



THE OFFICIAL *Newsletter* OF STONEBRIER

**A letter from
the Board**

School is finally out for Summer and it has already been a hot one for sure! While we are still awaiting significant rains to start, our watering restrictions remain in place. June 1st also marks the official start to the 2026 hurricane season so check out the article in this issue to see how your family can be prepared for our storm season.

The HOA Board met in May with our Property Manager. Wise reported that regular violation patrols have resumed and a total of 53 new violations were issued. Wise was happy to report that a total of 73 prior notices were closed out and that a lot of our residents have been very diligent about clearing out their dead plant material from our freeze earlier this year. Wise understands that with the drought conditions and watering restrictions, we won't see any significant new planting taking place, but the main concerns are to remove the dead plant material and keep our community looking nice. The fining committee did not meet in May but will be meeting in June. The Architectural Review

committee had a total of 5 submissions for review and all 5 were approved. The mushroom motor at the pool has been replaced and is back working. The HOA Board approved the proposal for the Amenity Center remodeling updates (bathrooms and gym area) last month and the contractor is finalizing the details, but it looks like work will likely begin late June and may take a few weeks to complete. We know it will be inconvenient, but the remodeled updates to the gym and bathrooms will look great. We are excited to have a refreshed Amenity Center in the coming months.

Our April financial balance sheet showed the operating fund finished the month with \$228,869, which is an increase from the March total of \$194,628. Prepaid assessments decreased from a March total of \$109,752 to an April total of \$56,705. Receivables finished the month of April at \$20,816 which is an increase from our March total of \$6,573. Our income statements show the breakdown of the monthly expenses for April. The top areas that were over budget for the month of April were general maintenance, telephone utilities and legal fees. Our total expenses for the month of April were \$6,824 under budget and our 2026 YTD expenses are

running \$17,308 under budget.

The HOA Board would like to thank our volunteer member Aamir Qazi for his years of volunteer service on our HOA Board. Aamir announced at the May HOA Board meeting that he needed to step down so while we will miss him on our team, we wish him all the best. That now leaves us with a vacant seat on the HOA Board so if you're looking to get more involved, please submit an email to StonebrierHOA@gmail.com with the keywords HOA Board Member in the subject line.

Remember that with school being out for summer, our streets will get crowded with kids playing on bikes and scooters. Just a friendly reminder that we have had a LOT of issues recently with street parking. Please be sure to only park your vehicles in your garage or on your driveway as our roads are not wide enough for emergency vehicles to get through if cars are parked on the streets. As you are driving around over the summer months, please slow down and watch out for our kids.

If you have a suggestion or would like to see a topic covered in future newsletters, be sure to let us know. If you have a positive story to share, we'd love to hear it and share with our neighbors!

Thank you for the continued opportunity to serve!

Hello Neighbor!

Thinking of making a move?

I pride myself on being
Educational and Responsive.

I'd love to help you with your
home sale.



Henri White

CALL, TEXT, OR EMAIL

📞 813-575-2246

✉️ henriwhitefl@gmail.com



Amo Realty

IMPORTANT – ONGOING Water Restrictions

Hillsborough Residents Asked to Reduce Landscape Watering to One Day Per Week

Hillsborough County is asking all residential and commercial property owners to observe new guidelines regarding landscape watering days because of the regional drought.

The Southwest Florida Water Management District Governing Board voted to declare a Modified Phase II "Severe" Water Shortage due to dry conditions across the region, which requires all residents in Hillsborough County, including those on private wells, to follow one-day-per-week watering restrictions. The restrictions are in effect from Feb. 8, 2026, through July 1, 2026. Hillsborough residents should follow the following schedule:

If your address (house number) ends in...

0 or 1, water only on Monday

2 or 3, water only on Tuesday

4 or 5, water only on Wednesday

6 or 7, water only on Thursday

8 or 9, water only on Friday

Watering hours are reduced to 12:01 a.m. to 8 a.m. or 6 p.m. to 11:59 p.m.; properties less than one acre in size may only use one of these windows.

Low-volume watering (micro-irrigation, soaker hoses, hand watering) of plants and shrubs (not lawns) is allowed any day and any time.

There is more information regarding the restrictions at WaterMatters.org/restrictions, and HCFL.gov/WaterRestrictions.



Stonebrier HOA Board – stonebrierHOA@gmail.com

Josh Cravens – President, President@stonebrierHOA.com

Jennifer Blanton – Vice President,
VicePresident@stonebrierHOA.com

VACANT – Secretary, Secretary@stonebrierHOA.com

Jeff Berg – Treasurer, Treasurer@stonebrierHOA.com

Joe Latin – Director At Large, DirectorAtLarge@stonebrierHOA.com

Stonebrier CDD Board of Supervisors,

Analina Medina - Chair, Seat3@stonebriercdd.org

Michael Kiely - Vice Chair

Joseph Traugott - Assistant Secretary

Kristyn Fada - Assistant Secretary

Hari Joshi- Assistance Secretary

HOA Management Company:

Wise Property Management

3903 Northdale Blvd, Suite 250 W Tampa, FL 33624

HOA website: https://caliber.wisepm.com/CaliberWeb2_Wise

Email: SB@wisepm.com Phone: 813-968-5665

Camilo “Cam” Clark, LCAM – Property Manager

cmclark@wisepm.com 813-968-5665 x 322

Latisha Carver– Assistant

lcarver@wisepm.com 813-965-5665 x 302

Stonebrier CDD Website,www.stonebriercdd.org

Stonebrier CDD Management Company: Kyle Darin - District Manager
Vesta District Services 321-263-0132 x 742

Questions or Concerns for the Architectural Review Committee or Fining Committee??? Contact Wise Property Management at (813) 968-5665

Stonebrier Neighborhood Watch Coordinator Volunteer(s) Needed !!!

Stonebrier Neighborhood Social Committee Coordinator
OPEN—Volunteer(s) Needed!!!

Be sure to check out the Stonebrier Community Group Facebook Page – search for ‘Stonebrier Community, Lutz, FL’.

Links and contacts additions: Trash and recycling missed:
<https://service.hillsboroughcounty.org/311/trash-recycling/>

Mosquito issues:

<https://service.hillsboroughcounty.org/311/mosquito/>

Hurricane guide to Tampa Bay:

<https://www.tbo.com/hurricane-guide/>

TECO Street light outage reporting process:

<https://www.tampaelectric.com/forms/residential/streetlightout/>

Hillsborough County Animal Control: [https://](https://www.hillsboroughcounty.org/en/residents/animals-and-pets)

www.hillsboroughcounty.org/en/residents/animals-and-pets

For County Services Who Do You Call?

Contact Hillsborough County at (813) 272-5900, a one-stop county service and information center! The center provides comprehensive information and referral to all government, health, and social services in the community. It coordinates government service requests and handles complaints quickly and courteously. This office works with all county departments to ensure you receive accurate and timely responses. Hillsborough County Information – (813) 272-5900

Important Dates and INFORMATION

HOA & Fining Committee Meetings – All Residents

Welcome to Attend. Meetings are held virtually and agendas with meeting links are circulated to the residents via email by Wise Property Management.

The Fining Committee meets at 6:00pm, HOA Board meets at 6:30pm. CDD Meetings are held at 6:30pm at the Library Room at the Heritage Harbor Clubhouse, located at 19502 Heritage Harbor Parkway, Lutz, FL 33558.

⇒ CDD Meeting - Thurs, June 11th at 6:00pm

⇒ HOA Board Meeting – Tues, June 16th at 6:30pm

Need a Babysitter?

Need a night out and have some little ones that need a local babysitter? Babysitting Service Available! We have 3 daughters ages 17 years, 16 years, & 14 years old. We live in Waterbridge. Hire one, two, or all 3 girls for your babysitting needs. Experienced and reliable. Call or text Vanessa Neylan @ 813-765-9723.

Dog Walking / Pet Sitting Services

Dog Walking and Pet sitting services available right in your own neighborhood! My flexible schedule allows for walks or check-ins throughout the day – mornings, midday or evenings. As a long-time rescue dog & cat owner, I have extensive experience in dog walking and pet sitting. I am certified in dog & cat first aid and am experienced with senior dogs. Please call or text Kathy @ 813-728-1002. Neighborhood references available

Wise Property Management – new location



In case you haven't been to Wise Property Management recently, you should know that they have moved locations and are no longer in the office complex next to Cheval on Dale Mabry. Their new location is 3903 Northdale Blvd, Suite 250W, Tampa, FL 33624. It's an office complex at the corner of Northdale Blvd and Mapledale Blvd near the Whole Foods (about 10-15min away from Stonebrier). Please make note of this address should you need to visit our management company.

Thank you Volunteers!

Our HOA Community Volunteer Day was on April 11th. We had a dedicated group of residents come out and help with some simple tasks to help keep our Amenity Center looking great. We want to thank all the volunteers who helped out on a Saturday morning. Both basketball nets and soccer nets were replaced. Trash was picked up all around the Amenity Center and playground. A previously vandalized section of fencing at the pool was repaired and some of the pool furniture was re-arranged. We regularly conduct these community volunteer days to help lower our maintenance costs and they also provide an opportunity for our students to earn hours towards their Bright Futures Scholarships.

Whether you can spare an hour or the whole morning, your time and effort will help keep our community beautiful and connected.

Keep watch for future volunteer dates and come be a part of something that makes Stonebrier stronger – we'd love to see you there!

Compromised Gate Codes

During April some gate codes were written down on our keypad call boxes in permanent marker. Several resident gate codes were compromised and Wise Property Management has removed these codes from their system. Volunteers immediately went around and inspected all call boxes to make sure all gate codes had been cleaned off the keypads. If your gate code is no longer working or if you believe it has been compromised, please contact Wise Property Management to get a new gate code issued for your family.

If you happen to see codes written on our gated entrances, a bit of elbow grease and nail polish remover will do the trick to get the Sharpie marker right off the call boxes.



PSA from our Fining Committee

While our summer rains have slowed down, we are still seeing a lot of properties in need of some exterior maintenance. We've been averaging nearly 200 violations per month being recorded and sent to our homeowners by Wise Property Management. We are having a lot of issues with unkept yards- dead grass (we do understand we have had very little rain), dead plants and trees, weeds, etc. Please maintain your yards to keep our community looking great!

Also, if you get a violation notice of any kind from WISE Property Management, please reach out to the contact info on the notice. Just shoot them an email letting them know you are taking care of the issue, if you have any questions or if you need extra time. They are there to help and answer any questions you have.

Whatever you do, please do not ignore the violation notice. Neither the HOA Board nor the Fining Committee want to impose a fine. We would much rather have the neighborhood looking nice for our property values. But if you ignore the violations, the Fining Committee and HOA Board will not hesitate to process the fine. Also, if you are planning to be away for any extended period of time, please remember that it is still your responsibility to maintain your property. Please and Thank You!



Neighborhood Watch Volunteers Needed!

We are working on re-launching our Neighborhood Watch program in Stonebrier, but in order for it to be successful, we need several residents to volunteer to help provide coverage throughout our community. We have a few residents who volunteered to coordinate the group so now we just need some additional volunteers to cover the hours. If you are interested or want to learn more, please contact vicepresident@StonebrierHOA.com and include Neighborhood Watch Volunteer in the subject line to get connected to the right folks!

Reminder HOA Dues

YOUR MEMBERSHIP MATTERS

Your 2026 2nd quarter HOA Dues were due as of April 1st. The HOA Board voted to not increase our HOA dues for 2026 so our payments will remain at \$340/quarter. If you have your payments set on auto draft, please check your account to make sure you're paying the correct amount (\$340/quarter) to avoid any late fees. We appreciate your prompt payments.

Parking Violations

PLEASE stop parking on the streets in our community! Our streets are simply not wide enough for vehicles to pass safely – especially emergency vehicles and oversized vehicles like garbage and recycling trucks. We've received numerous complaints about on-street parking and overnight parking in non-designated areas. Several residents have their garbage and recycling days missed because the garbage trucks could not fit down our narrow streets when there were vehicles parked on both sides of the road. As a result, the Stonebrier HOA Board is looking for volunteers to help with the Parking Violations. We are looking for several volunteers in Waterbridge, Sweetgrass, Woodside and Sandhurst. If interested, please send an email to StonebrierHOA@gmail.com. Please do not be an inconsiderate neighbor and park your vehicles in your garage or on your driveway. Habitual offenders are being documented and the vehicles are subject to towing and impoundment. If you're having guests visit for a short term and need some temporary street parking, please make sure they are only parking on one side of the street. Thank you for your attention to this issue.


VIOLATION

**THIS VEHICLE IS PARKED ILLEGALLY
AND IS HEREBY SUBJECT TO
TOWING AND IMPOUNDMENT**

YOUR LICENSE PLATE WAS RECORDED

**STONEBRIER
COMMUNITY**

STONEBRIERHOA@GMAIL.COM





Understanding Why Oil Supply Concerns Drive Up Mortgage Rates

In today's interconnected global economy, a disruption halfway around the world can quickly ripple into your monthly housing costs. Recent tensions in the Middle East, particularly constraints on oil flows through the Strait of Hormuz, have spotlighted a key economic chain reaction: oil supply worries → higher energy prices → elevated inflation expectations → rising mortgage rates.

The Starting Point: Oil Supply Shocks

Oil supply concerns arise from geopolitical events, production cuts, or infrastructure disruptions. When supply tightens—such as reduced exports from major producers—prices spike as buyers compete for limited barrels. This directly raises gasoline, heating oil, and transportation costs, which feed into nearly every sector of the economy.

Higher oil prices aren't just felt at the pump. They increase the cost of shipping goods, manufacturing plastics and chemicals, and powering factories. These broad-based cost increases show up in the Consumer Price Index (CPI), pushing overall inflation higher. Economists note a strong historical correlation between energy price jumps and headline inflation.

Inflation Expectations and the Bond Market

Mortgage rates don't move in lockstep with the Federal Reserve's short-term policy rate. Instead, they closely track the 10-year U.S. Treasury yield, which reflects investor expectations for long-term growth and inflation.

When investors anticipate persistent inflation from elevated oil costs:

- ◆ They demand higher yields on bonds to offset the eroding purchasing power of future payments.
- ◆ Bond prices fall, pushing yields (and thus mortgage rates) upward.
- ◆ Mortgage-backed securities (MBS), which lenders use to fund home loans, compete with Treasuries for investor dollars—amplifying the effect.

This dynamic explains recent movements: oil price surges from supply disruptions have contributed to mortgage rates climbing as inflation fears resurfaced.

Why It Matters for Housing

- ◆ Homebuyers: Even modest rate increases add hundreds of dollars to monthly payments on a typical loan, reducing affordability and cooling demand.
- ◆ Homeowners: Those with adjustable-rate mortgages or planning to refinance feel the pinch sooner.
- ◆ Broader Economy: Persistently high oil-driven inflation can delay Fed rate cuts, keeping borrowing costs elevated longer.

Note that the relationship isn't always one-to-one. Supply shocks (temporary disruptions) differ from demand-driven oil rises, and other factors like economic growth or fiscal policy can moderate impacts. U.S. domestic production and energy efficiency provide some buffer compared to past decades.

Key Takeaways

- ◆ Oil as Inflation Catalyst: Energy is a foundational input; supply concerns quickly translate to broader price pressures.
- ◆ Bond Yields as Transmission Mechanism: Mortgage rates follow long-term yields, which rise with inflation fears.
- ◆ Watch Global Events: Geopolitical risks in oil-producing regions remain a wildcard for housing finance.

As markets evolve, staying informed on energy developments can help you time big financial decisions. Whether rates stabilize depends on how quickly supply disruptions resolve—but the fundamental link between oil and borrowing costs endures.

Nathan Lindley is a VP of Mortgage Lending with Guaranteed Rate Affinity and has been serving the residential mortgage needs of Florida homeowners for over 22 years. NMLS # 506529, Jennifer Lindley, NMLS # 1948815, 727-452-9868 or TheLindleyTeam@grarate.com. The Lindley Team "Not just a loan, but a plan!"

FLAG DAY
JUNE 14, 2026



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EXPERTS**

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TO HOME**



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In case of a medical emergency, call 911.

AdventHealth Northdale ER is a department of AdventHealth Tampa. It is not an urgent care center. Its services and care are billed at hospital emergency department rates.



AdventHealth
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Attic Ventilation

Hello Neighbors! My name is West Edwards, and I am a resident in Stonebrier and the owner of Sharpe Roofing. I have been in the roofing industry for 23 years and have been on over 10,000+ roofs on commercial and residential properties in that time. I asked the HOA if I could share a little info with you each month to help educate the community regarding things I see and have learned along the way that can hopefully help you plan and save money.

As you know, it is starting to get a lot warmer each day now (please bring some rain soon!) and you can hear you AC starting to cycle more often to keep your home cool and dry. The summer heat is one of the challenges we face as Florida residents (along with Tropical Storms!) that comes along with living in such a wonderful place. I'm sure most of you who store items in the attic dread getting up there this time of year. How can you reduce that heat, save some energy on cooling and help extend shingle life? PROPER VENTILATION!

If it's 80 degrees Fahrenheit outside, what's a reasonable temperature inside the attic if it has proper attic ventilation? What if it's 100 degrees Fahrenheit outside? How do you determine if a balanced system of attic intake vents (located in the soffit or low on the roof) and exhaust vents (near or at the roof peak) is functioning correctly during the warmer months? What should the attic temperature be?

This is a common question handled by our Customer Service team, and it's frequently asked during the Q&A session of our seminars. Roofing professionals want to know. Homeowners want to know.

In our research and testing, we have found that a properly balanced attic ventilation system is doing its job if it can keep the attic temperature within 10-15 degrees of the outside ambient temperature, with a maximum of 20 degrees.

If it's more than a 20-degree difference between the attic and the outside temperature, we'd want to investigate what might be the reason, because that's outside of the desired range.

We've confirmed this temperature range using thermal imaging in before-and-after comparisons. In the "before" testing, the attic ventilation was not balanced. In the "after" testing, the same attic was given proper balanced ventilation. On both testing days, the peak outside ambient temperature of the day reached 98 degrees Fahrenheit. The difference was the presence or lack of a balanced flow of intake and exhaust air through the attic.

- ⇒ Maximum roof deck temperatures dropped from 146.5 degrees Fahrenheit to 124 degrees Fahrenheit
- ⇒ Maximum attic temperatures dropped from 123.2 degrees Fahrenheit to 113.9 degrees Fahrenheit

The cooler attic temperatures helped reduce both the interior surface temperatures and the kilowatt-hours used. Based on the attic's size — its square footage measured by length x width of the floor of the attic — does it have enough attic ventilation? That's a combination of intake vents and exhaust vents.

What homeowners should not do — nor should they try to persuade their roofing contractor into doing — is add a second type of attic exhaust vent in hopes of boosting the performance of the existing vents, for example, adding a roof-mount power fan to help the wind turbines already in place. It's never a good idea to mix or combine any two different types of attic exhaust vents on the same roof above a typical attic: ridge vents, wind turbines, power fans, box vents, and gable vents. Stick with one type.

The technical name for this is "short-circuiting." When you mix two different types of attic exhaust vents, it short-circuits the airflow. It causes the air to flow primarily between the two types of exhaust vents, as air follows the path of least resistance. Mixing reduces the airflow's coverage area inside the attic. It's venting a smaller area, leaving sections of the attic inefficiently vented.

I hope you find this information useful and helpful to share with friends, family and co-workers who may want to learn a bit more about protecting their home. Please visit and share our website with the "Roofing University" link as it is **not sales**, just helpful tips to get the most out of the system that protects your home the most. I'll share more in upcoming issues!

West Edwards

www.SharpeRoof.com

813-675-7894

On Nextdoor & Facebook

Start of 2026 Hurricane Season

The 2024 hurricane season was a historic one for Florida and the Tampa Bay area. Hurricane Helene made landfall on September 26th as a Category 4 storm with winds of 140 miles per hour and caused massive storm surge flooding up and down our coasts. Just 2 weeks later on October 9th, Hurricane Milton made landfall just south of us in Siesta Key as a Category 3 storm with winds of 115 miles per hour. While our community did not experience the devastation of our neighbors along the coast, we still saw Stonebrier impacted with several large trees down, dozens of homes having significant roof damage and substantial flooding throughout Tampa Bay. Unless you are brand new to Florida, you're already aware that we are entering another hurricane season. Seasons run from June-November with storms typically peaking in August and September. As with every hurricane season, knowing the essentials of how to prepare could truly be a life saver for you and your family.



The 2024 Atlantic hurricane season showcased above-average activity, with a record-breaking ramp up following a peak-season lull. The Atlantic basin saw 18 named storms in 2024 (winds of 39 mph or greater). Eleven of those were hurricanes (winds of 74 mph or greater) and five intensified to major hurricanes (winds of 111 mph or greater). Five hurricanes made landfall in the continental U.S., with two storms making landfall as major hurricanes. The Atlantic seasonal activity fell within the predicted ranges for named storms and hurricanes issued by NOAA's Climate Prediction Center in the 2024 August Hurricane Season Outlook. An average season produces 14 named storms, seven hurricanes and three major hurricanes.

Tropical Depressions are storms with winds of up to 38 mph and Tropical Storms vary in wind speeds from 39-73 mph. A storm becomes a Hurricane when wind speeds reach 74 mph or greater. Typically, the upper right quadrant of the storm (the center wrapping around the eye) is the most intense and dangerous portion of the storm. Due to the profile of Tampa Bay, a storm making landfall from Palm Harbor and northwards would likely cause the greatest damage and storm surge. The greatest threats are damaging winds, storm surge and flooding. This is in part why Hurricane Katrina was so catastrophic when bringing up to 28 foot storm surges onto the Louisiana and Mississippi coastlines.

Hurricane Kits

It is important to create a kit of supplies that you could take with you if you are forced to evacuate. This kit will also be useful if you are able to stay in your home, but are still affected by the storm, such as through the loss of power. One common trend seen when hurricanes are approaching is a wide-spread panic. When this happens, people rush in large numbers to get all the supplies they think they need. However, if you prepare your kit ahead of time, you can alleviate a lot of the potential stress of a very chaotic situation. You should create your kit in a bag that you can easily take with you. Some recommended items to include are:

- Non-perishable food (enough to last at least 3 days)
- Water (enough to last at least 3 days)
- First-aid kit (include any prescription medication you may need)
- Personal hygiene items and sanitation items
- Flashlights (have extra batteries on hand)
- Battery operated radio (again, have extra batteries)
- Waterproof container with cash and important documents
- Manual can opener
- Lighter or matches
- Books, magazines, games for recreation
- Special needs items: pet supplies and baby supplies if applicable
- Cooler and ice packs
- A plan for evacuation and for if family members are separated

Securing Your Home

- Know how to secure your home in the event of damaging winds, storm surge and flooding.
- Review your homeowner's insurance policy with your carrier prior to a storm arriving. Once a named storm is near Florida, insurance companies close on any new policy writing or making changes until after the storm has passed
- Make a video of the exterior & interior of your entire home. This is a great way to show evidence to your insurance company of the condition of the property and contents prior to any potential damage from a storm. Be sure to capture model/serial numbers of major appliances and electronics/equipment. Go room-by-room and document the contents of each area of your home. Store the video online or in a safe (waterproof) location that can be accessed after the storm. These videos are also very helpful in the event of a fire or other disaster and should be updated regularly.
- Cover all of your windows, either with hurricane shutters or wood.



HURRICANE EMERGENCY KIT STATION

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- Making an 'X' in tape on your window does not prevent the window from breaking (and it can leave a nasty residue that is difficult to remove). Commercially available window tint/film can add strength to your windows and prevent broken glass from flying around.
- If possible, secure straps or clips to securely fasten your roof to the structure of your home.
- Make sure all trees and shrubs are trimmed and clear rain gutters.
- Garage doors are often the weakest point of a home. Fortunately, in Stonebrier, our garage doors are new enough that they contain additional hurricane braces for added strength.
- Bring in all outdoor furniture, garbage cans, decorations, and anything else that is not tied down.
- If winds become strong, stay away from windows and doors and close, secure and brace internal doors.
- Park vehicles in your garage but be aware that if the power goes out, you'll have to manually raise the door after the storm passes.

Power Outages

We are all well-versed with dealing with power outages in Stonebrier. In the event a storm should leave you without power, there are a few things to consider and help you be ready and stay safe outside of your normal hurricane preparedness.

- **Gas:** Make sure your tank is full far in advance of an approaching storm. Most people wait until the last minute, rush to get extra gas for cars and generators, and subsequently gas stations can run out early.
- **Generators:** Always use caution when operating a gas generator as there is a danger of carbon monoxide poisoning. Never run a generator indoors or in a garage. If you're worried about theft, purchase a cable/padlock in advance to secure the generator to your home.
- **ATMs:** Have extra cash on hand in the event no ATMs in your area are accessible or working.
- **Cell Phones:** Charge your cell phone and limit use after power is out.
- **A/C:** This can be the most uncomfortable side effect of losing power during a storm. Try to prevent as much light from entering and warming the house by covering up your windows on the inside. If you have back-up or battery-operated fans, don't run them unless you are in the room. Fans create a difference in perceived temperature but do not cool the room; instead they create a cooling effect by dispersing the heat off your skin. It is said they can actually add heat to a room just by running.
- **Water:** Fill bathtub and large containers with water for washing and flushing only.
- **Food:** Turn your fridge temperature down and/or freeze any food or drinking water that can be frozen if you expect a power outage. Have a cooler with ice packs prepared to cool your drinks and snacks after power has been out for more than 4 hours. And importantly, check out this food safety guide for when to discard your perishable food: http://www.foodsafety.gov/keep/charts/refridg_food.html.

Health/Safety

The CDC has a great guide on how to stay safe in the event of a power outage. Remember, any severe storm can be deadly and destructive. If you've survived a landfalling hurricane, you know the inconvenience and distress it can cause. One of the best tips to be prepared is knowing the cycle of a hurricane - Approach, Arrival & Aftermath. Prepare ahead of time and listen to the directions of officials for the approach. Secure your home, or find a safe shelter for its arrival, and know how to proceed safely during the aftermath.

Tampa city planners approve \$35M redevelopment for "Ybor Harbor" waterfront

The Ybor Harbor waterfront has been in the works for several years now, but Tampa city officials have authorized that construction can begin on this monumental redevelopment campaign.

If you've taken the Selmon Expressway in or out of Tampa, then you might have seen the dilapidated industrial area that connects Channelside to Ybor City. A couple of years ago now, the Tampa City Council approved greenlighting Ybor Harbor, further expanding Tampa's social infrastructure and maximizing Ybor City's walkability.

The \$35M recently approved is just a portion of the full amount invested for this project, Fox 13 reports. An estimated \$211.5M will be spent on the project, which will be paid in \$7M increments over 5 years commencing in 2029. Ybor Harbor will be a mixed-use waterfront space with shops, housing, restaurants, and green space. The massive project is being overseen by local developer, Darryl Shaw.

"Ybor Harbor is a transformative new addition to the fabric stitching together our urban neighborhoods from Ybor City to the Channel District, Water Street, Gas Worx, and our downtown core. Our focus is on creating a vibrant neighborhood, enhancing connectivity, and bringing the public to our city's cherished waterfront," Shaw said back in 2024.

According to city planners, construction can begin immediately, though a specified date has not yet been released. As for how long this project might take, the site is expected to see "phased construction" up until 2034, according to Tampa Bay Business and Wealth.

As one of the biggest infrastructure efforts happening in Tampa currently, this project has major implications for current and future Tampa residents.

Home games against Packers, Chiefs, Steelers, Vikings highlight Bucs 2026 schedule release

The bad news: it's been more than three months since the Bucs played a game. **The good news:** we're more halfway through the break before the next one.

The Tampa Bay Buccaneers released their 2026 schedule in late May as part of the NFL's league-wide schedule announcements, which includes nine regular season home games and one preseason game at Raymond James Stadium.

As always, the Bucs will host their NFC South rivals as New Orleans, Atlanta, and Carolina all come to town throughout the campaign. Home highlights from outside the division this year include a preseason game against Patrick Mahomes and the Kansas City Chiefs and regular season tilts against the Minnesota Vikings, Green Bay Packers, Pittsburgh Steelers and Los Angeles Rams.

The Bucs will round out their competition against the NFC North with road games at the Detroit Lions and Chicago Bears.

The Bucs are currently slated for at least three primetime games, and all three will include a hefty mix of star power and postseason takes. The Bucs at the Dallas Cowboys on October 8 is getting the Thursday night Amazon treatment as Baker Mayfield faces off against Dak Prescott. On November 8, Bucs at Bears is the NBC Sunday Night Football primetime game. The Bucs then make a return to Monday Night Football on ESPN when they host the Carolina Panthers on November 30.

The Bucs end the season with two out of three games on the road, with time and TV not yet announced for any of them. Baker and the boys will face the Saints twice in the final four weeks, with both games likely having huge implications for the division as well as playoff seeding.

Even the preseason brings some interest. Under the new three-game preseason, the second game is typically when starters get the most action. The results won't count, but Tampa Bay's only preseason home game could stand to be one of the NFL's most entertaining as both the Bucs and Kansas City eye a return to the Super Bowl.

Here's the full 2026 schedule, from the Bucs themselves →



The best beach bars to visit right now, from St. Pete Beach to Clearwater Beach

Memorial Day Weekend means summer is officially arriving. It's the time of year for pools, patios, rooftops, and of course, getting our toes in the sand. The water is still a tad chilly, but the weather is perfect to visit the best beach bars on St. Pete Beach and beyond.

It's the first full season back for the beaches after the 2024 hurricane season, and we're thrilled to be able to support the local restaurants, the historic resorts, and the hidden gems that make the area special. We also know that this spring may be a bit more confusing than usual. What's open? What's new? What's in a different place?

To streamline things, this guide sticks to spots that are directly on the beach. As in, once you grab a mai tai, you can step straight onto the sand and hear the crash of waves from the Gulf without crossing a road. There are tons of great spots for food and drink throughout our beach communities that aren't directly on the sand, and we'll be showcasing as many as we can in the coming months. From steaks and seafood to craft beer and authentic Italian, we're lucky to have the great spots we do. For the sake of trimming this list to a manageable number, however, we're taking this particular space to focus on spots you can walk up to straight from a failed skimboarding attempt.

The majority of this list focuses on St. Pete Beach and Treasure Island, though others make appearances, including several Clearwater Beach options at the bottom. The order runs south to north, from Pass-a-Grille to Madeira Beach, so feel free to pick a section and make it a crawl. This doesn't include every beach bar along the Gulf, so keep your eyes peeled as you walk for more great spots to try.



The best beach bars to add to your list:

Paradise Grille – 900 Gulf Way. If you've spent any time at all on Pass-a-Grille Beach, you've likely had lunch and a cold beer at Paradise Grille. The classics are classics for a reason, and this one may be able to claim the prettiest stretch of beach of the bunch.

Beacon Pool Bar – 3400 Gulf Blvd. The Don CeSar is the most historic and iconic hotel on the Pinellas County beaches, and the pool bar is the destination of choice for day-trippers in search of a little luxury, history, and beachfront imbibing without splurging for a room.

Undertow – 3850 Gulf Blvd. For our money, this is one of the most scenic beach bars in America. A wide swath of sand is complemented by palms waving in the blue sky, while the rubber duck river surrounding the bar inside the tiki-style digs adds a touch of whimsy to your frozen cocktail.

Sandbar Bill's Bar & Grille – 4350 Gulf Blvd. The beach bar at the historic Bon-Aire, Sandbar Bill's is another in a long line of scenic spots that have stood the tests of time and storms alike. This is our underrated pick for lunch, and it's an easy walk-up for a drink.

Crabby Bill's 5100 Gulf Blvd. The St. Pete Beach outpost of the Crabby Bill's family showcases fresh seafood, scenic Gulf views, and laid-back vibes. Don't skip happy hour!

Harry's Beach Bar – 5300 Gulf Blvd. A classic, laid-back beach bar, Harry's is the more casual option at Sirata Beach Resort. Stop in for a domestic beer, a fruity cocktail or, honestly, fantastic people watching.

Coconut Charlie's – 6100 Gulf Blvd. The long-time favorite is back and better than ever with revamped digs and the same great food and drink you've always loved. This is some of the best "bar food" on the beach, and we love seeing the upgrades post-hurricanes.

Salty's Beach Lounge – 5500 Gulf Blvd. You can't go wrong with any of the four new restaurants and bars at Island Grand, but for the true sand-in-your-toes, drink-in-hand beach bar experience, nothing beats the new Salty's Beach Lounge. It's margarita heaven.

Jimmy B's Beach Bar – 6200 Gulf Blvd. The star is back! Jimmy B's is high-energy, but in a laid-back beachy way that few can replicate. It's a waterfront oasis by day, and a live music party by night. This is one we were thrilled to see reopen recently.

Caddy's Treasure Island – 9000 W Gulf Blvd. Caddy's on TI has some of the best sunset views anywhere on the Gulf, and you can watch the crowds gather along the shore every night. Stop in for lunch or dinner, and you have Ka'tiki right next door if you want to keep the party going late.

Island Girl Tiki Bar – 9980 Gulf Blvd. If it's possible for a place smack in the middle of one of America's best beaches to be a hidden gem, Island Girl pulls it off. The cozy spot is steps from the sand and rarely has the big crowds you'll often find elsewhere.

Sloppy Joe's – 10650 Gulf Blvd. The Treasure Island outpost of the Key West star sits directly on a massive swath of white sand beach, while also offering excellent eats and a robust beer and cocktail menu, plus outdoor games.

Waves Beach Bar – 10650 Gulf Blvd. The beachfront bar at Bilmar Beach Resort, Waves keeps things low-key. It's approachable, it's scenic, and like its neighbors, it sits on one of

the deepest portions of the beach, offering plenty of room to walk, relax, or search for shells.

Sunset Cafe and Beach Bar – 12000 Gulf Blvd. If "No Shirt, No Shoes, No Problem" were a bar, it's this one. Sunset Cafe offers elevated views of the beach from its simple-yet-scenic outdoor patio, with a short walkway leading you right to the sands of Treasure Island.

Caddy's Mad Beach – 14080 Gulf Blvd. One of the only spots to get a drink on the sand in Madeira Beach, Caddy's is your best bet if you're staying nearby or looking for a spot with Gulf views after a visit to John's Pass.

Clearwater Beach favorites


Shepherd's Tiki Beach Grill – 619 S Gulfview Blvd

The lively Clearwater Beach tiki bar has live music, scenic palms, a beautiful patio, and all the rum-filled libations you could ever want. It's a little tucked away, so it's more of a destination than part of a bar crawl.

Tommy's Tiki Bar – 400 Mandalay Ave. Tommy's is the quintessential walk-up beach bar, famed for its pina colodas and prime location next to the pier. You may be tempted to just grab a drink and walk the shoreline, but if you're feeling peckish, it's a good spot for nachos or a hot dog.

Frenchy's Rockaway Grill – 7 Rockaway St. Frenchy's is a Clearwater Beach icon, and it's for good reason. You'd be hard-pressed to find a more scenic view for a grouper sandwich lunch or dinner, and that sandwich is indeed worth the hype. It does get busy, but the line usually moves quickly.

Crabby's Beachside Pavilion – 10 Bay Esplanade. Local seafood star Crabby's recently took over the 100-year-old landmark, and it remains one of CWB's best spots for food and drink. From fresh grouper in platter, sandwich or nugget form to coconut shrimp and the return of gator bites, longtime regulars can still get their usual order.



Enjoy Community Events? Consider being our Social Committee Coordinator!

The HOA Board would like to thank our volunteer resident Evan Walker for always being willing to help organize our community social events like our September movie and ice cream social movie nights, post-hurricane community pizza party last October, Easter events and more.

So...with that being said, we are still searching for a resident volunteer on our Social Committee. This volunteer role is critical in coordinating a variety of events and vendors throughout the year. Events such as our Easter Egg hunt, small business craft fair and movie nights at the basketball court are just a few recent examples. If you have some ideas for future community events or would simply like to get more involved in making your neighborhood a great place to live and play, please reach out to the HOA Board via email at StonebrierHOA@gmail.com with the subject line 'Social Committee'. We'd love to have several individuals help out with this position so please consider it as a way to volunteer and put some smiles on the faces of our residents. Thank you again Evan for setting up a fun event and we look forward to other residents volunteering to help coordinate future fun community events!

Stonebrier Real Estate News



2839 Maple Brook Loop

- Sweetgrass Community
- 4 beds, 3.5 baths, oversized tandem 3 car garage
- 2012 build, 2,894sqft
- New LVP floors & water heater
- Huge primary suite!
- Awesome screened lanai for outdoor entertaining
- Spacious 2-story floor plan
- Gorgeous oversized conservation lot w/water views!

For current pricing & a virtual tour, please visit the property website at: www.2839MapleBrookLoop.com



Choices, choices, choices & even more choices! Thinking about making a move or know of someone who wants to live in Stonebrier? Check out my 2 newest listings in our community.

Contact me today for more details on these beautiful homes or to schedule a private showing!



3122 Majestic View Dr

- Waterbridge Community
- 4 beds + office + bonus room, 3.5 baths, 3 car garage
- 2012 build, 3,243sqft
- Brand new exterior & interior paint
- Hardwood floors & crown molding
- Upgraded kitchen w/newer appliances
- New water heater & HVAC system
- Large screened lanai w/travertine pavers
- Gorgeous conservation lot & no rear neighbors

For current pricing & a virtual tour, please visit the property website at: www.3122MajesticViewDr.com



2837 Maple Brook Loop

As the Top Selling Realtor® in Stonebrier, I'm usually working with several Stonebrier families on upcoming listings. If your family is considering selling, give me a call today! Let me get you top dollar for your home!



3205 Majestic View Dr

Time to sell? Time to buy? Want to know more about the current value of your home? Call me today. As your Realtor and fellow Stonebrier neighbor, I can help you with all of your real estate needs.



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