ocean life. There are more than five trillion pieces of plastic in the world's oceans – of which plastic bags account for a large proportion and they strangle sea animals and wreak havoc on the food chain.

### 5. Don't leave chargers plugged in

Another small way to reduce your energy consumption – phone chargers and laptop leads constantly left in the socket will continue to use a small amount of electricity, completely unnecessarily. Take a second to pull them out.

### 6. Reuse plastic bottles

If you buy bottled water, reuse the bottle. Plastic bottles use oil in their manufacture, they've got to be shipped around on carbon-chugging vehicles, they're very rarely recycled and they take hundreds of years to biodegrade.

Exp: 06/30/2025



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## SPRING YARD CHORES

Spring is here and outdoor chores are in order:

- Service your mowers as they are about to work again regularly!
- Adjust your sprinkler times for the drier months expected through May
- Check your lawn and resod areas which were too weedy during the last growing season
- Prune easement trees 15ft above roadway grade (anything below 15ft will get damaged by Republic Services trucks, Fedex, UPS etc.). Prune shrubs and trees when new growth begins: The end of the dormant season is a good time to prune many trees and shrubs. Cold damaged shrubs can be pruned back to where new growth appears.
- Replace plantings affected by the freezes.
- If you have azaleas in your landscape they need to be pruned after blooming
- Prune spring flowering trees and shrubs after blooming: Prune after the last flowers fade but before new buds set in mid to late summer
- Mulch conserves moisture during dry weather and minimizes weeds in landscape beds.
- The drier months are ideal for completing jobs like exterior home repainting.
- Clean Mailboxes and mail posts.





Yesssss !!!

There you are...  
Where have ya been?

WE HAVE BEEN GETTING EMAILS AND PHONE CALLS FROM MANY OF THE RESIDENTS OF COUNTRYWAY!!!

THEY WANT TO KNOW WHY THERE ARE NO ARTICLES ABOUT THEIR COMMUNITY IN THEIR COMMUNITY NEWSLETTER.

PLEASE TAKE THE TIME AND SEND US YOUR ARTICLES AND PICTURES BY THE 4TH FRIDAY OF EACH MONTH. IKAREPUBLISHING@AOL.COM



# Easter Egg Scavenger Hunt



It's what hundreds of thousands of kids do year after year on Easter morning. It's what we all remember doing as a child, searching for those eggs, hoping we can find them all so we don't have a rotten egg in a few days. There's more than just a traditional Easter egg hunt to do on Easter morning! These are some fun Easter scavenger hunt ideas for kids to do to celebrate and have fun with Easter!

- Roses are red, violets are blue, look in the place, where u keep your shoes (shoe cupboard/rack)
- Let's escape to a fairytale today, Cinderella or little Miss Hubbard! Your clue is hidden in the.... (cupboard)
- Pens and pencils, books and lunch you'll find me here I have a hunch (School bag)
- I have four legs but cannot walk; you sit at me, when using your knife and

fork! (Stick under the kitchen/dining table)

- Scrape the scraps off your plate; this machine cleans them just as great! (Dishwasher)
- Ring ring time to rise and shine. (Near the alarm clock)
- You've been at this for some time, now you're getting the rhythm your next egg/clue is hidden behind your favorite games system! (Playstation, Xbox, Wii)
- Cozy and Warm you rest your head (Your Bed)
- Leafy and green is where I can be seen (Plants)
- I love to see my reflection – I am such a pretty egg (Near the mirror)
- Soaking, soapy, sudsy bubbles, if you don't find me I will be in trouble. (Bath)
- I have two wheels that spin, ride it fast and you may win, you choose the direction, but wear a helmet for protection! (Near their bike)
- Come find me before 'the mouse' eats me! (Computer)
- If I take a spin I will come out all clean again (Washing machine, laundry room)
- If the Easter bunny left you a letter – where might you find it (Mailbox)
- I play in it at the beach or in the yard, but there's no need to build castle (Near or in the sandbox)
- Check the desk, on a top-row shelf.

- I'll bet you can find the clue by yourself. (Desk)
- A rubber ducky says rub-a-dub-dub.? (Bath)
- You'll find in your closet a basket, now GO!  
It's been hiding in there the whole time, don't you know? (Closet/wardrobe)
- You sit on me all day, sometimes you even lay, I'm where you watch T.V. I'm very easy to see (Couch)
- I'm always cold, I'm never hot, you keep food here, I'm always near (Refrigerator)
- In the room we bake a pie, where do we look out to see the sky? Your next clue you will spy. (Put the next clue on the kitchen window)
- Look, oh look see, and yourself you will see. And when you do, you will find your next clue. (Mirror)
- Sweaty and stinky this hunt has made you, don't give up. To clean yourself this is where you'll need to go, (Bathroom)
- This is close to where you sleep, you might keep toys under here, there are no monster here as you see, you will find something and say "YIPEE!" (Under bed)
- The numbers 1 to 12 are here, take a look for some Easter cheer. (Clock)
- If eggs are what you are looking to find, take a look in the paper you unwind. (Toilet roll)



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## Wellington

HAPPY HAPPY EASTER!

Let's all drive slowly through the neighborhood in case Peter Cottontail is hopping around!

### Easter fun facts:

- Cadbury Candy Company produces about 1.2 million cream eggs every day.
- Easter bunny predates Christianity and came to the United States from Germany in the 1700's.
- The act of painting eggs originated from a Ukrainian tradition.
- Easter is celebrated the first Sunday after a full moon.



**The Yard of the Month for April was awarded to 11861 Branch Mooring Drive.**  
**The yard is always beautifully manicured. Thank you for all your hard work!!**

**SPEEDING** is a problem in the neighborhood! Branch Mooring is designed as a circle which creates narrow curves with limited vision. Children playing in the street, joggers, bike riders and parked cars are at risk for a collision. Also, school will be out soon and children will be playing and riding bikes. **BE AWARE!**

**NEW  
UPDATE**

### Updates on Wellington projects:

There is a pending bid for the wall project. The solar lights were replaced but they failed after a few weeks. It was determined that wrings are defective. Bids will be received for the project.

Thank you to everyone who submitted Architectural Review forms for home improvements! Reminder to everyone that prior to beginning a project such as painting, new roof, tree planting, installation of fences or gates and any construction that changes the view of the house from the street, you must submit an AR form.

### GET TO KNOW YOUR NEIGHBOR!!!

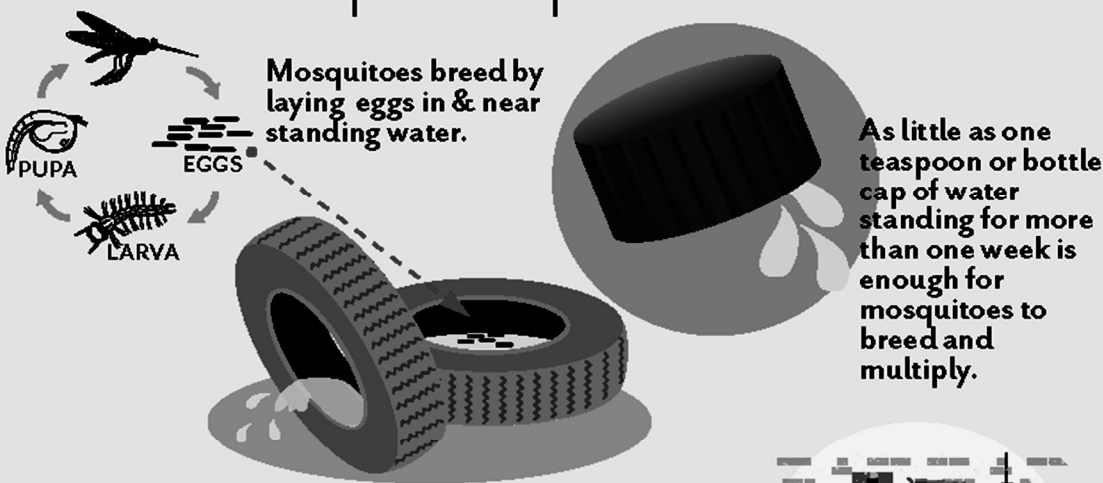
Residents of Wellington, let's get together and meet some neighbors that we see around our community but have never met. Some of the residents have been getting together at a local restaurant and enjoy some fellowship. In the next couple months we will be notifying you about a date and time to meet and greet and dine with some great neighbors.

HAPPY HAPPY SPRING!

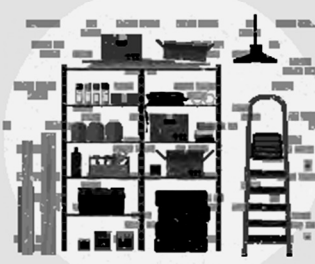
# Keep mosquitoes **outside**



## Stop mosquitoes from **breeding**



At your house or business:  
Put away items that are outside and not being used because they could hold standing water.



In your garden:  
Keep flower pots and saucers free of standing water. Some plants, such as bromeliads, hold water in their leaves—flush out water-holding plants with your hose once a week.



[www.cdc.gov/features/StopMosquitoes](http://www.cdc.gov/features/StopMosquitoes)

**GET SCREENED TODAY.**



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## Welcome spring market – our listings are moving!

Since Jan. 1, we have closed or have under contract over \$4M in listings (incl. multiple offers!) Call us - we can sell your home!

COUNTRYWAY MARKET STATS (past 60 days, as of 3/30/25):

Category	# of Listings	Price Range	Pool?	Square Footage Range	Avg Days On Market (DOM)	DOM Range
Active	21	\$395,000-\$750,000	Low-No, High-Yes	1,327 - 2,546 SF	104 Days	3-397 days
Pending	5	\$439,900-\$599,900	Low-No, High-Yes	1,581 - 2,014 SF	65 Days	5-151 days
Sold	14	\$275,000-\$700,000	Low-No, High-Yes	1,331 - 2,295 SF	48 Days	0-189 days

\* All data varies based on location/view, condition, upgrades, pool/no pool, lot size, roof/HVAC age, etc.

As Engel & Völkers advisors, we are local market experts, collaborating with a vast global network that can reach buyers and markets spanning **6 continents, 35 countries, 1,000+ offices** and **16,500+ agents**. And, as local market experts, we can help you determine an accurate value for your unique home. **Call us with any questions. We are here to help!**



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