



THE OFFICIAL *Newsletter* OF STONEBRIER

A letter from the Board

Happy September Stonebrier. We hope that your kids are settling back into their school year routines and enjoying their teachers and classes so far this year. Our rains are still behind schedule and water restrictions still remain in place for Hillsborough County through October 1st. Also keep in mind that historically, September 10th is the peak of hurricane season and while it's been a quiet year so far, it's not too early to plan for an approaching storm. As of this writing, the Rays have the best record in the American League and have been exciting to watch all season – Go Rays! Buccaneers pre-season football is in full swing and our season opener is September 13th against the Bengals in Cincinnati. Our home opener is the following weekend on the 20th at RayJax against the Cleveland Browns. Go Bucs!

The HOA Board met in August with our Property Manager. Wise reported that regular violation patrols continue with approximately 100 new violations being issued. Homes that have been sent 2 violation notices will be forwarded to the September 15th fining committee meeting. The most common violations include landscaping issues including mulch beds,

weeds in planting beds/expansion joints, mow and 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 Architectural Review committee had 10 submissions for review, 7 were approved and 3 were rejected and asked to re-submit with revisions.

Our Amenity Center renovations are complete (just a few minor punch-list items remain). We appreciate the patience of residents while we make these capital improvements to our Amenity Center and it is now open for all residents to enjoy. We hope you enjoy the updated space - see some photos of the remodel in this issue.

Our July financial balance sheet showed the operating fund finished the month with \$237,354, which is an increase from the June total of \$198,545. Prepaid assessments decreased from a June total of \$104,548 to a July total of \$53,896. Receivables finished the month of July at \$22,085, which is an increase from our June total of \$3,208. Our income statements show the breakdown of the monthly expenses for July. The top areas that were over budget for the month of July were pool monitor, telephone

utilities and legal fees. Our total expenses for the month of July were \$6,057 under budget and our 2026 YTD expenses are running \$24,739 under budget.

The HOA Board had a vacant seat from our prior member Aamir filled this past meeting by our resident Mitch Coursey – you can meet him later in this issue. Unfortunately, one of our other dedicated volunteer HOA Board Members, Jennifer Blanton, cannot continue to serve for the time being. Jennifer said she was grateful for the opportunity to serve and will truly be missed! So, while we are excited to add Mitch to our team, we still have a vacant seat to fill on the HOA Board. 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 back in school, 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, 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!

Welcome to the HOA Board Mitch!

The HOA Board would like to recognize our newest volunteer Board Member, Mitch Coursey, who was appointed to our HOA Board at the August meeting and is filling the vacant seat from our prior member Aamir. We look forward to working with Mitch and thank him for stepping up to volunteer in our community. In case you don't know Mitch, here's a brief bio on him:



My name is Mitch Coursey, and my family and I moved to Florida and Stonebrier in 2017 from Nashville, Tennessee. I've been happily

married for 26 years to my wife Kelly and have been blessed with two daughters. I work as a Project Manager for a consulting engineering firm and have been working in this profession for almost 35 years. My family enjoys traveling, especially to theme parks and cruises. Florida and Stonebrier is a great place to live and work. When it comes time to retire, I'm already here.

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.



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.
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Stonebrier HOA Board – stonebrierHOA@gmail.com

Josh Cravens – President, President@stonebrierHOA.com

VACANT—VicePresident@stonebrierHOA.com

Mitch Coursey – 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 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://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

SEPTEMBER 2026

IMPORTANT DATES AND MEETINGS

HOA and 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, Sept 10th at 6:00pm
- HOA Board Meeting – Tues, Sept 15th at 6:30pm

Babysitter & Pet Sitter

Are you looking for a babysitter or pet sitter? A local Stonebrier resident is here to help! My name is Allison Berg. I am 16 years old, currently attending Steinbrenner High School and starting my Junior year. I also have a few years of experience with both babysitting and pet sitting! You can contact me at 813-564-5511 or allisonberg0715@gmail.com and references are available upon request.

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

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.

Babysitting Service Available!

We have 2 daughters ages 15 & 16 years old. We live in Waterbridge. Experienced and reliable. Call or text Vanessa Neylan @ 813-765-9723

Wise Property Management

Our 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.

CDD Update: Pond Erosion Prevention

Did you know?

The ponds throughout our community are more than an aesthetic feature—they play a vital role in managing stormwater and protecting homes from flooding.

These ponds, together with street drains and underground culverts, function as an integrated stormwater management system. To continue working effectively, this system must be maintained in its original condition. Recently, several areas of pond embankment erosion have been identified, which could affect both system performance and nearby properties.

Responsibility for Pond Erosion

Erosion caused by natural forces will be addressed by the Community Development District (CDD). However, erosion resulting from excessive or concentrated water runoff from an adjacent property is the responsibility of the homeowner.

Common contributors include improperly directed gutter downspouts, pool or spa drains, irrigation issues, and landscape grading that channels water toward pond slopes. In these cases, corrective action may be required to redirect or manage runoff on the homeowner's property.

What Homeowners Can Do

DO:

Inspect your property for sources of concentrated water flow toward ponds, including:

- Gutter downspouts
- Broken or leaking irrigation pipes
- Pool and spa drain lines
- Water softener discharge lines
- Any other non-natural water source directed toward a pond
- Install appropriate drainage solutions—such as water traps, French drains, or similar systems—to retain drainage runoff on your property, allowing it to absorb into the soil or evaporate gradually.

Pond concerns, including erosion, may be reported to the CDD using the online form at: <https://campussuite.forms-db.com/view.php?id=804912>

You may also contact the Property Manager using the **Contacts** link at: www.stonebrierccd.org

DON'T:

- Drain pools, spas, or water softeners across lawns toward ponds. The chemicals in this water can damage grass that stabilizes pond slopes, and concentrated flows can accelerate erosion.
- Direct gutter downspout discharge toward ponds.
- Install underground pipes that discharge directly into ponds.
- Operate landscape irrigation with broken pipes near pond embankments.
- Alter or reshape pond slopes. If erosion is observed, take steps to stop the source of runoff, but do not modify the pond embankment itself.

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.



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!



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, 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.

Stonebrier Amenity Center Renovations Completed!



The HOA Board would like to thank the community for your patience while we completed our renovations to our Amenity Center. It's hard to believe that our community is approaching 20 years old and it was time for a much-needed facelift to our Amenity Center. We hope you enjoy the newly renovated gym and restrooms!



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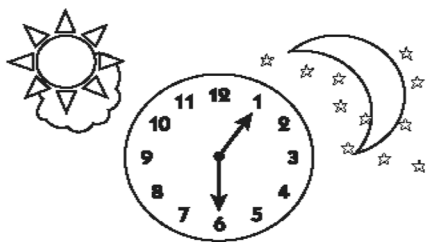
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Do You Enjoy Community Events?

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 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!



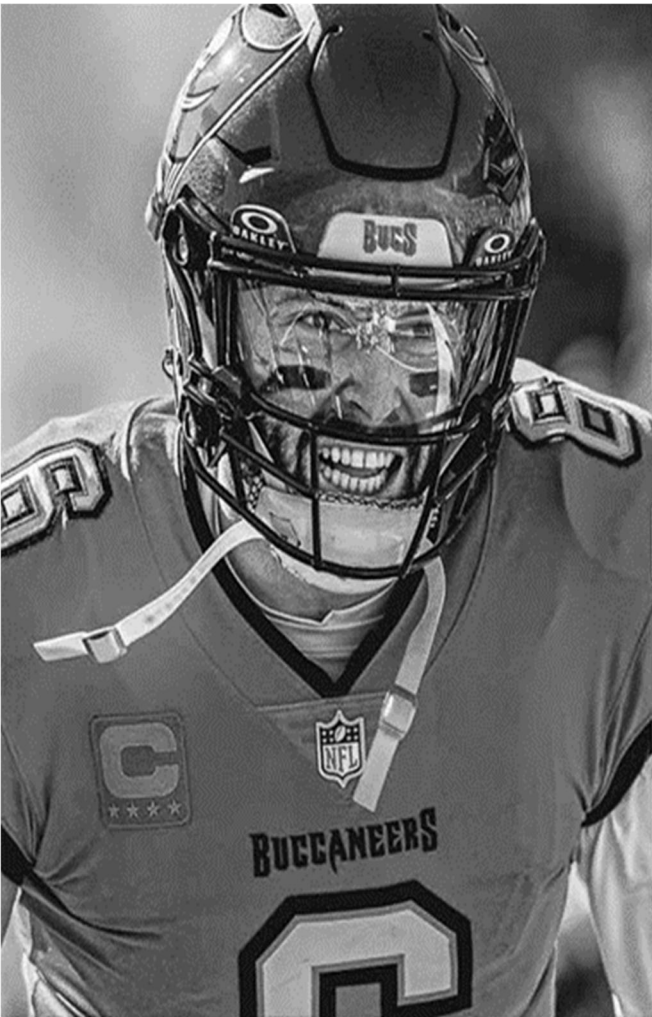
Tree Height Clearance Reminder

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!

Buccaneers 2026 Schedule

Football season is back and the 2026 season kickoff is right around the corner. Here’s the Buccaneers 2026 schedule so you can plan for a great season!



ticketmaster

'26

SCHEDULE

Advent Health

PRESEASON

AUG 14 7:00PM WFLA	AUG 22 7:30PM WFLA	AUG 28 7:30PM WFLA
SEP 13 1:00PM FOX	SEP 20 1:00PM CBS	SEP 27 4:05PM FOX
OCT 4 1:00PM FOX	OCT 8 8:15PM AMZ TNP	OCT 18 1:00PM CBS
OCT 25 1:00PM FOX	NOV 1 1:00PM FOX	NOV 8 8:20PM NBC SNP
BYE WEEK	NOV 22 1:00PM CBS	NOV 30 8:15PM ESPN MNF
DEC 6 1:00PM CBS	DEC 13 1:00PM FOX	DEC 20 1:00PM FOX
TBA TBA	JAN 3 TBA	TBA TBA

HOME

AWAY



Lindley Loan Letter

Landscape of Bridge Loan Options

Bridge Loans Continue to Evolve: More Options Than Ever to Buy Before You Sell

Mortgage Tips from Your Local Lender

Three years ago, we examined the evolution of bridge-loan strategies. That evolution has only accelerated. New products and specialized

companies now give more homeowners realistic paths to purchase their next home before selling their current one.

A bridge strategy is any financing approach that lets you buy the new home first and sell the existing home later. The advantages are significant:

- Stronger offers without the need for a home-sale contingency
- The ability to sell a vacant, staged home on your timeline rather than under pressure
- Time to complete work on the new property while it is empty
- A calmer move that is not compressed into a single weekend

A small percentage of buyers already have both the liquid assets to cover down payment and closing costs on the new home and sufficient income to qualify for both mortgage payments simultaneously. For them, the traditional solution remains straightforward: close on the new home, sell the old one, then apply sale proceeds to a principal reduction and recast the mortgage to adjust the payment of the loan on the new home. This option has long existed, but it is available only to a limited number of households.

Most buyers need help with one or both of the following:

A – Accessing equity in the current home to fund the down payment and closing costs on the new purchase

B – Qualifying for the new mortgage while still carrying the payment on the existing home

Specialized firms such as Knock, Homeward, Flyhomes, and HomeLight have entered this niche. They typically handle the “A” side by advancing funds against the equity in your current home and work in coordination with your mortgage lender, who manages the “B” side when needed. These programs can be useful, yet the terms and fees deserve careful review. Some require a contingent purchase agreement that obligates you to sell the existing home to the company at a substantial discount if it does not sell on the open market within a set period (often six months).

At the same time, lenders have expanded their own product sets. For borrowers who need capital from the current home (scenario A), special refinance loans and home-equity lines of credit are now available that are structured specifically for properties listed or about to be listed for sale. For borrowers who need help qualifying while carrying two payments (scenario B), certain purchase programs allow the existing mortgage payment to be omitted from debt-to-income calculations under defined conditions. These solutions can be combined, creating flexible packages tailored to different equity positions, income profiles, and timing goals.

Bridge strategies are no longer limited to a handful of high-asset buyers. With the right combination of specialized capital providers and modern loan products, many more homeowners can move on their preferred timeline. If you are considering a purchase before selling, the first step is a clear conversation with your loan officer about which combination of tools best fits your equity, income, and timeline.

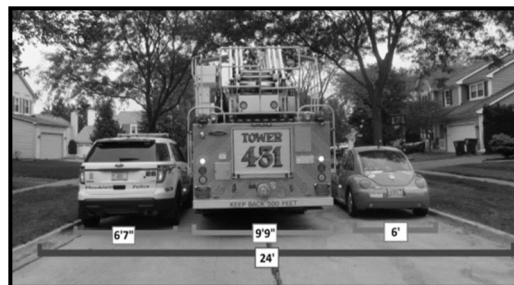
Nathan Lindley is a VP of Mortgage Lending with Guaranteed Rate Affinity and has been serving the residential mortgage needs of Florida homeowners for over 22 years. NMLS # 506529, Jennifer Lindley, NMLS # 1948815, 727-452-9868 or TheLindleyTeam@grarate.com. The Lindley Team “Not just a loan, but a plan!”

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.





Roof Washing Tips

Hello, neighbors! My name is West Edwards, and I am a resident of Waterbridge and the owner of Sharpe Roofing. I have been in the roofing industry for 20+ years (time flies!) 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.

If you have algae on your roof, but the shingles are still in good condition and don't need replacement anytime soon, there are ways to make your roof look better **without unnecessarily shortening its life.**

You know those large, shaded areas that slowly seem to take over a roof, sometimes with very dark streaks running through them? That is typically algae growth, which is especially common here in Florida because algae spores are airborne and thrive in our warm, moist climate.

So why not just grab some bleach, chlorine and water and wash it off? **Not so fast!**

Before putting anything on an asphalt shingle roof, make sure the cleaning method and solution are appropriate for shingles. The mineral granules on the surface are an important part of the shingle, and aggressive cleaning can prematurely remove them. And never pressure wash an asphalt shingle roof. High-pressure washing can remove granules that otherwise would have taken years to loosen naturally.

There are professional roof-cleaning methods that use very low pressure along with cleaning solutions specifically intended for roofing materials. If you hire someone, make sure they understand asphalt shingles and are properly insured to work on your roof.

But there's another question homeowners should ask:

Once the roof is clean, what keeps the algae from coming right back?

Many quality algae-resistant shingles have copper or other algae-fighting technology incorporated into their granules when they're manufactured. That protection can diminish over time, especially with Florida's frequent and heavy rains.

You may be able to see a similar effect on your own roof. Look below certain metal roof flashings or plumbing-stack components. Sometimes you'll see a noticeably cleaner area directly below the metal because trace amounts of metal washing down the roof can inhibit algae growth.

There are also products designed to help prevent algae from quickly returning after a roof has been cleaned. Roof-A-Cide, for example, is a proprietary treatment applied by approved contractors. Other products, including Wash Safe and Spray & Forget, are available for homeowners or contractors to use according to the manufacturer's directions.

Depending on the product, roof surface and conditions, these treatments can significantly slow algae regrowth and can be reapplied periodically as needed.

Here's a real-world example right in our own community: I treated the Amenities Center and small gazebo shortly before Hurricane Milton in 2024, and they're only now beginning to show algae again. Those have a smoother composite surface than an asphalt shingle, so I've been impressed with how long the treatment lasted.

When we clean and treat a roof for a homeowner, we also use the opportunity to inspect the entire roof system. We look for minor issues that can be addressed before they become larger problems, check areas of concern such as loose or lifted shingles and exposed fasteners, seal minor penetrations where appropriate, and clean out the gutters.

The goal isn't simply to make an older roof look new again. It's to properly maintain a roof that still has useful service life left without damaging it in the process.

I hope you find this information useful and worth sharing with friends, family or neighbors who may be buying or selling a home, maintaining their current roof, or considering a roof replacement.

I'll share more helpful roofing information in upcoming issues!

West Edwards
www.SharpeRoof.com
813-675-7894



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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.


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Northdale ER

Stonebrier Pet Owners – Read This Please

Here's a quick summary of Hillsborough County commonly cited animal ordinances. While we all love walking, playing and biking around our community and shared common spaces, pet owners are still responsible for controlling their pets. Please review these ordinances to ensure you're being a responsible pet owner and keeping our community safe for all to enjoy.

Animal-at-large ordinance

Animal-at-Large Ordinance – Article II Sec. 6-28: "No dog or cat shall be allowed to stray, run or go, at large upon any public property or street, sidewalk, park, or on the private property of another without the consent of the property owner."

What it means

- Any pet when off its owner property or in a public place, like a neighborhood sidewalk, farmers market, or outdoor café, must be under the direct control by means of a leash, cord or chain at all times. If cited, the fines are at least \$100 and up to \$500 for multiple violations.

Dog tethering ordinance

Confinement to Property; Tethering Ordinance - Article II Sec. 6-33: "Pet owners, harborers and keepers must use sound judgment and take reasonable steps to ensure the health and wellness of their pets"

What it means

- By law, the unattended tethering of dogs is banned in Hillsborough County. Tethering is not allowed unless the owner of the dog remains outside with the dog while it is tethered, keeps the dog within sight while tethered, and the tether is of a size and weight that is necessary to safely restrain the dog and is connected to a buckle-type collar or body harness made of nylon or leather. If cited for a failure to properly confine, the fines are at least \$370 and up to \$1,000 for multiple violations.

Leash ordinance

Leash Ordinance - Ch. 38 Article II Sec. 38-26: "All domestic animals must, unless otherwise posted, be restrained at all times at a distance of not greater than six feet in length from their owner/handler and must be under the immediate and continuous physical control of such animal's owner/handler by means of a leash, cord, chain, cage, fence or other appropriate restraining device that is of sufficient strength to restrain/contain the animal."

What it means

- Any pet that is off its owner's property or in a public place, like a neighborhood sidewalk, farmers market, or outdoor café, must be on a leash no longer than 6 feet, and its owner must have control at all times. If cited, the fines are at least \$100 and up to \$500 for multiple violations.

Failure to vaccinate

Dog, Cat, and Ferret Vaccination Ordinance – Article II Sec. 6-21: "All dogs, cats, and ferrets that are four months of age or older must be vaccinated for rabies in accordance with F.S. Section 828.30, as may be amended and owned dogs, cats, and ferrets shall be vaccinated annually for rabies."

What it means

- All pets that are older than four months need to be up to date with their rabies vaccinations, either every year or every three years depending on the vaccine. Follow up with your vet and make sure your vaccinations are up to date. If cited for a failure to vaccinate, the fines are at least \$100 and up to \$500 for multiple violations.

Failure to license

Dog, Cat, and Ferret Registration and License Ordinances – Article II Sec. 6-22: "All dogs, cats, and ferrets that are four months of age or older must be registered with the Department. The length of time that such registration will remain valid shall be based upon the type of license purchased, but shall not exceed the expiration of the animal's rabies vaccination."

What it means

- All pets that are older than four months need to have a registration tag that is renewed regularly, either every year or every three years depending on your rabies vaccine. Proof of a rabies vaccination, either one or three year version, is required in order to get a tag for your pet. Tags can be purchased through Pet Resource Center or with your veterinarian. If cited for a failure to license, the fines are at least \$100 and up to \$500 for multiple violations.

Failure to provide proper care

Humane Treatment of Animals Ordinance – Article II Sec. 6-25:

"Any person owning, caring for, harboring, or keeping an animal must treat the animal humanely at all times. Any animal that is confined must be provided appropriate care, sufficient quantities of good and wholesome food and water on a daily basis, kept in sanitary conditions, provided with sufficient room to stand up, turn around, and sit comfortably, proper air ventilation and quality of air, and protection from the elements and from excessive exposure to fleas, ticks, other harmful insects or external parasites."

What it means

- All pets are required to have access to shade, a shelter for bad weather, complete access to clean water and healthy food, and being provided necessary medical care. If cited for a failure to provide essentials or proper care, the fines are at least \$100 and up to \$500 for multiple violations.

Vicious animals and aggressive dogs

Vicious Animals and Aggressive Dogs Ordinance – Article II Sec. 6-27:

"No person shall allow a companion animal, when unprovoked, to bite, attack, endanger, or inflict injury on a human, domestic animal, or livestock while on public or private property; or chase or approach an individual upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack. Violations of this section may constitute proof of "prior knowledge of a dog's dangerous propensities" under F.S. § 767.13(2), as may be amended."

What it means

- Dogs are not allowed to approach or chase a person/pet making them fear they will be bitten. Dogs are not allowed to bite or attack a person or pet unprovoked. If cited for vicious animal or aggressive dog, the fines start at \$450.

Stonebrier Real Estate News

Thinking About Selling? Let's Talk First.

Most of my recent client visits have been consultative—not transactional. Homeowners want to know:

- What should I do to get my home market-ready?
- Which improvements will deliver the best return on investment?
- How should I position my home in today's changing market?

With homes taking longer to sell and market conditions constantly evolving, having the **neighborhood expert and top-selling Realtor®** in Stonebrier on your side can make all the difference.

Before you spend a dollar or put up a sign, let's talk.

I'll help you create a smart, strategic plan to maximize your home's value and position it for success.



19406 Butterwood Ln



2837 Maple Brook Loop



3122 Majestic View Dr



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®

500 N. Westshore Blvd Suite 850
Tampa, FL 33609

Cell (727) 534-1679

Office (813) 286-6563

jeff@jeffberghomes.com

www.JeffBergHomes.com



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