



Countryway Newsletter

Home Owners Association • August 2026

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To understand AI and how it relates to tools like ChatGPT, it helps to break it down into two concepts: what AI actually is and how search is changing.

1. What is AI? (The Simple Explanation)

Think of **Artificial Intelligence (AI)** as teaching a computer how to recognize patterns and make smart guesses, similar to how a human learns.

Instead of a programmer writing a rigid instruction manual for every single scenario, they show the computer millions of examples. Over time, the computer figures out the "rules" on its own.

Traditional AI: This is reactive. It looks at existing data and makes a decision based on a strict task. For example, your email spam filter uses traditional AI to spot patterns in junk emails and block them, or Netflix uses it to suggest movies based on what you've already watched. It cannot create anything original.

Generative AI: This is the newer technology that powers tools like **ChatGPT**. Instead of just analyzing data, it learns the patterns of human language or art so well that it can generate brand new content—like writing an essay, writing a recipe, or drawing a picture from scratch.

2. Types of Search Engines (Old vs. New)

When you look for information online, the tools you use generally fall into two different categories.

- Traditional Search Engines (The "Librarians")
- Examples: Google, Bing, Yahoo.

How they work: Think of these as incredibly fast librarians. When you type in a phrase, they search a massive index of the entire internet, look for matching keywords, and hand you a long list of links to websites.

The User's Job: You have to click into those separate websites, read through them, and piece together the answer yourself.

AI Answer Engines / Conversational AI (The "Experts")

Examples: ChatGPT, Claude, Perplexity.

How they work: Instead of giving you a list of websites to read, these tools act like a knowledgeable friend or expert you are chatting with. They have already "read" billions of pages of text. When you ask them a question, they process your intent and instantly write a single, **cohesive, personalized summary** directly in the chat window.

The Key Difference: ChatGPT doesn't technically "search" the internet in the traditional sense; it uses statistical probabilities to predict the next best word to answer your prompt.

Propane Cookout Safety Checks

The center of a tailgate party is arguably cooking the food out in a parking lot with lots of other fans. Since football season is just around the corner, it's time to review some quick safety checks if you are going to be using a propane grill.

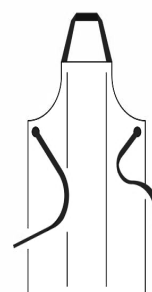
Before travel, check portable cylinders, tank valves and storage compartments. Cylinders should be transported upright and secured. Make sure that everything is closed and that the area is ventilated. Make sure that they cannot roll, tip or leak into the area.

Before lighting the grill, check the hoses, fittings, propane quick-connects, regulators and burner tubes. Look for cracks, loose fittings, debris or anything that might lead to leaks or flare-ups.

While cooking, make sure to place the grill in a safe place with plenty of awning clearance, and away from anything that might catch fire,

After cooking, make sure that valves are closed, and the appliance is cooled down. Turning it off and making sure everything is secure makes sure everything is ready for the next party,

Essential tools for safe grilling



Fire resistant apron



Fire extinguisher



Grill mitts



Grill tongs



Long spatula



Meat thermometer



Grill brush

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Alys Gomez

Michelle Walsh
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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.

The number to dial in can be found on the
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THE MEADOWS

Hello, Neighbors!

August is here, bringing one last month of summer before many of us settle back into school routines, fall sports, and a busier schedule. While the Florida heat isn't going anywhere just yet, it's a great time to enjoy evening walks, connect with neighbors, and appreciate everything that makes The Meadows such a special place to call home.

As always, thank you for doing your part to keep our neighborhood welcoming, safe, and beautiful.

Back to School = Back to Safety

Hillsborough County students return to school this month, including those attending Lowry Elementary, Farnell Middle School, and Alonso High School.

- With more children walking, biking, waiting at bus stops, and riding school buses, please help keep everyone safe by remembering to:
- Slow down and observe posted speed limits throughout the neighborhood.
- Watch carefully for children at crosswalks and bus stops.
- Stop for school buses when required by Florida law.
- Avoid overnight street parking, which can reduce visibility and make it more difficult for buses and emergency vehicles to navigate.

A little extra patience during the morning and afternoon rush goes a long way toward keeping our community safe.

Yard of the Month

Congratulations to **8615 Boysenberry Drive** this month's Yard of the Month winner!

Every beautifully maintained yard contributes to the pride we all share in our neighborhood. Thank you to everyone who invests time and care into keeping The Meadows looking its best.

Keep up the great work and you may be our next featured home!

Planning an Exterior Project?

Thinking about updating your home's exterior? Many improvements, including exterior paint colors, roofs, fencing, landscaping, tree removal, driveways, screen enclosures, and other visible modifications, require Architectural Review Committee (ARC) approval before work begins.

Obtaining approval beforehand helps protect property values while ensuring improvements complement the character of our community.

Questions about whether your project requires approval? Reach out to our property manager or the HOA Board before getting started.

Hurricane Season Reminder

We're now in the heart of hurricane season. Taking a few simple steps now can make a big difference if severe weather approaches.

- Consider taking time this month to:
- Review your family's emergency plan.
- Check batteries, flashlights, and emergency supplies.
- Secure or store outdoor furniture when storms are forecast.
- Trim loose branches and remove yard debris that could become airborne.

Preparation today helps keep both your family and our neighborhood safer.

Be a Good Neighbor

A few friendly reminders help keep The Meadows enjoyable for everyone:

- Please pick up after your pets during walks.
- Help keep sidewalks and common areas free of litter.
- Be mindful of noise levels during early mornings and late evenings.
- Give a friendly wave or say hello—you never know when you'll make a new friend!

It's the small acts of kindness that continue to make our community such a wonderful place to live.

Around Tampa Bay This August

Looking for something fun to do before summer winds down?

- Back-to-school tax-free shopping (select dates)
- Tampa Bay Rays home games
- Sunset walks at Ben T. Davis Beach
- Summer concerts and movies in the park throughout the Tampa Bay area
- Local farmers markets on Saturday mornings

There are plenty of opportunities to enjoy everything our area has to offer before fall arrives.

Stay Connected

Don't miss neighborhood announcements, community reminders, and updates throughout the month. Join our private Facebook group to stay connected with your neighbors and the latest HOA news.

Thank you for helping make The Meadows at Countryway a community we're all proud to call home. We hope everyone has a safe, successful, and enjoyable August!



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STONEYBROOK

Hi Stoneybrook Neighbors!

Welcome to August!

As summer winds down and the days begin to shorten, we hope everyone is finding time to relax, stay cool, and enjoy the final weeks of the season. Here's what's happening in our community this month!

Back to School and Tax-Free Shopping

It's hard to believe, but a new school year is right around the corner! Whether you have kids heading off to school or just want to stock up on household supplies, August is the prime time to save.

- **Tax-Free School Supply Shopping:** Happening now is Florida's annual Sales Tax Holiday from July 20-August 20. Qualifying items include school supplies, backpacks, clothing, learning aids and computers!
- **School Zone Reminder:** With school buses returning to the roads soon, remember to slow down near school zones and keep an eye out for kids walking or biking in the mornings and afternoons.

Transitioning from Summer to Fall

As we get closer to the end of the peak summer heat, here are a few simple ways to prep your home and yard this month:

- **Pest and Yard Maintenance:** Keep lawns trimmed and eliminate standing water in flowerpots or birdbaths to minimize late-summer mosquitoes.
- **HVAC Check:** Switch out your air filters after a heavy summer of running the AC, ensuring your system continues to run efficiently.

Still Keep an Eye Out for Flamingo Fridays!

Even with school starting the fun will continue for Flamingo Fridays! It's the ultimate, no-stress way to unwind after the work week, catch up with friends, and meet new neighbors.

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!

August Birthdays and Important Dates

Help us wish a very Happy Birthday to our neighbors celebrating another trip around the sun this month! If you see them out and about, be sure to wish them a very happy birthday:

- Bill Rahn --- August 1
- Madelyn Van Thyne — August 2
- Layla Montoya — August 12
- Bill Grimmer — August 20
- Will Prynn — August 23
- Eli Berrios --- August 25
- Aubrey Prynn --- August 30

Cheers to another great year! (Did we miss your birthday or a special date? Drop a request in our Facebook group to have your announcement added and an Admin will reach out to you for details.

Upcoming HOA Meeting

Our Stoneybrook Homeowners Association meeting is scheduled for next month. All residents are encouraged to attend, stay informed, and participate in community discussions!

Community Notices and Quick Reminders

- **Trash and Recycling:** Please remember to bring trash cans in from the curb at the end of pickup days.
- **Pet Etiquette:** Please keep dogs on a leash during walks and bring clean-up bags along to keep our yards and sidewalks clean for everyone.

Have a wonderful August, neighbors!

-Your Stoneybrook HOA



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OAKRIDGE

Hello Oakridge Residents

The Annual Meeting for the 2026 budget and board elections was conducted. As no candidates ran for open positions, the existing board will continue in its role as representatives for the community.

An informal follow-up meeting was held in the cul-de-sac, providing an opportunity for owners and board members to discuss concerns and collaborate on potential solutions. We appreciate the volunteers who have stepped forward to support ongoing improvements within Oakridge. Additional informal meetings will be scheduled in the coming months.

For questions or communication with the board, please contact Richard at rbailey@univprop.com.

Local Artist Wants to Paint Your Things!

A little dip of paint can go a long way, and one local resident is looking to paint something for you! Need to refresh your mailbox? Or give your front door an update? A simple refreshing of these relatively small areas can add to your overall curb appeal and beautify your home.

My name is Cayla and I've lived in the Countryway area my whole life. I enjoy painting as well as helping you refresh your doors and mailboxes. A pressure washing can work wonders on cleaning up your home fronts and driveways. I'm also interested in possibly painting other things for you too. I'd currently really love to add some flare to mailboxes, as well as customize shoes, skateboards, and backpacks. For example, if you have a backpack in good condition from last year but want to change the vibe of it, allow me to give it some pizzazz (the school year starts early this year). Items you want to up-cycle and give another life are welcome too!

You can call or text Cayla at (813) 244-9363 for inquiries and estimates. Looking forward to freshening things up

KIND HEART.

KIND THOUGHTS.

KIND WORDS.

2026-2027 Student Academic Calendar
School Board Approval 6/17/2025
Updated 3/24/26

Students' First Day of School	Monday, August 10, 2026
Labor Day/Non-Student Day	Monday, September 7, 2026
End of 1st Grading Period	Friday, October 9, 2026
Non-Student Day	Monday, October 12, 2026
Veterans Day/Non-Student Day	Wednesday, November 11, 2026
Fall Break/Non-Student Days	Monday, November 23 - Friday, November 27, 2026
Students Return to School	Monday, November 30, 2026
End of 2nd Grading Period/1st Semester	Friday, December 18, 2026
Winter Break/Non-Student Days	Monday, December 21, 2026 - Friday, January 1, 2027
Non-Student Day	Monday, January 4, 2027
Students Return to School	Tuesday, January 5, 2027
Martin Luther King, Jr./Non-Student Day	Monday, January 18, 2027
Florida State Fair/Non-Student Day	Friday, February 12, 2027
Presidents' Day/Non-Student Day	Monday, February 15, 2027
Strawberry Festival/Non-Student Day	Monday, March 8, 2027*
End of 3rd Grading Period	Friday, March 12, 2027
Spring Break/Non-Student Days	Monday, March 22 - Friday, March 26, 2027
Non-Student Day	Monday, March 29, 2027
Students Return to School	Tuesday, March 30, 2027
Non-Student Day	Friday, April 16, 2027
Last Day of School End of 4th Grading Period/2nd Semester	Friday, May 28, 2027

Tentative Hurricane Make-Up Day(s) if needed: October 12, November 11, November 23-25, January 4.

Student Early Release Day schedule has not been finalized.
The last day of school is a 2.5-hour early release.

*Strawberry Festival/Non-Student Day changed from 3/1/27 to 3/8/27 to coincide with the dates of the Strawberry Festival.

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WHAT THE NUMBERS MEAN

Countryway continues to offer opportunities for both buyers and sellers—but success today requires a different strategy. Inventory has increased, buyers are more selective, and pricing and presentation matter more than ever. As your Countryway neighborhood expert for more than 16 years, I have witnessed the shift. I continue to provide advice on how to best present my clients' homes, but – as important - I use my financial analysis & IT background to provide specific MLS data and weekly trends to my clients so they can make informed decisions - not emotional ones.



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