Countryway Newsletter

Home Owners Association • November 2026

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Happy November, Meadows Neighbors!

Fall is officially here! Of course, this is Florida, where pumpkin spice arrives long before sweater weather, and our idea of fall foliage is a few palm fronds in the yard. But with cooler mornings (fingers crossed!), earlier sunsets, and the holidays just around the corner, there's plenty to look forward to!

November is a season of gratitude, and we have so much to be thankful for right here in The Meadows. From friendly waves during evening walks to neighbors looking out for one another, it's the little things that make our community such a special place to call home.
As we head into the holiday season, let's keep that neighborly spirit going!

That's a Wrap on Halloween!
Another Halloween has come and gone, and we hope everyone enjoyed a frightfully fun evening! It's always wonderful to see our streets come alive with costumes, decorations, and neighbors gathering in their driveways to celebrate.

A big thank-you to everyone who decorated, handed out treats, and helped make Halloween one of our favorite neighborhood traditions!

Halloween Decorating Contest: Be sure to visit our community Facebook page for the announcement of this year's winner!

And if you didn't take home the Halloween crown, don't pack away your competitive spirit just yet. Our annual holiday decorating contest is right around the corner!

Annual HOA Meeting Recap
Our Annual HOA Board Meeting was held on October 13. Thank you to the homeowners who took the time to participate and stay engaged in our community!

As part of the annual budget planning process, **the 2027 HOA annual assessment has been set at $217 per home**, a modest $7 increase (3.3%) over the 2026 assessment of $210.

These contributions help support the ongoing maintenance and upkeep of our shared community spaces, including landscaping at our neighborhood entrances.

With just 90 homes in The Meadows, every homeowner's contribution plays an important role in maintaining the beauty and value of our neighborhood.

♥Thank you for your continued investment in the community we all call home!

Honoring Our Veterans | November 11
This Veterans Day, we pause to recognize and thank the brave men and women who have served in our nation's Armed Forces.

To the veterans living in The Meadows and those among our families and friends, thank you for your service, sacrifice, and dedication to our country. We are grateful for you!

Meadows Friendsgiving | Saturday, November 14

Good food, great neighbors, and plenty to be thankful for!

Our annual Meadows Friendsgiving returns on **Saturday, November 14,** and we hope you'll join us for another fun evening together.

Friendsgiving is all about bringing our neighborhood together in a relaxed, welcoming atmosphere. Whether you're catching up with longtime friends or meeting neighbors for the first time, it's a wonderful opportunity to connect beyond the occasional driveway wave.

Keep an eye out for additional event details and opportunities to contribute food or treats to share. We hope to see you there!

Holiday Sip n' Stroll | Saturday, December 19

It's almost time to deck the halls, untangle those lights, and spread some holiday cheer!
Our annual Holiday Sip n' Stroll returns Saturday, December 19, bringing one of our favorite Meadows traditions back for another festive year.

Neighbors are invited to stroll through the community, admire the holiday lights and decorations, and enjoy some seasonal cheer with friends and neighbors.

And don't forget our **Holiday Decorating Contest!** Whether your style is elegant and understated or bright enough to be seen from the North Pole, we can't wait to see your creativity shine.

More details about the event and decorating contest will be shared as December approaches. In the meantime, save the date and start planning those displays!

Good Neighbors Are a Gift!

The holidays are a wonderful time to celebrate community, and one of the best gifts we can give each other is a little consideration.

As we welcome visitors, decorate our homes, and prepare for holiday gatherings, here are a few friendly reminders to help keep The Meadows looking its best and avoid any unexpected visits from the HOA Grinch!

- **Parking:** Please use garages and driveways for parking. Street parking is prohibited and can create safety concerns, particularly when emergency vehicles need access.
- **Boats, Trailers & RVs:** Recreational vehicles and equipment should be stored behind a fence or off-site, out of view from the street.
- **Lawn & Landscape Maintenance:** Keep lawns mowed, hedges trimmed, flower beds weed-free, and sidewalks clear of grass clippings.
- **Driveways & Sidewalks:** A little pressure washing goes a long way! Please keep these areas and mailboxes free of mold and buildup.
- **Trash Cans:** Remember to place cans out no earlier than the night before collection and return them to their designated storage areas, out of sight, by the evening of pickup day.

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Countryway, We are THANKFUL for 5 years of incredible community support!

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Michelle Walsh 813-433-2000
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.

Meadows Continued...

From Our Table to Yours: Cranberry Brie Bites

Looking for an easy appetizer that's guaranteed to disappear at your Thanksgiving gathering? These festive little bites are sweet, savory, and ridiculously simple to make. They're also perfect for bringing to Friendsgiving!

Ingredients:

- 1 sheet of refrigerated crescent roll dough
- 1 small wheel of brie cheese
- ½ cup whole-berry cranberry sauce
- Optional: Fresh rosemary or chopped pecans for garnish

Directions:

1. Preheat oven to 375°F and lightly grease a mini muffin pan.
2. Cut the crescent dough into 24 small squares and press each into a muffin cup.
3. Cut the brie into bite-sized cubes and place one in each dough cup.
4. Top with a teaspoon of cranberry sauce.
5. Bake for 10–13 minutes, until the pastry is golden and the cheese is melted.
6. Garnish with rosemary or pecans for a festive finishing touch.



Meadows Tip: Make a double batch! These tend to disappear before the turkey even makes it to the table.



November 1: Daylight Saving Time Ends

November 11: Veterans Day

November 14: Meadows Friendsgiving

November 26: Thanksgiving Day

December 19: Holiday Sip n' Stroll & Decorating Contest

Wishing You a Happy Thanksgiving!

As we gather with family and friends this Thanksgiving, we want to extend our heartfelt appreciation to everyone who helps make The Meadows such a wonderful community.

Whether you've called The Meadows home for decades or just moved in, we're grateful you're part of our neighborhood.

From our Meadows family to yours, Happy Thanksgiving!

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Stoneybrook ...A Note to Our Neighbors

Hello, Stoneybrook! As the leaves change and the air cools, November is a month for gratitude, community, and gathering with the people we love. Whether you're hosting family, traveling, or enjoying a quiet month at home, we hope it's a warm and joyful one. Thank you for being such wonderful neighbors.

Important Dates This Month

- **Sunday, Nov. 1**: Daylight Saving Time ends. Set your clocks back one hour before bed on Saturday night.
- **Tuesday, Nov. 3**: Election Day. Remember to vote!
- **Wednesday, Nov. 11:** Veterans Day
- **Thursday, Nov. 26:** Thanksgiving Day

Honoring Our Veterans. On Wednesday, November 11, we pause to honor the men and women who have served in our nation's armed forces. Their courage, sacrifice, and commitment have protected the freedoms we enjoy every day. To all the veterans living in Stoneybrook: thank you for your service. We are proud to call you neighbors.

Here are a few simple ways to show your appreciation:

- Thank a veteran in person, or write a note of appreciation.
- Display an American flag at your home on Veterans Day.
- Take a moment of quiet reflection to remember those who served and those who gave their lives.
- Check in on a veteran neighbor who may appreciate a visit or a helping hand.

Happy Thanksgiving! Thanksgiving falls on Thursday, November 26. It's one of the few days when nearly everyone slows down, gathers around a table, and says thank you. Whether your table is full of family, friends, or just a quiet few, it's a good reminder that we're all part of something bigger, including this neighborhood.

Some of the best traditions are the small ones: the dish that shows up every year, the story everyone has heard a dozen times, the neighbor who drops by with an extra pie. If you have a seat to spare, consider inviting someone who might otherwise be on their own. To get you started, here's an easy dish that's worth making from scratch.

Orange Cranberry Sauce
Makes about 2 cups. Takes 20 minutes.

Ingredients

• 12 oz fresh cranberries (one standard bag) •1 cup granulated sugar
• 1 cup orange juice •Zest of 1 orange • Pinch of salt

Directions. 1. Combine the cranberries, sugar, orange juice, and salt in a medium saucepan over medium heat.

2. Bring to a gentle boil, then reduce the heat and simmer for 10 to 15 minutes, stirring occasionally, until most of the berries have popped and the sauce has thickened.

3. Remove from the heat and stir in the orange zest.

4. Let it cool. The sauce will thicken more as it sits. Serve warm or chilled.
Tip: It keeps in the refrigerator for up to a week, so you can make it a few days ahead and cross one thing off Thursday's list.
From all of us, we wish every Stoneybrook family a safe, happy, and delicious Thanksgiving.

Neighborhood Reminder: Bus Stop Parking Safety

If you're picking up your children at the bus stop, please park 20 to 30 feet away from the intersection. Parking too close to the corner blocks sight lines and makes it difficult for cars to enter and leave the neighborhood safely. A little extra distance keeps our kids and our drivers safe. Thank you for your cooperation!

November Birthdays
Happy birthday to our Stoneybrook neighbors celebrating this month!



November 9: Shefali Bakshi
November 13: Brandon Praskach
November 13: Andy Barnett
November 15: Ann Winter
November 21: Wanda Ivellisse
November 25: Dalis Matos Berrios
November 26: Matt Van Thyne (a Thanksgiving birthday!)





Coming Up in December

The holiday season is almost here, and we have plenty planned. Keep an eye out for:



- Ladies' Gift Exchange
- Santa Comes to Stoneybrook Parade
- Kids' Christmas Party
- Annual Christmas Light Contest

All event details will be posted on our Facebook page, so be sure to join the Stoneybrook Neighborhood News Facebook group to stay in the loop. You won't want to miss these! Thank you for helping make Stoneybrook a great place to live.



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Oakridge…... Hello Oakridge Owners!

Happy Fall, enjoy the beautiful weather!

The Oakridge board conducted an informal meeting Tuesday October 20th at the cul-de-sac. It was a good neighborly occasion to meet, get to know each other and chat about Oakridge and Countryway.

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Thank You

We are thankful for both the many homeowners and homebuyers who have put their trust in us, as well as our many neighbors and friends who have referred their friends and family to us over the past year. We are honored and we appreciate you so much.

We would also like to take this time to thank the following Countryway residents:

- **First Responders and Military Service Members** – For your bravery, patience and dedication to serving the needs of our community and country.
- **HOA board members** – For taking time away from family, friends, personal responsibilities and hobbies to volunteer your time to help maintain the communities and home values of Countryway.
- **Neighbors Helping Neighbors** – Your kindness makes such a difference. ❤

Take a moment during the holiday season to thank these Countryway residents via phone, card or a special gesture.

Happy Thanksgiving! 🦃🙏



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