



Countryway Newsletter

Home Owners Association

May 2025

Happy Mother's Day

**to all the tough, hard-working,
patient, loving, and all-around
amazing moms out there!**



Community Association Manager - Michelle Walsh
mwalsh@mgmt-assoc.com Management & Associates
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813-433-2016

THE OFFICIAL *Newsletter* OF COUNTRYWAY

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MASTER BOARD EMAIL

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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The Estates

Hello Neighbors,



Happy May! The sun is shining, flowers are blooming, and our community is buzzing with energy. Whether you're planting a garden, planning a barbecue, or just enjoying longer days, there's something special about May in our neighborhood.

Here's what's happening this month:

5/5	Cinco de Mayo
5/11	Mother's Day
5/15	Peace Officers Memorial Day
5/26	Memorial Day

Gardening Tip for May

It's a great time to plant tomatoes, basil, and marigolds! Pro tip: Add crushed eggshells to your soil for a calcium boost.



Welcome New Neighbors

The Estates welcomes new neighbors Dixon and Tracy Braden and their three children Dixon, Julia, and Fletcher. Give a warm welcome to our newest family in 11228!

FYI Tampa Bay Rays Home Games

Due to damage at Tropicana Field from Hurricane Milton, the Tampa Bay Rays are playing their 2025 home games at George M. Steinbrenner Field in Tampa. This temporary move keeps the team in the Bay Area while repairs are underway.

Stay Connected

Got a story, event, or shoutout for June's Newsletter?

Email us at bmeyer80@hotmail.com by May 23rd.

Join our Facebook page at The Estates of Countryway for more information.

Cheers to sunny days, neighborly waves and everything in bloom!



Gardening Calendar – May

What to plant:

Annuals: Plants that can take summer heat include salvias, torenia, wax begonias, and ornamental peppers.

Bulbs: Some lilies do better when their roots are crowded. Try planting Amazon, Aztec, and Kaffir lilies in containers to increase blooming.

Herbs: Plant heat loving herbs, including basil, Mexican tarragon, and rosemary.

What to Do:

Pests: Harmful insects become more active as the weather warms. Watch for thrips, scale, and mites on ornamental plants.

Gardenias: While some yellowing of older leaves is normal, yellowing of new growth usually indicates a micronutrient deficiency.

Oleanders: Chewed or ragged leaves indicate oleander caterpillars at work.

Lawn insects: Watch for damage from chinch bugs in St. Augustine.

Prevent lawn diseases: Prevent or minimize disease by following proper cultural practices when caring for lawns.

Tomatoes: Watch for pests, disease, and nutritional disorders on tomato plants.

What to Do Every Month:

- Adjust irrigation based on rainfall
- Deadhead flowers to encourage new blooms.
- Monitor the garden for insects and disease.
- Plant trees, shrubs, and perennials and water until established.
- Mow lawns at recommended heights: St. Augustine: 3-4"

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Meadows

May in the Meadows: A Season of Sunshine, Showers, and Shared Moments

As we step into May, the season brings a familiar rhythm—afternoon showers, warm temps, and Rays baseball in full swing. It's also a great reminder of what makes the Meadows special: the people. The energy, generosity, and neighborly spirit in our community continue to make this a place we're proud to call home.

Mark Your Calendar: Upcoming Dates

Don't miss these important events this month:

May 11th – Mother's Day

May 17th – Armed Forces Day

May 26th – Memorial Day

May 29th – Last Day of School (Pinellas County)

May 30th – Last Day of School (Hillsborough County)

Meadows Great Egg-Scape: Thank You!

A big shoutout to all our Peeps who made the first Meadows Great Egg-scape a huge success! From enthusiastic egg hunters to the helpful hands behind the scenes, your spirit made the day unforgettable. Laughter, connection, and a little friendly competition—what more could we ask for? We're already hopping with ideas for next year!



Welcoming New Faces and Fond Farewells

With growth comes change. As we welcome new neighbors into the Meadows, we also say goodbye to those moving on. Thank you to all who've contributed to our community—you'll be missed! And to our newest residents: welcome! We can't wait to meet you at upcoming events.

Speaking of transitions, please join us in giving a heartfelt thank you to Lori C. for her dedicated service on the Meadows Board. Lori is heading off to new opportunities, and we wish her all the best. Your impact will be felt here for years to come!

Yard of the Month: Raising the Bar!

Spring has officially sparked some friendly competition! We've seen neighbors leveling up their landscaping, and it's paying off. Congrats to 8611 Boysenberry Drive, our May Yard of the Month winner. Your hard work is a win for all of us—boosting beauty and home values across the board.

Congratulations Graduates!

Congratulations to the Class of 2025! We're proud to celebrate your hard work, determination, and the exciting journey ahead—your community is cheering you on every step of the way.

Kendall R. is graduating with Honors from the University of Florida with a Bachelor of Health Science, along with minors in Disabilities in Society and Deaf and Hearing Sciences. This fall, she'll continue her academic journey in Gainesville as she begins the Doctor of Occupational Therapy program. Way to go, Kendall!

Alyssa D. is graduating from Alonzo High School, where she stood out both in the classroom and on the field. She's finishing with an impressive 6.3 GPA and was a four-year athlete on the school's flag football and soccer teams, as well as a dedicated member of ROTC. This fall, she's heading to Florida State University to major in Exercise Physiology and Sports Medicine. Watch out, Tallahassee—here comes Alyssa!

Great Neighborhoods Start with Great Neighbors

Being a good neighbor goes beyond simply following the rules—it's about showing mutual respect and consideration for the people around us. Simple actions like keeping noise to a minimum during quiet hours, driving cautiously through the neighborhood, and maintaining a peaceful environment can make a big difference. When we all take pride in where we live and look out for one another, it helps create the kind of community we're all proud to call home.

Connect with Us

If you haven't yet joined our Facebook group, "The Meadows of Countryway," now's the time! Stay updated with real-time neighborhood news at www.facebook.com/groups/meadowsofcountryway/.

We're excited for another engaging month with our beloved community. See you around the neighborhood!





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Wellington

Thank you to all of our residents for helping to keep Wellington looking great! 11842 is a lovely home on the curve of

Branch Mooring Drive that has been selected as Yard of the Month for May! We sincerely appreciate your hard work in maintaining your residence.



The wall improvement is a priority of the pending projects. The wall requires a contractor with masonry experience in addition to the painting of the wall. With the continuing hurricane recovery projects, qualified Masons are in demand. The wall needs to be scraped and primed prior to the application of stucco. If you have any referrals for the project, please contact estoppelwh@gmail.com.

The HOA Board welcomes suggestions for improvements to our community. The Board is composed of resident volunteers and the goal is to maintain the integrity of our Wellington community. We encourage involvement from our residents and hope you will consider being on a committee to assist in making Wellington the best ever! Please consider joining us by contacting estoppelwh@gmail.com.

Alligator Update!

Alert! Alert!

Alligator mating occurs in the Spring and the alligators are active. Be aware when you are walking near the ponds, especially if you are walking a dog. Alligators are more aggressive during the mating season.



Please be mindful of the Wellington bylaws regarding the parking of automobiles on the grass. There has been an increase of cars on the lawn. Thank you in advance for your cooperation!

We hope you are enjoying this beautiful Spring season!

BE PREPARED FOR HURRICANE SEASON
Now is the time to familiarize yourself with shelters and evacuation routes
Visit <https://hcfi.gov/residents/public-safety/emergency-management>

PEOPLE, NOT GATORS, AT FAULT IN MOST ALLIGATOR BITE CASES

Article obtained from IFAS – University of Florida

Risky human behavior, not aggression by alligators, is the leading cause of alligator bites, according to a groundbreaking study by scientists at the University of Florida and Centre College in Kentucky.

Published in the journal Human—Wildlife Interactions, the research is the first to develop a ranking system that categorizes human actions immediately before an alligator encounter. Researchers found that in 96% of recorded incidents, some form of human inattention or risk-taking preceded the attack. The findings show how alligator bites are not random; they're preventable.

The insights come at a time of year when alligator activity is ramping up. Mating season, which runs from April through June in Florida and the Southeast, brings more frequent movement and territorial behavior among alligators, making human awareness and safe practices even more essential.

"I wondered if crocodilians had an unwarranted reputation for attacks the same way snakes do," said Mark Teshera, lead author of the study and a biology professor at Center College. "It was important to create a ranking system for risky human behaviors because it showed that the overwhelming majority of bites stemmed from some level of humans engaging in risky behavior in places where alligators live. Therefore, we should not call these encounters 'attacks'."

To reach their conclusions, the team analyzed nearly three centuries of records from 1734 to 2021 on human-alligator interactions using the CrocBITE database, now called CrocAttack.org. The team then augmented that information with internet searches, literature review and communications with wildlife agencies. Each case was classified by the level of human behavior risk: no risk, low, moderate or high.

Most bites that occurred following moderate-risk behaviors, such as swimming or wading in areas known to be inhabited by alligators. The highest proportion of fatal bites occurred after high-risk behaviors, such as deliberately entering alligator-inhabited waters. In contrast, low and no-risk behaviors, like walking near water or simply being present on land, rarely resulted in attacks.

"The takeaway lesson from this study is that many bites can be prevented if humans are aware of their surroundings and minimize risky behaviors such as walking small pets near bodies of water or swimming where alligators are known to be present," said Frank Mazzotti, professor of wildlife ecology at UF/IFAS Fort Lauderdale Research and Education Center (FLREC) and an author on the study.

The most surprising finding was how high the percentage was for humans engaging in risky behavior. This indicates that humans, rather than alligators, are at fault in the vast majority of cases where bites occur, said Teshera.

The results emphasize that alligators aren't seeking conflict, but they will respond when humans provide what scientists call an "attractive stimulus," such as by splashing, swimming or entering alligator habitats.

Although some bites happened without clear warning, in many cases, people unknowingly triggered the alligator's natural response to defend itself or to hunt.

Researchers stress that humans are entering the environment of a large, wild predator much like hikers entering bear country or swimmers in shark-inhabited waters and should assume some level of responsibility and attentiveness.

Continued on page 9

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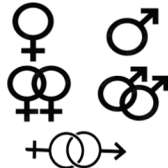
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"By examining these risk categories, and some of the activities people were involved in immediately preceding a bite, we are hoping that it reminds the public how crucial it is to maintain a situational awareness in alligator country, which will hopefully decrease future negative encounters," said Teshera.

A better educated public and more creative messaging about how to stay safe in gator territory could prevent injuries and save alligator lives, too.

"Frequently, when the alligator responsible for the bite is identified, it is removed by authorities and euthanized, losing its life because of risky human behavior," said Mazzotti.

The researchers recommend wildlife managers adopt diverse, targeted communication strategies to promote safe behavior around alligators. Increased awareness, they say, could dramatically reduce the number of bites and the need to euthanize alligators after attacks.

"Ultimately, the study underscores that situational awareness and informed choices, especially during recreational activities in alligator country, can help protect both people and wildlife," said Mazzotti.

ALLIGATOR MATING SEASON

The Alligator mating season is during the months of April, May & June.

They have an agenda and if you do not interfere with them, they will extend the same courtesy to you.

Our objective at the Eagles is to coexist with the bountiful wildlife and continue to enjoy it!

DOH-Hillsborough Issues Rabies Alert

Contact:

Claire Maher

Claire.Maher@flhealth.gov

813-559-4065

Hillsborough County, Fla.—The Florida Department of Health in Hillsborough County (DOH- Hillsborough) is issuing a rabies alert in Hillsborough County in response to a confirmed case of rabies in a stray cat that was killed in the Town and Country area off Twelve Oaks Blvd in Hillsborough County on April 12, 2025. DOH-Hillsborough is monitoring rabies among wild animals in the area. All residents and visitors should be aware that rabies is currently present in the wild animal population.

People and domestic animals should always avoid physical contact with wild animals (e.g., raccoons, bats, foxes, skunks, otters, bobcats, coyotes), which carry a higher risk of human exposure and a need for rabies post-exposure treatment. If you are exposed to rabies, receiving appropriate treatment after exposure will protect you from the risk of rabies.

This rabies alert is for 60 days and includes the following boundaries in Hillsborough County:

- **Northern boundary: W. Linebaugh Ave.**
- **Southern boundary: W Waters Ave.**
- **Eastern boundary: Anderson Road**
- **Western boundary: Wilsky Blvd.**

Take the following precautions to prevent rabies exposure:

- Immunize your pets and livestock based on your veterinarian's recommended schedule.
- Keep pets under direct supervision and on a leash, and keep livestock secured on your property. If an animal bites your pet or livestock, seek veterinary assistance for the animal immediately and contact Hillsborough County Animal Services at 813-744-5660.
- Avoid contact with wild or stray animals. Do not handle, feed, or unintentionally attract them with outdoor pet food, open garbage cans, or other sources of food. If you have been bitten or scratched by a wild or domestic animal, seek medical attention, and report the injury to DOH-Hillsborough by calling 813-307-8059.
- Never adopt wild animals or bring them into your home; instead, contact a licensed wildlife rehabilitator.
- Call your local animal control agency to remove any stray animals from your neighborhood. Contact Hillsborough County Animal Services at 813-744-5660.
- Prevent wildlife, including bats, from entering living quarters or occupied spaces in homes, schools, and other similar areas where they might come in contact with people and pets.

For more information on rabies, please visit [FloridaHealth.gov/Rabies](https://www.floridahealth.gov/Rabies) or contact DOH- Hillsborough at 813-307-8059.

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The Love Bug Is Here For May!**Biology and Behavior**

Love bug larvae grow up in grassy areas and feed on dead vegetation. The adult love bug does not eat, but subsists solely on the food taken in during its larval stage. Upon reaching maturity the love bug spends the entirety of its life copulating with its mate, hence its numerous romantic nick names. The male and female attach themselves at the rear of the abdomen and remain that way at all times, even in flight. In fact, after mating, the male dies and is dragged around by the female until she lays her eggs. Females lay up to 350 eggs in debris, and about 20 days later the eggs hatch into larvae. The larvae may live for months before passing into adulthood.

Love bug swarms can number in the hundreds of thousand and blanket an entire small town in a dense cloud of insects. The thick swarming of these slow flying, almost drifting, insects almost is reminiscent of snow fall. The swarms occur twice each year, first in late spring, then again in late summer. The spring swarm occurs during May. The summer swarm occurs during late August and September. Swarms extend over periods of 4 to 5 weeks. Mating takes place almost immediately after emergence of the females. Adult females live only 2-3 days.

Its character as a public nuisance is due not to its bite or sting (as it is not capable of either), but to its apparently highly acidic body chemistry. Because airborne love bugs exist in enormous numbers near highways, they die en masse on automobile windshields, hoods, and radiator grills when the vehicles travel faster than fifty miles an hour. If left for more than an hour or two, the remains become dried and extremely difficult to remove, and their acidity pits and etches automotive paint and chrome.

Trivia

There is a theory that love bugs give a clue as to whether there is going to be an active hurricane season. There are loads of love bugs and it is predicted that the Atlantic is to have a very active storm season from June to November.

Popular tongue-in-cheek lore holds that love bugs are synthetic, the result of a University of Florida genetics experiment gone wrong. Unscientific speculation about the love bug abounds: As the creature seemed to have no natural enemies its population was perceived to be reaching enormous levels. This is incorrect; love bugs are not a favored food of most insectivores, but they are harmless and merely do not taste good, and thus, do not get eaten. While many predators, including red fire ants, don't eat them, love bugs' larvae -- and some adults -- are food for birds such as quail and robins, and also, spiders. Some think that the apparent population explosion may for the largest part be explained by the fact that with increasing automobile use and rising population, the nuisance that love bugs may be has come to more widespread notice since the density of the road network and the extent of personal transport ownership in the species' area of occurrence was much lower than it is today. Lovebugs are beneficial because their larvae helps recycle organic material and improve the soil. The larvae also eat earwigs, beetle larvae, and other pests.

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Pending and Sold Listings In Countryway - Past 60 days

Greetings Countryway neighbors! Below is a snapshot of just part of the report that we provide to our clients to help them understand the market. Note: There were too many active listings (23) to include below, which gives you a sense of the market and how much it's changed since 2022. For a complete copy of the report, call or text us at 813-693-1003 or Email us from our website at uppertampabay.evrealstate.com. As your local market experts, we are happy to help! :-)

#	MLS ID	Status	Address	SF	List Price↓	LP/SqFt	Sold Date↓	Sold Price	ClosCosts	SP/SFT	DOM	Built	BE	FB	HB	Gar	Pool	Wtr/Vw	Acres
1	W7874160	PND	11309 CLAYRIDGE DR	1,606	\$518,000	\$322.54					4	1994	4	2	0	2	Private	No	0.21
2	TB8371672	PND	12020 STONE CROSSING CIR	1,786	\$525,000	\$293.95					2	1987	3	2	0	2	None	Yes	0.26
3	TB8355013	PND	12050 STONE CROSSING CIR	2,114	\$595,000	\$281.46					17	1987	4	2	0	2	Private, Community	No	0.22
4	TB8320783	PND	11401 GEORGETOWN CIR	2,014	\$599,900	\$297.86					104	1995	3	2	0	3	Private	No	0.15
5	TB8302353	PND	11426 GLENMONT DR	2,261	\$654,000	\$289.25					219	1991	3	2	0	2	Private	No	0.21
6	TB8367243	PND	10110 VISTA POINTE DR	2,820	\$750,000	\$265.96					5	1994	4	3	0	3	Private	No	0.23
7	TB8361580	PND	10014 VISTA POINTE DR	2,546	\$750,000	\$294.58					25	1995	4	3	0	3	Private	No	0.18
8	T3549420	SLD	11639 SUNSHINE POND RD	1,331	\$359,000	\$269.72	02/27/2025	\$275,000	0	\$206.61	153	1987	3	2	0	1	None	Yes	0.09
9	TB8306953	SLD	11202 CLAYRIDGE DR	1,276	\$429,000	\$336.21	02/27/2025	\$429,000	10,000	\$336.21	120	1993	3	2	0	2	None	No	0.15
10	TB8342005	SLD	11424 ZENITH CIR	2,258	\$599,000	\$265.28	02/27/2025	\$585,000	2,000	\$259.08	5	1993	3	2	0	2	Private	No	0.16
11	TB8329732	SLD	12006 STONE CROSSING CIRCLE	2,134	\$574,900	\$269.40	03/06/2025	\$560,000	500	\$262.42	48	1987	4	2	0	2	Private	No	0.18
12	TB8329068	SLD	11228 BLOOMINGTON DR	2,129	\$684,900	\$321.70	03/13/2025	\$650,000	16,000	\$305.31	62	1991	4	3	0	2	Private	Yes	0.20
13	TB8352390	SLD	11116 BLOOMINGTON DR	1,270	\$421,000	\$331.50	03/26/2025	\$425,000	10,125	\$334.65	5	1991	3	2	0	2	None	No	0.19
14	W7871103	SLD	11601 AUTUMN GARDENS CT	1,277	\$405,000	\$317.15	03/28/2025	\$400,000	0	\$313.23	27	1987	3	2	0		None	No	0.14
15	T3551448	SLD	8703 CHARMING KNOLL CT	1,581	\$439,900	\$278.24	04/07/2025	\$438,000	18,300	\$277.04	151	1990	3	2	0	2	None	No	0.22
16	TB8360363	SLD	11319 CLAYRIDGE DR	2,324	\$499,900	\$215.10	04/10/2025	\$497,500	5,000	\$214.07	5	1994	4	2	1	2	None	No	0.18
17	TB8347901	SLD	11308 POCKET BROOK DR	1,640	\$499,000	\$304.27	04/22/2025	\$510,000	20,400	\$310.98	47	1990	3	2	0	2	Private	No	0.21

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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