



Countryway Newsletter

Home Owners Association • July 2026

PUBLISHED BY IKARE PUBLISHING INC. WWW.IKAREPUBLISHING.COM
813-991-7843

Dear Countryway Homeowners,

The Board of Directors would like to inform all residents that Waters Street Park will be closed effective July 15, 2026, and is expected to remain closed for approximately four (4) months while major improvements are completed.

During this time, the tennis courts will undergo a full renovation with the installation of an entirely new playing surface. Because the area will be an active work site and construction zone, the following amenities will also be temporarily closed for the safety of all residents and guests:

Playground
Exercise Area
Pavilion
Tennis courts

Once the tennis court project is completed, work will begin on the Country Hollow Drive basketball court playing surface as part of the Association's ongoing efforts to improve and maintain our community amenities. Start date is anticipated to be August 15th.

We understand that the temporary closure of these recreational areas may cause inconvenience, and we sincerely appreciate your patience and cooperation while this much-needed work is completed. These improvements are being made to enhance the safety, appearance, and long-term enjoyment of the park facilities for all residents.

We will continue to keep the membership informed regarding the progress of the project and anticipated reopening dates.

Thank you for your understanding and support.

Sincerely,

Board of Directors
Countryway Homeowners Association

Hello Meadows Neighbors!

Happy July! Summer is in full swing, and we hope you're finding time to enjoy family barbecues, pool days, vacations, and all the little moments that make this season special. Whether you're staying close to home or heading out on an adventure, we hope your summer is off to a great start.

Celebrating America 250

This Independence Day is especially meaningful as our nation celebrates 250 years of American independence. It's an opportunity to reflect on our country's history while looking ahead to the future we continue to build together.

Communities like ours remind us that America is more than landmarks and history books. It's neighbors waving hello, lending a helping hand, and creating a place we're all proud to call home. We wish everyone a safe, happy, and memorable Fourth of July!

Friendly reminders:

- Please be considerate when using fireworks, especially around pets, veterans, and young children.
- Clean up after outdoor celebrations to help keep our neighborhood beautiful.
- If you're traveling, consider asking a trusted neighbor to keep an eye on your home.

Yard of the Month

Congratulations to the homeowners at **8611 Boysenberry Drive**, our July Yard of the Month winners! Their beautifully maintained landscaping and outstanding curb appeal help make The Meadows a welcoming place for everyone to enjoy.

Think your yard—or a neighbor's—could be featured next month? Keep those lawns mowed, flowers blooming, and shrubs trimmed. Every home that takes pride in its appearance helps enhance the beauty and value of our community. Thank you to everyone who contributes to making The Meadows a neighborhood we're proud to call home!

Beat the Florida Heat

- July is one of our hottest months, so don't forget to take care of yourself and your family.
- Stay hydrated throughout the day.
- Plan outdoor chores during the cooler morning or evening hours.
- Never leave children or pets in parked vehicles.
- Remember that sidewalks and pavement can become dangerously hot for pets' paws.

Hurricane Season Reminder

Hurricane season is well underway, and now is the perfect time to prepare before a storm is in the forecast.

- A few simple steps today can make a big difference later:
- Check flashlights and replace batteries.
- Restock your emergency supplies.
- Secure outdoor furniture when severe weather is expected.
- Trim small branches and remove loose yard debris that could become airborne during high winds.

Being prepared helps keep your family and our community safe.

Continued on page 6

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

THE OFFICIAL *Newsletter* OF COUNTRYWAY
For Advertising Contact 813-991-7843

This newsletter is mailed to the residents of Countryway monthly at no cost to the community. IKare Publishing is not responsible for the actions or credibility of any the advertisers in this newsletters. It is the individual's responsibility to check references on all advertisers. IKare Publishing is not responsible for content and as editor reserves the right to

Babysitters, Dog Walkers, Pet Sitters

Email ikarepublishing@gmail.com to add your name to this list

Anica Ali	813-406-9754	Dog walking, pet sitting, house sitting
Cayla Pecoraro	813-244-9363	Pet-sitter (birds included), house sitter and pressure washing
Jennifer Tate	813-892-6968	Pet Sitter
Josie Iller	813-252-0187	Pet sitting and dog walking
Rileigh Doran	813-291-6949	Babysit, dog walking, pet sitting
Shyann Harmon	727-310-7955	Babysitting, dog walking, pet sitting, and yard work
Tanya	813-855-4936	Babysitter, dog walker, pet sitter
Samantha Jo	407-461-4534	Pet sitting, dog walking, house sitting, 15 years experience
Victoria	813-760-8583	Pet sitting and baby sitting
Wyette Bertan	813- 465-4620	Babysitter
Julia Braden	901-633-6895	Babysitter

COUNTRYWAY
Homeowners Board Of Directors

PRESIDENT

Courtney Cooper Term Expiration 2026

VICE PRESIDENT

Erin Norwood Term Expiration 2025

TREASURER

Brian Pille Term Expiration 2025

SECRETARY

Bruce Bertan Term Expiration 2025

DIRECTOR AT LARGE

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.



License #9462

TLC ADULT DAY CARE
AND RECREATION CENTER



Tampa Bay's Premier
"Senior Social Club"

Social Interaction
Therapeutic Activities
Gentle and Fun Exercise
Nutritious Meals
Respite for Caregivers
And MUCH MORE!



Call now to schedule a free day:
(813) 510-4000

www.tlc-adultdaycare.com

3970 Tampa Rd, Suite J | Oldsmar, FL 34677



Pumps • Salt Systems • Filters
Heaters • Pool Vacuums • Automation
Lights • D.E. Breakdowns

HAYWARD **Pentair** **Jandy**

ZODIAC
a better life

Polaris

Albert Arevalo

Owner / Operator

813.517.0092

albert@bayislandpoolequipmentrepair.com

Licensed & Insured
Florida CPC 1458097

33626 PAINTERS

PREMIUM FINISHES. LASTING IMPRESSIONS.

Transform
YOUR SPACE.
LOVE YOUR
Home.

- ✓ BEAUTIFUL FINISHES
- ✓ DURABLE & LONG LASTING
- ✓ SEAMLESS / HYPOALLERGENIC
- ✓ INCREASES HOME VALUE

GARAGE FLOORS / PATIOS / DRIVEWAYS

* CLEAN LOOK / EASY MAINTENANCE *
** BUILD TO LAST **

EXTERIOR & INTERIOR PAINTING · FLAKE SYSTEMS · METALLIC & GLITTER EPOXY

EXTERIORS

Starting
@ \$2,190

{1 Story Homes up to 1,800 Sqft.
Upcharge for 2 Story,
Top SW Paint Included}



33626
— PAINTERS —

SUNRISE HOME PAINTERS, LLC

INTERIORS

Starting
@ \$295/ROOM

{Up to 150 sqft,
priming not included,
3 rooms minimum}



G ★ ★ ★ ★ ★
5 STAR RATING

Val & Dave Collins
Owners / Operators

NO DEPOSIT
UNTIL YOUR HOME
IS DONE!

Painting for Most Homes
Under \$6,000!



SCAN FOR A
FREE ESTIMATE

33626Painters@gmail.com

** TEXT/ CALL: 813-368-9899 **

www.33626Painters.com



FLIGHT BOOKED ✓



HOTEL BOOKED ✓



PET CARE BOOKED?

813.603.7575



Hello Oakridge Residents and Welcome Summer

The budget/annual election of directors of Oakridge At Countryway Homeowners Association Inc., will be held on July 14, 2026 at 6:00 p.m., at Countryway Golf Club 11111 W. Waters Avenue.

An auxiliary meeting for residents in Oakridge will be held at about 6:45 pm at the cul-de-sac of Clayridge Dr.



Hello, July.

A fresh chapter of
sunshine, growth,
and new beginnings.

May this month bring
peace to your mind,
purpose to your steps,
and joy to your heart



Painting



Window Repair



Flooring



Drywall



**HANDYMAN
CAN HELP**

813-761-3421

www.handymancanhelp.com

5-Star

★★★★★

Guaranteed Service



Carpentry

Health Care Designed for Your Convenience

When life is nonstop, health care appointments shouldn't slow you down. At AdventHealth Care Pavilion Westchase, we provide comprehensive services for your whole health — all in one place. Flexible and extended hours help you schedule an appointment that works for you, so you can focus on the moments that matter most.

THURSDAY AFTER WORK:

- ☐ IMAGING APPT.
- ☐ GROCERY STORE
- ☐ COOK ANNIVERSARY DINNER

Westchase

Imaging | Lab Services | Primary Care | Specialty Care

Schedule your appointment today.

 AdventHealthCarePavilion.com

 833-779-4326


AdventHealth
Care Pavilion



Happy July, Stoneybrook!

Can you believe we are already midway through the summer? We hope all of our wonderful Stoneybrook dads had a fantastic Father's Day last month, surrounded by family, relaxation, and hopefully a little time by the pool.

As we jump into July, our thoughts naturally turn to the upcoming holiday. We are wishing everyone in the neighborhood a safe, fun, and happy Fourth of July! To keep our celebration enjoyable for absolutely everyone on the block, here are a few friendly reminders as we plan our backyard cookouts and festivities:

Fireworks: Safety & Courtesy

- **Know the Rules and Times:** While Florida law permits consumer fireworks on designated holidays like the Fourth, it is a huge help to practice a little neighborhood courtesy. Wrapping up the big, loud displays by **11:00 PM** keeps the peace for our families with young children, sleeping pets, or early-morning work shifts.
- **Driveway Safety:** When setting off your displays, please ensure you are shooting fireworks from flat, hard surfaces like driveways or the asphalt. Be sure to keep a safe distance from homes, dry overhanging trees, and any parked cars along the street.
- **Clean Up Your Debris:** Once the sparks stop flying, please don't forget the cleanup! Spent fireworks boxes, plastic wrap, and cardboard tubes often get left in the street or on sidewalks. If left out, these can easily wash into our storm drains during a heavy downpour. Letting your debris cool completely (submerging them in a bucket of water is the safest bet!) and tossing them in the trash keeps Stoneybrook looking beautiful.



Weathering the Florida Summer

Speaking of those afternoon downpours, the Fourth of July isn't the only thing booming this month! July brings our classic 3:00 PM summer thunderstorms, which pack some pretty intense lightning. Please remember the "When Thunder Roars, Go Indoors" rule for the kids and pets. It's also

a great time of year to secure patio furniture, pool umbrellas, and loose lawn toys before the daily winds pick up.

July also marks our **Mid-Season Hurricane Prep Check**. June was the official kickoff, but July is when things usually start warming up in the Atlantic. Take a quick moment this month to audit your supplies before a storm is named. We recommend a quick household checklist:

- Test your flashlights and replace old batteries.
- Check your generator fuel if you have one.
- Update your family emergency contact plan.

July Holidays and Birthdays!

To wrap things up on a sweet note, we have some special neighbors celebrating milestones this month. Please join us in wishing a very Happy Birthday to:

- **Clara Albano — July 8th**
- **Valerie Foster — July 10th**
- **Alexa Berrios — July 26th**

If you see them out walking, at the mailbox, or driving by, be sure to wish them a wonderful day!

Have a fantastic, safe, and sun-filled July, Stoneybrook!

The Meadows Continued...

Summer Home Projects

Summer is a popular time for exterior home improvements. If you're planning projects such as painting, replacing your roof, installing a fence, updating your driveway, or making other exterior changes, please remember to submit an ARC application before work begins.

The approval process helps preserve the attractive appearance and property values throughout our neighborhood.

Helping Keep Our Streets Safe

With children home for summer and more neighbors out walking, biking, and enjoying the outdoors, please help keep our streets safe and accessible.

Whenever possible:

- Park in your driveway instead of on the street.
- Avoid parking directly across from another parked vehicle.
- Keep sidewalks clear for walkers, strollers, and bicycles.

These small efforts help emergency vehicles, school buses, and neighbors safely navigate our community.

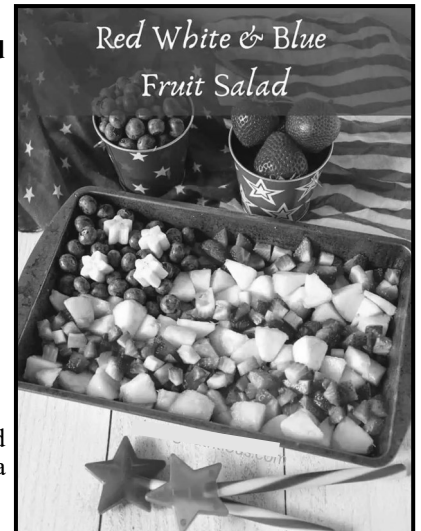
Recipe Corner: Red, White & Blue Fruit Salad

Need an easy dish for your Independence Day celebration?

Combine:

- Strawberries
- Blueberries
- Watermelon
- Fresh mint
- A squeeze of lime juice

Simple, refreshing, and perfect for a hot Florida afternoon!



Looking Ahead to Back-to-School

Believe it or not, August is just around the corner! Now is a great time to begin scheduling sports physicals, back-to-school appointments, and shopping for supplies before the busy rush begins.

Stay Connected

Don't miss out on neighborhood updates between newsletters! Join our private Facebook group for community announcements, recommendations, lost-and-found items, neighborhood reminders, and more.

Thank you for helping make The Meadows such a welcoming place to live.

We hope you and your family have a safe, relaxing, and enjoyable July. Happy Independence Day, and we'll see you next month!





ER Care Designed Just for Kids

Kids deserve care that feels made for them. Our pediatric ER offers child friendly spaces and pediatric trained teams dedicated to help ease fear and bring comfort. Open 24/7, we're here with trusted emergency care to support your child — and your family — when it matters most.

Discover our pediatric ER.

ER4Children.com



AdventHealth
for Children

A part of AdventHealth Tampa

ENGEL&VÖLKERS®

Whatever Your Dream,
WE'VE GOT THIS. ♥



UPSIZING
due to a
growing
family



DOWNSIZING
for less
maintenance



BOATING
waterfront
living



**COUNTRY
LIVING**



**CULTURAL /
WALKABLE
LIVING**



**LOW-
MAINTENANCE
LIVING**

We've helped many Countryway clients achieve their dreams!

We want the same for you. ♥

Read a few Countryway success stories below.

Let Us Help You Create The Life You Desire

Have you been feeling the stirrings of change? Dreaming of a different lifestyle? We can help. We've helped so many Countryway clients achieve their dreams. We want the same for you. ♥ **What are you waiting for?**

We sat down with these clients and helped them outline a plan (logistical & financial) to make their dream a reality. We can do the same for you. Step out of fear and into joy. Together, we can help you create the life you desire. Let's meet.



BOATING | WATERFRONT LIVING

We helped this Countryway family move to a waterfront home in Treasure Island!

THEIR DREAM: Start living the boating/fishing/beach life now. With retirement in sight - and waterfront homes selling at **AMAZING PRICES** (up to 30%+ off 2022 prices!) - the timing was right to make their dream a reality.

What's Next?: Moving their boat from dry boat storage to their home for sunset cruises & Gulf/Bay exploration. 🌅



COUNTRY LIVING

We helped a growing family in Countryway find this beautiful home on a 1-acre lot in Twin Branch Acres. **THEIR DREAM:** A home with a more rural feel, large backyard for the kids, a pool, while keeping access to good schools, shopping, restaurants, and other conveniences close by.

What's Next?: Their own chickens and fresh eggs for breakfast, another dog - and maybe a goat? 🐔



NEW CONST. | LOW MAINT. LIVING

We helped these Countryway empty nesters, temporarily use the equity in their home to build a gorgeous new construction home in a low-maint. community in Wesley Chapel. **THEIR DREAM:** Simplify their life to spend more time with family & friends, and pursue new hobbies, travel, more!

What's Next?: Family/friend time, travel, hobbies, and no more grass-cutting/home maint. on weekends! 🌿



STACY KITCHELL
ENGEL & VÖLKERS UPPER TAMPA BAY
License Partner, Broker/Owner
(813) 693-1003 | stacy.kitchell@evrealestate.com



Ruby Award Winner



ANITA KERSEY
ENGEL & VÖLKERS UPPER TAMPA BAY
Dir., Client Services | Advisor
(813) 693-1003 | anita.kersey@evrealestate.com