



THE OFFICIAL *Newsletter* OF STONEBRIER

A letter from the Board

We hope that your family has had a relaxing and enjoyable summer vacation. We've had some pretty strong summer storms which have helped to make our community look a lot greener lately, but the Hillsborough County watering restrictions remain in place through October 1st. While we're just 2 months into hurricane season, it has been relatively quiet out there so far and the only tropical system just delivered some beneficial rains to our area.

The HOA Board met in July with our Property Manager. Wise reported that regular violation patrols continue and have resumed and a total of 35 new violations were issued and approximately 45-50 old violations have been addressed by residents and closed out by Wise. The new violations mainly included landscaping issues including mulch beds, weeds in planting beds/expansion joints, mow & maintain yard, tree suckers, removing dead palm fronds, trimming/pruning of trees and installing new sod. Additional violations included general exterior maintenance, removing holiday decorations/lights and

street parking. 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 July but will be meeting in August, however, all existing fined properties have been addressed by the homeowners and closed out. The Architectural Review committee had 9 submissions for review and all were approved. The submissions included pavers, exterior painting, fencing, gutters, roof replacements and gas/propane tank installation.

As of this newsletter's content submission deadline, the remodeling at the Amenity Center was nearing completion. We appreciate the patience of residents while we make these capital improvements to our Amenity Center and we look forward to the re-opening of the updated space soon.

Our May financial balance sheet showed the operating fund finished the month with \$204,183, which is a decrease from the April total of \$228,869. Prepaid assessments increased from a May total of \$63,234 to a June total of \$104,548. Receivables finished the month of June at \$3,208 which is a decrease from our May total of \$10,824. Our income statements show the breakdown of the

monthly expenses for June. The top areas that were over budget for the month of June were pool monitor, tree trimming and telephone utilities. Our total expenses for the month of June were \$2,520 over budget and our 2026 YTD expenses are running \$18,682 under budget.

The HOA Board still has a vacant seat from our recent board member departure. If you're looking to get more involved in your community, please submit an email to StonebrierHOA@gmail.com with the keywords HOA Board Member in the subject line.

Even though our kids are headed back to school in another week, our streets still remain 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!

EMERGENCY
EXPERTS

OPEN 24/7

CLOSE
TO HOME



ShortER Wait Times

When an emergency happens, you want local health care expertise you can trust. Our new state of the art ER in Northdale will include 12 private treatment rooms, a full-service lab, onsite diagnostic imaging (CT, ultrasound, and X-ray), board-certified emergency physicians, and specially trained staff to help you get back to your life and back to feeling whole.

 Learn More
NorthdaleER.com

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
Northdale ER

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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

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

Stonebrier CDD Website,www.stonebriercdd.org

Stonebrier CDD Management Company:

Inframark Community Management

Mark A. Vega CDM - Senior District Manager

mark.vega@inframark.com

813-991-1140

**Questions or Concerns for the Architectural Review Committee or
Financing 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

AUGUST 2026 IMPORTANT DATES AND MEETINGS

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

- **Hillsborough County 1st Day of School – Mon, Aug 10th**
- **CDD Meeting – Thurs, Aug 13th at 6:00pm**
- **HOA Board Meeting – Tues, Aug 18th at 6:30pm**

Math Tutor

Looking for a math tutor? Want to prevent the summer slide? I am a 5th grade math and science teacher in Hillsborough County and live in Stonebrier. I offer tutoring services for both remediation or enrichment. Contact me if you are interested! Jennifer 813-520-7606

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 and cat owner, I have extensive experience in dog walking and pet sitting. I am certified in dog and cat first aid and am experienced with senior dogs. Please call or text Kathy @ 813-728-1002. Neighborhood references available.



Wise Property Management

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.



IMPORTANT – ONGOING Water Restrictions

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

WATERING RESTRICTIONS EXTENDED THROUGH OCTOBER 1ST!!! 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 October 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.

ARC Volunteers Needed:

Do you have a few hours you can spare to help out your community? Our ARC or Architectural Review Committee is in need of a few more volunteers to help with the workload of reviewing and approving applications for changes submitted by homeowners. This work can be done mostly at home and only requires a few hours of your time each month. If interested or if you want to learn more, please email the HOA Board at StonebrierHOA@gmail.com and include 'ARC Volunteer' in the subject line.

Amenity Center Access Rules and Procedures

Stonebrier Residents: We have recently had some issues with the proper use of Amenity Center cards. We are sharing this as a reminder and refresher on how to get cards if you need them.

A Resident must have their Stonebrier Photo ID with them when entering the Amenity Center. This will get you and your children who do not have cards into the facility. Each Residence has 4 Guest Passes. Guest Passes must be present for each guest you bring with a maximum of 4 per address. Unauthorized use of a Stonebrier Photo ID by someone other than the person pictured on the card is prohibited and cards will be confiscated. The owner can make a request to the Board for return of the card.

REMINDER!

School Calendar

As our kids head back to school in a few weeks, it is time to mark your calendars for the first half of the 2026 Fall Student Academic Calendar for Hillsborough County (Board Approved 6-17-2025)

Students' First Day of School	Monday, August 10, 2026
Labor Day/Non-Student Day	Monday, Sept. 7, 2026
End of 1st Grading Period	Friday, October 9, 2026
Non-Student Day	Monday, Oct. 12, 2026
Veterans Day/Non-Student Day	Wednesday, Nov. 11, 2026
Fall Break / Non-Student Days	Monday, November 23 Friday, November 27, 2026
Students Return to School	Monday, Nov. 30, 2026
End of 2nd Grading Period 1st Semester	Friday, December 18, 2026
Winter Break / Non-Student Days	Monday, December 21, 2026 Friday, Jan 1, 2027
Non-Student Days	Monday, January 4, 2027
Students Return to School	Tuesday, January 5, 2027

AMENITY ACCESS PROCEDURES AND RULES

Please read these instructions carefully and take care to follow them to ensure that you can use the Stonebrier Amenities, including but not limited to the pool and surrounding area ("Amenities"). The Amenities are for the use and enjoyment of members of Stonebrier Homeowners Association, Inc. ("Association") and residents of the Stonebrier community, including each of their family members, co-occupants, tenants, and invited guests. The following rules and regulations apply to all persons using the facilities that are owned, operated and managed by the Association:

1. Prior to using the Amenities, each person must register with the Association. Each owner, co-occupant, tenant, and invited guest, or their parent or guardian where applicable, must complete a registration form. Once completed, email the form to **stonebrierhoa@gmail.com** using "Stonebrier – Card Request" as the subject line. The email must include a portrait quality photograph of each registrant, along with their name, to facilitate the creation of their customized photograph ID. Stonebrier Photo ID's are non-transferable. They can only be used by the person they are issued to. Misuse may result in the loss of Amenity Center privileges.
2. Upon receipt of your completed form, it will be reviewed by the Association. You will be advised via email only within 2 business days if your registration has been processed as submitted.
3. When you receive notice via email that your registration has been processed as submitted and your photograph ID card(s) created ("Amenity Access Card"), you must visit the Association's management firm to retrieve your Amenity Access Card(s). The Association is managed by Wise Property Management, 3903 Northdale Blvd, Suite 250W. For answers to your questions, please email **stonebrierhoa@gmail.com**. Note that each card is \$20.00, and you must make payment to the Association's management firm to activate your Amenity Access Card(s). Payment must be in the form of a check or money order payable to Stonebrier Homeowners Association, Inc. Please also ensure that you have a valid photo ID and proof of residency (driver license, deed, electric bill, etc.) with you at the time you retrieve your Amenity Access Card(s).
4. In order to obtain an Amenities Access Card, and in order to access the Association's Amenities, each person (or their parent or legal guardian, if applicable) must complete the required form. By completing the required form, each registrant acknowledges for themselves, as well as their family members, co-occupants, tenants, and invited guests, that they understand and agree to comply with the following terms and conditions:
 - The Amenities, including but not limited to the pool, are used at each person's own risk.
 - The Amenities, including but not limited to the pool, are NOT staffed with lifeguards or other personnel.
 - You are responsible for your safety, as well as the safety of your family members, co-occupants, tenants, and invited guests.
 - You are responsible for any and all damages to the Amenities that you cause or which are caused by your family members, co-occupants, tenants, and invited guests.
 - Up to four (4) guests are permitted at the Amenities per Stonebrier address, and all invited guests must each have a pass permitting their visit.
 - When on Association property, you must have a Stonebrier photo ID available to present to an Association representative to establish my identity. Driver's license or school ID's are not appropriate access cards.
 - Persons under 14 years of age or do not have their own Stonebrier Photo ID must be accompanied by an adult with an Amenity Access Card or guest pass when at the Amenities.
 - Violating Association rules and regulations, including but not limited to the terms and conditions set forth in this registration form, may cause the Association to suspend my ability, as well as the ability of my family members, co-occupants, tenants, and invited guests, to use the Amenities.

STONEBRIER AMENITY CARD PROCEDURES

A Stonebrier Photo ID may be issued to any person who meets the following requirements:

- An owner, lessee, or resident of a home in Stonebrier;
- Can show proof of residency OR whose Parent/Guardian can provide a Signed Affidavit confirming that the individual is a resident of their Stonebrier home.
- Can provide a government issued identification showing date of birth, or whose Parent/Guardian can sign an affidavit attesting the individual is 14 years age or older.

Please email the following information to **stonebrierhoa@gmail.com** using "Stonebrier – Card Request" as the subject line:

1. Your street address in Stonebrier Community.
2. A name, photo, and email of each homeowner/eligible dependent. Sample picture shown below. Please name each file with the name of the person. Please ensure the face is clearly identifiable (No sunglasses, hats, or face coverings).

Continued on page 6

PROTECT WHAT MATTERS MOST

HAVE A FILTER, OR BE THE FILTER

- ✓ Reduce micro-plastics
- ✓ Remove Chlorine
- ✓ Better health (skin & hair)
- ✓ Longer lasting plumbing
- ✓ And More

More information contact as :

813.324.1270
OneGreenFilter.com

**Free R.O.
drinking filter**

*With the purchase of a whole house filter. Not to be combined with any other offer

**First year salt
delivery free!
(A \$595 value)**

*With the purchase of a whole house filter. Not to be combined with any other offer

**one
green
FILTER**

*"For my family,
peace of mind
starts with pure
water. Trust
One Green Filter."*

Thaddeus Bullard AKA WWE Legend Titus O'Neil
Father, Tampa Bay Area resident and
Community Leader



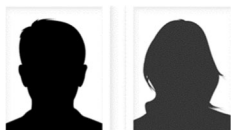
STONEBRIER AMENITY CARD PROCEDURES

° DO NOT send photos of your driver's license.

3. The number of children under 14 years of age that are living in your home, and are not eligible for a Stonebrier Photo ID. Persons under 14 are not eligible for Stonebrier Photo Access cards. These persons must be accompanied by an adult when visiting the Amenity Center. Cards are not transferable, unauthorized use could result in the loss of Amenity Center Privileges.

If you add b, and c, it should equal the total number of persons residing at the residence

- Cards cost \$20 each; only check or money orders are accepted payable to Stonebrier HOA. You may pay at the time of pick up.
- Cards are made and dropped off at Wise Property Management for pick up. Proof of residency is required for all cards at the time of pick up. Please contact Wise prior to pick up to confirm delivery.
- Cards may take between 1 to 2 business days to ensure they are properly synchronized with the card readers.



Sample Pictures

Owners are responsible for the misuse of cards and understand providing false information could be cause for loss of Amenity Center Privileges.

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 2026 3rd quarter HOA Dues were due as of July 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.



Tree Height Clearance Reminder

At recent HOA Board Meetings, our property manager reported that with increased rains, there are still numerous properties with trees needing trimming. Over the last year, Wise Property Management has issued hundreds of notices on trimming the trees around your property (specifically the ones above the streets and sidewalks). We ask that you trim up your trees at least 8ft above sidewalks and at least 13-14ft above the streets to allow large vehicles such as delivery trucks and our garbage/recycling trucks to pass under the limbs without hitting the tree and breaking off branches or causing damage to the vehicles. Please spend a few minutes to take a look at the exterior of your property and make the necessary adjustments to avoid receiving a violation notice from our property management company.

We thank you in advance for your attention and helping to keep our community looking great!



Here are the best places to play pickleball in Tampa Bay

St. Petersburg is home to numerous pickleball facilities. Pickleball was the talk of the town thanks to the Major League Pickleball tournament that happened in St. Pete from June 17-21, and the action might inspire some to start dinking around Tampa Bay.

If you're pickle curious, your best bet is to just get out there and play.

Before you go, read up on the rules, especially about court position and scoring. You don't need a \$330 Boomstik (yet), but you should get at least a starter paddle, a couple of balls and some pickleball-specific sneakers.

You can find a buddy and a free court and hit it around a bit to get a feel for the mechanics of the sport. But soon you'll want to find open play—where people just show up, put their paddles in the queue on the fence, and wait their chance to play

with strangers. Here are just a few of the places you can check out.

Check your county or city's parks and rec website for a start. Or the ParkView website (www.ParkViewLive.com) to see when courts are busy. Here are some of the best places to play pickleball in the Tampa Bay area.

Best pickleball venues in Hillsborough County

- **Cuscaden Park** is just north of I-4 and Ybor City and has six courts.
- Rowlett Park just southwest of Busch Gardens has eight lighted pickle courts, a water fountain and restrooms.
- **The David M. Barksdale Center** at 1801 N Lincoln Ave offers free beginner lessons from 1:00-3:00 p.m. on Monday, according to the City of Tampa's parks & rec website.
- There are courts on the **Hillsborough College Dale Mabry campus**. Yes, that's where the Tampa Bay Rays and Governor DeSantis are conspiring to remake the campus into a ballpark district. Some students have expressed concerns that they'd lose the pickle courts in the transition. Pro Travis Rettenmaier calls that unfortunate. "I don't spend a ton of time at that facility, but I played there enough to know that there's people that count on those courts to play and I'm sure it does matter [for] a lot of the students having that access and availability," Rettenmaier says.

Best pickleball venues in Pinellas County

Crescent Lake Park in St. Pete has high-level play, especially in the morning. There are six courts, often divided by skill level. Rettenmaier says, "I actually have a tattoo of the Crescent Lake place on my side." He also recommends these four public parks: Fossil, JW Cate, Walter Fuller and Coquina Key. There are eight courts at Coquina, but a couple of them have massive cracks. The City of Indian Rocks Beach recently resurfaced six public courts at Rosselli Park.



Busch Gardens Tampa Bay's improved lion and hyena exhibit now open



The 35,000 square-foot-space features lions from the Oklahoma City Zoo.

Hugo (L) and Henri, who are coming to Busch Gardens Tampa Bay from the Oklahoma City Zoo.

The stroll through Busch Gardens' Edge of Africa used to be a surefire way to come face-to-face with lions and hyenas, but the Tampa theme park closed the area before 2025 for renovations to the space first opened in the late-'90s.

The improvements are finally done, and representatives for Busch Gardens Tampa Bay said that **Lion and Hyena Ridge** will be ready for visitors on July 25, the day after passholders get a sneak peek.

A press release says the 35,000 square-foot-exhibit includes a 270-degree viewing area, new habitats for the animals and four lion brothers—Pascal,

Lou, Henri and Herman from the Oklahoma City Zoo—all born in 2024. Hyenas Dazi and Cazi, who already called Busch Gardens home, are also part of the exhibit.



Dazi, a hyena at Busch Gardens Tampa Bay.

No Glass at Amenity Center

Just a reminder that there is no glassware allowed anywhere at our Amenity Center and especially around the pool deck.

A few weeks ago a glass bottle was broken on the pool deck and a volunteer Board member spent several hours trying to clean up the glass and remove the broken pieces from the pavers.

Please do not bring any sort of glassware to our Amenity Center.



Thank you!

STOP means STOP – including e-bikes and scooters!

The HOA Board has received numerous concerns from residents about our neighbors blowing through stop signs and our younger residents riding very fast through our community on e-bikes and e-scooters (and also not stopping at intersections with stop signs).

Parents – PLEASE talk to your kids about slowing down on their e-bikes and scooters so we do not have a tragedy in our community.

Our speed limit within our neighborhood is 20mph so please drive the speed limit and take a few extra seconds to come to a complete stop at all stop signs – your neighbors will thank you!



Upcoming Reserve Study Analysis

The HOA Board along with Wise Property Management order Reserve Study Analyses for our community every few years and it is time for us to order an updated one for 2026. We anticipate that the analysis will be conducted in Q1 and this will provide us with a financial report to accurately prepare future budgets and reserve needs for the coming years. With the increases in prices across the board, along with tariffs, we anticipate the replacement costs of a majority of our community assets will increase so having current numbers will allow us to budget accordingly.

Do You 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.

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.



Lindley Loan Letter

Preparing Your Home (and Finances) for Hurricane Season:

Mortgage Tips from Your Local Lender

As we head deeper into the 2026 Atlantic hurricane season, many Tampa Bay area homeowners are already thinking about shutters, generators,

and evacuation plans. While protecting your property is priority number one, it's also smart to review the financial side — especially your mortgage and insurance.

Here are practical steps every homeowner should consider right now:

1. Confirm Adequate Insurance Coverage - Standard homeowners' insurance does not cover flood damage. If you're in a flood zone (even a low-to-moderate risk area), now is the time to verify or add flood insurance through the National Flood Insurance Program (NFIP) or a private carrier. Lenders typically require flood insurance if your property is in a Special Flood Hazard Area. Taking photos and written inventory of your home's interior and exterior contents now can also speed up any future claims.

2. Build or Maintain a Cash Reserve - Aim for at least 3–6 months of mortgage payments set aside in an emergency fund. This provides peace of mind if you face temporary repair costs, temporary housing, or work interruptions after a storm. If your current savings are low, a cash-out refinance or home equity line of credit (HELOC) can sometimes be a strategic tool, and we can help with this option.

3. Know Your Mortgage Options Before You Need Them -

- **For Repair Funding:** FHA 203(k) loans or conventional renovation loans can finance both purchase and repairs — or refinance + repairs in one loan.
- **If Facing Hardship:** Many lenders offer forbearance or temporary payment plans after declared disasters. Reaching out early is key.
- **Equity Opportunities:** With strong home values in Tampa Bay, many residents have significant equity. This can be used responsibly for storm-hardening improvements (impact windows, roof upgrades) that may also lower future insurance costs and mitigate future storm damage.

4. "Save Our Homes" Benefit Portability Reminder - If you're considering selling and buying for any reason, remember that Florida's Save Our Homes benefit can be transferred to a new primary residence anywhere within Florida, even if you switch counties. This can result in meaningful property tax savings.

Bottom Line - A little preparation now can prevent major headaches later. Taking proactive steps with your insurance and mortgage gives you greater confidence heading into the peak months of hurricane season.

If you have questions about your current mortgage, escrow, refinancing options, or how today's rates might support home-hardening projects, our team is happy to help. Please reach out directly — no obligation, just straightforward guidance tailored to Florida homeowners.

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!"

Fining Committee Volunteers NEEDED!

Our HOA has rules and regulations for living here. These include things like paint colors, landscaping requirements, approved structures/modifications to home and general maintenance of our properties. Sometimes life gets busy, and our properties fall into disrepair and need a little maintenance or repairs to keep it looking great. When those issues crop up, it's likely that you'll be issued a friendly reminder by our Property Manager to maintain your property with our community standards. If these issues go unaddressed or ignored, then residents are sent to our Fining Committee to determine if a fine needs to be imposed on the homeowner. This Fining Committee is separate from both our HOA and CDD Boards and is made up of volunteer residents. Recently, we've had a few members of our Fining Committee move away and we need a few more volunteers to assist the other members. Without a quorum present at these meetings, imposing fines needs to be put on hold and properties stay in a state of disrepair until the committee can meet again. Having multiple volunteers helps ensure that our Fining Committee can meet monthly (usually meetings last no more than 30 minutes) to review any issues within Stonebrier. If this is something you'd like to be a part of, please reach out to either our Property Manager, Camilo Clark at Wise Property Management at cmclark@wisepm.com or you can also send an email to the HOA Board at StonebrierHOA@gmail.com and we'll get you connected with the right people. Thank you for considering participating in this important committee — with a few dedicated volunteers, this committee helps to keep our community looking its best and maintaining high property values!

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!



PLUMBING HAPPENS. WE'RE HERE FOR THE "OOPS" MOMENTS.

Whether it's a curious toddler with a bucket of LEGOs or a hidden leak behind the wall, we know that home maintenance isn't always pretty. We've been the "hero on speed-dial" for our neighbors for years, providing honest work without the headache.

- ✓ **Local Knowledge:** We know the specific plumbing layouts of your neighborhood.
- ✓ **Mess-Free Service:** We treat your home with more respect than the kids do.
- ✓ **Clear Pricing:** No "surprise" fees—just straightforward, reliable help.

CONTACT US:

813.395.9490
CoralPelican.com

First time
customers:
10% off

Can not be combined with any other offer

*Cleanout must ground level easy access. Can not be combined with any other offer



GOT
THIS?
CALL
US!

SPECIAL PROMO

\$99

Drain Clearing SPECIAL



Lic# - CFC1433065

Attention Dog Walkers – Grab a Bag and Clean Up After Your Pet!

We walk here, and our kids play here. If you or someone in your family walks your dog in our neighborhood, IT IS YOUR RESPONSIBILITY to pick up after your dog! This includes all residential areas and common open areas throughout our entire community. Even if your dog goes in a common area and not in front of your neighbor's home, you still have to clean it up! Everyone wants the water they drink, swim in or fish in to be clean, but recent studies have found that 95 percent of a disease-causing bacteria called fecal coliform found in urban watersheds comes from animals. Dog feces left on the ground wash into the nearest pond, lake, stream or bay when it rains. Just one ounce of dog feces contains 23 million microorganisms of bacteria - nearly twice that of human waste.



Ingesting water contaminated with coliform bacteria can make people ill, causing diseases such as giardiasis and salmonella. The feces also can contain hookworms, roundworms and other parasites that can be spread to adults and children walking barefoot or playing in the grass near dog waste.

Plus, it's the law to pick it up! Hillsborough County Code of Ordinance § 6-32. Animal waste removal - Any feces deposited by a dog, an owned cat, or pet pig on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner. If a neighbor catches you on camera (which most of us have installed on our homes these days) then...

First offense - \$50, Second offense - \$100 and Third offense – court appearance.

Please be a responsible pet owner and clean up after your pet! Your neighbors thank you...

Streetlight Not Working Properly?

If you observe a streetlight that isn't functioning properly in our community, you can report the concern directly to TECO for repairs or replacement. Use the following link: <https://forms.tampaelectric.com/forms/residential/streetlightout/> This form takes less than 1 minute to complete and has you fill out contact information and a simple report to address your concern. Be sure to write down the pole identification number on the plate on the pole to help with the proper location identify for TECO.



Hip Cap Blow Offs

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 13,000+ 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.

One of the issues we hear about each storm season when a strong thunderstorm wind blows (like some we have just had) is that owners find pieces of shingles in their yard, so I hope to provide some helpful insight. The age & condition of the roof system is a major concern you should remember each year to review in order to properly protect your home from the driving rainstorms (my Grandad called them "Frog Chokers") and the high winds we have each year. We have fixed A LOT of these in Stonebrier over the last 10 years that I've lived here. We recommend a walk around your property to see as much of your roof as possible to look for missing or slipped shingles or "caps". The "Hip and Ridge Caps" are short sections of shingle that cover the termination point at the peak of your roof (the ridge) and also on the outside edges of the triangles that form the hip section of your roof (see pic below). These shingle pieces are the ones we typically find in a yard when we get that call as they have a much harder time resisting wind lift due to the roof design and how they are installed perpendicular to the main roof plane shingles below them. One of the main reasons they also fail is due to poor workmanship, which is what causes 99.99% of all roof leaks and repairs in the first place! The proper exposure and proper nailing pattern are key for this part of the roof as it is an area where the wind passes over and actually causes lift similar to what we depend on to lift us with an airplane wing. When the nailing is not done properly it is easy for even a standard summer thunderstorm to pull them off, and I have had to fix them in our neighborhood and others over the years, and it does not matter if the roof is new or older. I have a video on YouTube you can watch that explains this in about 2 minutes as well (go to our website at <https://www.sharperoof.com/roofing-university> and scroll right a few videos for the one on "Check Your Roof Caps After High Winds"). These shingle sections are relatively easy to replace and fortunately do not cause exceptional leaking if they come off in a storm, but it would eventually lead to a bigger issue if a missing one is not noticed and is allowed to go through multiple rains. While I don't recommend a stroll on top of your roof anytime soon, you can typically see them if you can get on a ladder to just see along the hip, or from stepping away from your house a bit and looking through binoculars. We can also do a free inspection, and it can save you bigger \$\$\$\$ in the long run.

I hope you find this information useful and helpful to share with friends, family and co-workers who may be in the process of buying, selling or even considering a roof system replacement. I'll share more tips in upcoming issues!

West Edwards
www.SharpeRoof.com
813-675-7894
On Nextdoor & Facebook



Parking Violations



Due to the high number of complaints about street parking and safety concerns, Wise Property Management is in the process of working with local towing companies to secure a contract to have them tow habitual offenders.

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

Stonebrier Real Estate News



19406 Butterwood Ln



2837 Maple Brook Loop

I am fresh out of listings Stonebrier friends & neighbors and need more homes to sell! All my current listings in Stonebrier are either under contract or have closed in the past few weeks. I am especially looking for pool homes as my most recent listing received multiple offers. Our market conditions continue to change, but I consistently produce results for my clients.



3122 Majestic View Dr

As the Top Selling Realtor® in Stonebrier, I know what it takes to get your home **SOLD!** If your family is considering selling, give me a call today! Let me get you top dollar for your home!



2839 Maple Brook Loop

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.



JEFFREY BERG – Realtor®

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