



Countryway Newsletter

Home Owners Association • June 2026

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813-991-7843



architect designed several of the buildings at nearby Florida Southern College in Lakeland? On your next Orlando visit, consider a stop and a tour.

Anyone up for a movie?

- If you are, Tampa Bay has plenty of film series that are free or cheap, in locations ranging from swimming pools to venerable theaters

Satisfy your need for speed

- Check out all of the go-cart places around Tampa Bay for all of your younger Mario or Maria Andrettis.

Where the wild things are!

- At Dade City's Wild Things, you can get up close and personal with nearly 200 animals, including Diamond, a young tiger.

Spring in, cool down

- Too hot? Dive into one of Florida's springs to cool off. With temperatures in the springs at 72 degrees or cooler, it will feel like you've been in the fountain of youth.

All aboard for Egmont Key

- Just a short ferry trip off the coast at Fort DeSoto, Egmont Key beckons with its nature, history and distinctly Florida experience. View our slideshow and see if you agree that this is a perfect day trip.

Let's go camping

- Roast marshmallows, tell stories, great family time! (Fort DeSoto, anyone?).

Let's go shelling

- Sanibel Island is home to some of the best shelling in Florida, and it's just a short drive away.

Sponge Docks make nice day trip

- The food, the sights, the sponges! Nothing is better than a day trip to the Tarpon Springs Sponge Docks. You can get authentic Greek food and if you catch it just right, see the divers go down and get the sponges.

A good old swimming hole

- Bob's River Place doesn't advertise and it's in the middle of nowhere. But hundreds come on the weekends to have fun on the rope swings and waterslides.

Paddle the Weeki Wachee

- Skip the mermaids this trip and head for the river instead. One of the best-kept secrets on the Gulf Coast, the clear river is ideal for entry-level paddlers or families with small children.

Fun with springs is eternal

- Because it's summer now it might be sweltering out. Put Ichetucknee Springs on your must-list for this summer. You can rent colorful tubes and float peacefully in its cool embrace.

Dive into fun

- The Rainbow Springs State Park is a virtual outdoors theme park, with tubing, snorkeling, camping and just plain swimming. And it's only one hundred miles north of the Tampa Bay area.

Explore a state park

- See lighthouses, check out the abundant wildlife, explore the world of Marjorie Kinnan Rawlings or just chill on a lake.

Try an offbeat Florida trip

- Forget the theme parks this summer and shoot for one of these places and events that we think make Florida the funky and fun place it is. They show the diversity of the Sunshine State.

Easy to find an oasis in Jacksonville

- This sprawling city in northeast Florida is filled with parks, waterways and trails where you can escape the urban hubbub.

Try a wacky I-4 road trip

- Summer is coming up and you need a game plan, pronto! Channel your inner Clark Griswold and wheel that SUV toward the east for some quirky, amazing, whimsical roadside attractions.

Exploring Frank Lloyd Wright

- Did you know that the famed

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 Alys Gomez

Michelle Walsh
 Community Association Manager

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.

The number to dial in can be found on the
 Countryway Website.

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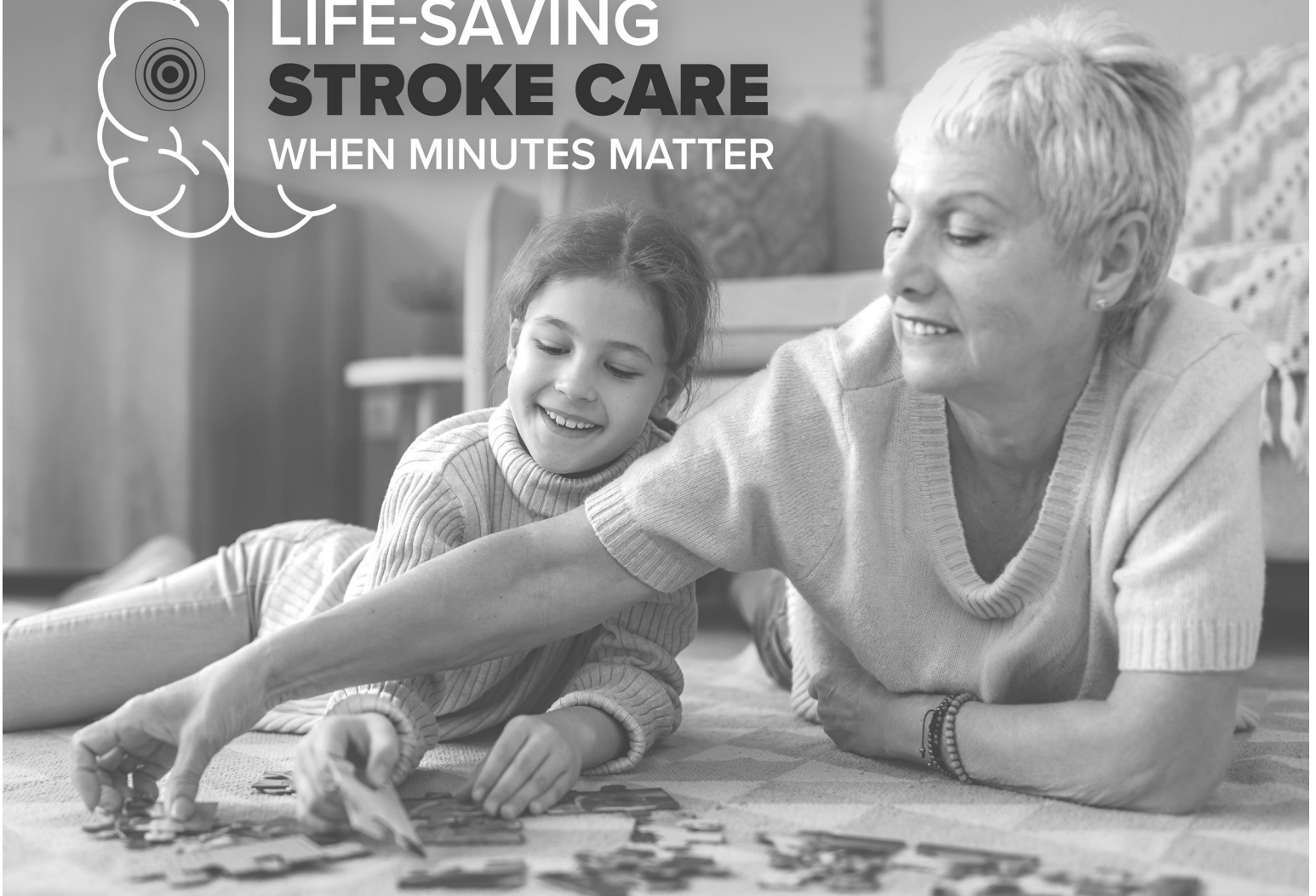
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The Meadows

Hello, Summer!

June has arrived, bringing longer days, summer adventures, and a neighborhood full of activity. School is out, kids are home, and The Meadows is officially in summer mode. Whether you're planning vacations, tackling home projects, or simply enjoying evenings outdoors, we hope this season brings plenty of sunshine and connection.

As we head into the second half of the year, here are a few community updates and reminders.

New Chapters and New Neighbors

Several homes within our community are currently on the market. To neighbors beginning a new chapter, thank you for being part of The Meadows and helping shape the welcoming community we enjoy today. We wish you all the best in what comes next.

At the same time, we look forward to welcoming new residents joining our neighborhood this summer. A friendly wave, quick hello, or invitation to connect goes a long way in helping new neighbors feel at home.

June is National Safety Month

Summer brings more activity outdoors, which makes this a great time for a few seasonal reminders:

- **Street Parking Courtesy** - With summer visitors, gatherings, and kids outside more often, please help keep roads clear by prioritizing garages and driveways whenever possible. Clear streets improve visibility and access for emergency vehicles, trash collection, deliveries, and pedestrians.
- **Hurricane Season is Here** - Hurricane season officially began on June 1. Now is the perfect time to review emergency plans, refresh supply kits, secure outdoor items, and verify insurance information.
- **Florida Rainy Season Reminder** - Afternoon storms are back. Please help keep our storm drains clear by avoiding grass clippings and yard debris in the street. Small actions help reduce standing water and improve drainage throughout the neighborhood.
- **Water Smart, Stay Green** - Please continue following Hillsborough County watering guidelines:
 - Mon / Thurs: Addresses ending in **0, 1, 2, 3**
 - Tues / Fri: Addresses ending in **4, 5, 6**
 - Wed / Sat: Addresses ending in **7, 8, 9**Best watering times are before 8:00 AM or after 6:00 PM.
- **See Something, Say Something** - If you notice suspicious activity, contact the Hillsborough County Sheriff's non-emergency line at **(813) 247-8200**. Emergencies should always be directed to **9-1-1**.

Yard of the Month

Congratulations to **8625 Boysenberry Drive**, our June Yard of the Month winner!

Your lush green lawn and freshly painted exterior have your home looking truly award-worthy! Thank you for taking such pride in your home and helping keep our neighborhood looking its best while inspiring others throughout the community. Keep those flowers blooming and hedges trimmed. You could be next!

Summer Projects? Don't Forget Architectural Approval

Summer is a popular time for home improvement projects. Planning exterior changes such as paint colors, fencing, landscaping, patios, roofing, or other visible modifications?

Please remember to submit architectural requests for review before beginning work. Taking this step early helps keep projects moving smoothly and protects the character of our community. Reach out to Richard Bailey at rbailey@univprop.com.

Celebrating Father's Day – June 21

To all the dads, grandfathers, stepdads, and father figures in our community, thank you for all you do. We wish you a Father's Day filled with family, laughter, backyard BBQs, and maybe even a well-earned nap.

Summer Fun & Neighborly Challenge

This month's challenge: **Welcome a Neighbor**

Notice a moving truck? Meet someone new at the mailbox? Introduce yourself, share a recommendation, or simply say hello. Small moments of connection help keep The Meadows the special community it is.

Stay Connected

Stay in the loop between newsletters by joining our private Facebook community for neighborhood updates, recommendations, events, and community conversations.

Facebook: The Meadows of Countryway

www.facebook.com/groups/meadowsofcountryway

Wishing everyone a safe, relaxing, and sunshine-filled June!

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Hi Stoneybrook Neighbors!

Welcome to June: Summer is Finally Here!

Can you feel that sunshine? June is officially here, bringing the longest days of the year and the official kickoff to summer. It's time for backyard barbecues, evening strolls, and enjoying the vibrant green spaces around Countryway.

As the weather warms up, let's make the most of this beautiful season together and keep our neighborhood the welcoming, beautiful place we all love to call home.

We all know in these hot months our grass grows twice as fast so let's do our best to keep our yards and landscaping in top shape! If you need recommendations for yard care services to help out, check out our Facebook page and this newsletter where neighbors have shared good experiences they've had with local vendors.

Hats Off to Our Students and Grads!

A massive congratulations to all our neighborhood kids for wrapping up another school year! Whether they are moving up a grade, finishing elementary or preschool, or making the big leap to high school, we are so proud of their hard work and perseverance.

Got a graduate you want to celebrate? Hang a sign on your porch or lawn so we can all wave and congratulate them when we walk by!

Summer Family Fun: Local Activity Options

Looking for ways to keep the family entertained without spending hours in traffic? Here are a few great ways to enjoy the season right in our neck of the woods:

- **Picnic at a nearby park:** Pack a basket, grab a blanket, and head to the park for an easy afternoon of fresh air and lawn games.
- **Backyard Movie Night:** If you or a neighbor has a projector, hang a white sheet on the garage door or fence, pop some popcorn, and enjoy a movie under the stars.
- **Cool Off at the Splash Pads:** Don't forget that the Oldsmar and Westchase areas have splash pads/parks which can be a fun alternative to beat the June heat.

Keep an Eye Out for Flamingo Fridays!

Summer in our neighborhood means more of our favorite casual tradition: Flamingo Fridays! It's the ultimate, no-stress way to unwind after the work week, catch up with friends, and meet new neighbors.

If you are new to the neighborhood, here is how it works:

- **Spot the Bird:** Keep your eyes peeled as you drive or walk through the neighborhood during the week. Whichever yard has the pink flamingo prominently displayed is our host for that week!
- **The Routine:** No RSVPs, no formality, and no pressure. Just show up on Friday evening, usually starting shortly after the end of the work day.
- **What to Bring:** Just bring your own beverages or a snack if you're hungry. The host provides the driveway or yard space!

Want to host a Friday? The flamingos are passed from house to house each week. If you'd like to host, simply steal the flamingo at the end of the Friday night and place it in your yard the following Monday morning to show neighbors you are the next host. If a flamingo is not out to be stolen, simply put a request on our Facebook page and whoever has current possession of the flamingo can pass it to you. Let's keep the flock moving!

Drive Safe, Stay Alert: Kids at Play!

With school officially out, our neighborhood streets and sidewalks are about to get a lot more lively. More kids will be out riding bikes, chasing basketballs, playing tag, and walking to nearby parks.

Please remember to slow down and drive cautiously.

- Always scan between parked cars where little ones might suddenly step out.
- Keep distractions (like phones) completely put away while driving.
- Give cyclists and pedestrians extra space.

Let's work together to ensure this is a safe summer for everyone in our community.

June Birthdays & Important Dates

We have a wonderful group of neighbors blowing out candles this month! If you see these folks out and about, be sure to wish them a very happy birthday:

Birthday

Name	Date
Lauren Grimmer	June 7th
Emma Grimmer	June 9th
Jerry & Joyce Comellas 40th Anniversary	June 21st



Important Dates

Start of hurricane season
June 1st
Flag Day
June 14th
Father's Day
June 21st
Summer Solstice
June 21st

Cheers to another great year! (Want you or your child's birthday or special date included in the newsletter? Drop a request in our Facebook group and an Admin will reach out to you for details.)

Have a fantastic, safe, and sunny June, neighbors!

-Your Stoneybrook HOA

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Your Financial Future and Peace of Mind Rest In The Hands of The Realtor You Hire

If you're considering selling your home, remember that your financial future — and your peace of mind — are closely tied to who you choose to guide you through the process. Below is an example from one of our clients.

“ Stacy and Anita helped our family with the tricky proposition of listing our current home while also purchasing a new one! They were with us every step of the way, providing lots of helpful resources including checklists to make sure we were on track to meeting all of the deadlines, and staying in constant communication. From listing to closing on both properties, we knew that they had our backs. I really could not recommend them enough! Thank you for helping us through a tumultuous time. We really could not have done it without you!

”



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ROOMS
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BATHROOMS
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