November 2026
Volume 3, Issue 11



THE OFFICIAL *Newsletter* OF STONEBRIER

A letter from the Board

Happy Thanksgiving Stonebrier! Fall weather is definitely in the air and it has been wonderful getting to spend time outdoors with some cool, crisp mornings and lower humidity. Hurricane season only has a few more weeks and thankfully it has been a very quiet season so far. The Rays made it to the World Series and as of this writing, the games had not started yet, but congrats to our Rays for an amazing season. Unfortunately, the Bucs have not been off to a great start and injuries have plagued our team once again. Hopefully we can turn the season around soon. With the cooler weather also comes hockey season and the Bolts kicked off their season a few weeks ago. Halloween is always a fun time in Stonebrier and stay tuned to next month's issue to see what home won the Halloween decorating contest! It seems like the kids just went back to school but 1st quarter is already over and Thanksgiving break is just a few weeks away. If you have students looking to earn some Bright Futures hours, be sure to participate in our Community Volunteer Day on Saturday, November 14th. We'll get started at 9:00am and the main goal is to decorate the Amenity Center for the holidays and clean out and organize the storage closets. If you're needing to clean out your own home, be sure to participate in our Community Garage Sale – it is also scheduled on Saturday, November 14th from 7:00am-12:00pm. If you don't sell all your treasures, a Salvation Army donation truck will be available at the Amenity Center to collect your donations.

The HOA Board met in October with our Property Manager. Wise reported that regular violation patrols continue with 48 new violations being issued. While a strong majority of these had to do with trees needing pruning/trimming (8ft above sidewalks, 13ft above streets), the other violation categories included general landscaping, garbage cans and mowing & maintaining lawns. The fining committee met at the end of September with 6 homes going before the committee. A total of 5 of the homes had resolved their violations and 1 home was assessed a $1,000 fine. The Architectural Review committee had 11 submissions for review and all were approved. Wise reported that the Waterbridge & County line gate scanner failed due to an electrical surge issue. Replacement parts have been ordered and it will be repaired soon. Our Annual HOA Board Meeting will be on Tuesday, November 17th at the Heritage Harbor clubhouse starting at 7:00pm. We will be reviewing and approving the proposed budget and electing our HOA Board members. A copy of the proposed 2027 HOA Budget is included in this issue and both Wise and the HOA Board are proposing a quarterly dues increase of $10 (new quarterly HOA Dues would be $350 starting in January) due to increased operating costs across the board along with planned improvements and necessary reserve funding. Please be sure to join us for this important meeting.

Our September financial balance sheet showed the operating fund finished the month with $205,567 which is a decrease from the August total of $211,651. Prepaid assessments increased from an August total of $57,598 to a September total of $96,794. Receivables finished the month of September at $4,002, which is a decrease from our August total of $9,760. Our income statements show the breakdown of the monthly expenses for September. The top areas that were over budget for the month of September were uncollectable assessments, gate repairs & maintenance and administration fees. Our total expenses for the month of September were $1,911 under budget and our 2026 YTD expenses are running $29,646 under budget.

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.

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! During this Thanksgiving season, we are thankful for the continued opportunity to serve and wish your families a joyous celebration!

STONEBRIER COMMUNITY

GARAGE SALE



Saturday, November 14th

7:00am - 12:00pm



✔ Community gates will be left open for traffic.

THE SALVATION ARMY



✔ Salvation Army will have a donation trailer at the Amenity Center to collect your donations.

Shop • Donate • Support Your Community!

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
lcarver@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

NOVEMBER 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, Nov 12th at 6:00pm

Community Volunteer Day – Sat, Nov 14th at 9:00am at Amenity Center

Community Garage Sale – Sat, Nov 14th from 7:00am – 12:00pm

HOA ANNUAL MEETING – Tues, Nov 17th at 7:00pm at Heritage

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? Make math easier with a friendly, experienced 5th grade math and science teacher! Get personalized help with homework, test preparation, and difficult topics—at your own pace.. One-on-one support, Clear, simple explanations. Homework & test preparation
Book your math tutoring session today and help build confidence! 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.



Get Seen Right Here In Northdale

When you or a loved one experiences chest pain, stroke symptoms or severe stomach pain, knowing where to find the nearest care matters. AdventHealth is close to you throughout Florida. Our ER experts are ready to provide the care you need, so you can get back to what brings you joy and what makes you feel whole.

Find your nearest ER today.
NorthdaleER.com

In case of a medical emergency, call 911.

AdventHealth
Northdale ER

A hospital department of AdventHealth Tampa

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Volunteer Day – Holiday Decorating

Our next **HOA Community Volunteer Day has been scheduled for Saturday, November 14th starting at 9:00am**. We will meet at the Amenity Center and distribute tasks to accomplish. The main focus will be decorating the Amenity Center for the holidays and cleaning / re-organizing our storage closets, along with other general maintenance items. 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. Mark your calendars and come be a part of something that makes Stonebrier stronger – we'd love to see you there!

Community Garage Sale

Mark your calendars and gather your treasures because our next Community Garage Sale will be held on Saturday, November 14th from 7:00am – 12:00pm. Be sure to cruise through each Stonebrier section to find some hidden treasures for your family & friends. Gates will be programmed to remain open during the garage sale. We will also have a Salvation Army donation truck parked at the Amenity Center for you to drop off your donations.

Tree Height Clearance Reminder

Our property manager reported that with increased rains, there are still numerous properties with trees needing trimming. 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!

HOA Board Member Elections

Want to become more involved in your community? HOA Board Elections will be held at the Annual Meeting on Tuesday, November 17th. Nominations are welcomed and encouraged! Elected positions are for a 2-year term and designed so that each year, approximately half of the positions on the HOA Board are up for election. Please be sure to come out and Vote! This year, there will be 3 seats on our HOA Board up for election (Seat 2 – Vacant seat from Jennifer Blanton [due to work conflict], Seat 3 – Joe Latin [replaced Ted Galloway's vacant seat] and Seat 5 – Josh Cravens).

Online applications are due prior to the meeting, but nominations from the floor will be welcome on the evening of the Annual Meeting.

	Member	Position	Term Expiration	Comments
Seat 1	Jeff Berg	Treasurer	11/2027	Elected 2025
Seat 2	**Vacant**	Vice President	11/2026	Elected 2024
Seat 3	Joe Latin	Director at Large	11/2026	Elected 2024
Seat 4	Josh Cravens	President	11/2026	Elected 2024
Seat 5	Mitch Coursey	Secretary	11/2027	Elected 2025

Proposed 2027 HOA Budget

Check out the centerfold sections of this issue for a copy of the proposed 2027 HOA Operating Budget. This draft budget was prepared by our Property Manager and reviewed by the HOA Treasurer. The HOA Board reviewed the draft version at the October HOA Board Meeting and are prepared to present this version to the residents at our Annual Meeting on Tuesday, November 17th. This budget determines our quarterly HOA dues as well as establishes the amount of funds designated to go into our reserve accounts for future maintenance and repairs throughout our community. Due to increased costs across the board for services, maintenance contracts, landscaping, etc. the Board and Wise are proposing a $10/quarter increase in our quarterly HOA dues. This will result in an increase from $340/quarter to a new amount of $350/quarter starting in January 2027. Our HOA dues have remained at $340/quarter since 2024 but to avoid future special assessments and to keep our reserves properly funded, it is necessary to increase our HOA dues for 2027.

Save the Date – Annual HOA Meeting

Please mark your calendars for Tuesday, November 17th for our HOA Annual Meeting. Our meeting is held at the adjacent community (Heritage Harbor) at the Heritage Harbor Clubhouse starting at 7:00pm. Representatives from Wise Property Management and our HOA Board will be present to discuss community updates, present and approve our 2027 HOA operating budget and elect our new board members for 2027. We need a minimum of 51 households present at this meeting (either in person or by proxy vote) to approve our operating budget, so it's vital for you to attend. If you're unable to make it in person, please contact any of the HOA Board Members or Wise Property Management to find out how to vote by proxy.

Reserve Study Analysis Update

The HOA Board wanted to share that the 2026 Reserve Study Analysis has been completed by the outside firm and was being finalized with Wise Property Management at the time of this publishing. The HOA Board along with Wise Property Management order a Reserve Study Analysis for our community every few years. These reports 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.

Reminder HOA Dues. Your 2026 4th quarter HOA Dues were due as of October 1st.
The HOA Board voted to not increase our HOA dues for 2026 so our payments will remain at $340/quarter. $ $ $$ $ $$ $ $$ $ $

Preliminary 2027 Stonebrier HOA Budget

MEMBER ASSESSMENTS	2026 Budget	2026 Estimated Expenses	2027 Proposed Budget	2027 Homeowner Quarterly Assessment
Full Member Assessments	$ 557,196.25	$ 521,960.67	$ 572,276.25	$ 282.75
Reserves Assessments	$ 130,972.20	$ 130,972.20	$ 136,117.25	$ 67.25
TOTAL ASSESSMENTS	**$ 688,168.45**	**$ 652,932.77**	**$ 708,393.50**	**$ 350.00**
OPERATING EXPENSES				
ADMINISTRATIVE				
Management/Bookkeeping	$ 63,505.00	$ 63,504.32	$ 65,410.00	$ 32.32
Corporate Filing	$ 61.25	$ 61.25	$ 61.25	$ 0.03
Licenses & Fees	$ 275.00	$ 275.00	$ 275.00	$ 0.14
Legal Fees	$ 4,500.00	$ 3,000.00	$ 12,500.00	$ 6.18
Accounting	$ 5,000.00	$ 4,775.00	$ 5,000.00	$ 2.47
Administration	$ 3,500.00	$ 6,000.00	$ 6,500.00	$ 3.21
Community Events	$ 2,000.00	$ 0.00	$ 2,000.00	$ 0.99
Reserve Analysis	$ 2,000.00	$ 3,900.00	$ 1,000.00	$ 0.49
Newsletter	$ 6,750.00	$ 6,500.00	$ 6,750.00	$ 3.33
Amenity Center Holiday Decorations	$ 1,500.00	$ 0.00	$ 1,500.00	$ 0.74
Uncollectible Assessments	$ 1,500.00	$ 800.00	$ 1,500.00	$ 0.74
TOTAL ADMINISTRATIVE	**$ 90,091.25**	**$ 88,815.57**	**$ 102,496.25**	**$ 50.64**
UTILITIES				
Electric	$ 25,500.00	$ 24,600.00	$ 26,000.00	$ 12.85
Street Lights	$ 138,500.00	$ 134,500.00	$ 136,500.00	$ 67.44
Water & Sewer	$ 25,500.00	$ 18,500.00	$ 20,500.00	$ 10.13
Telephone	$ 9,200.00	$ 10,750.00	$ 11,000.00	$ 5.43
Trash	$ 2,100.00	$ 2,350.00	$ 2,400.00	$ 1.19
Amenity Center Fios	$ 2,355.00	$ 1,700.00	$ 1,900.00	$ 0.94
TOTAL UTILITIES	**$ 203,155.00**	**$ 192,400.00**	**$ 198,300.00**	**$ 97.97**
SERVICE & CONTRACT				
Pool Maintenance & Repairs	$ 32,000.00	$ 29,000.00	$ 31,000.00	$ 15.32
Lawn Maintenance	$ 35,500.00	$ 39,000.00	$ 53,000.00	$ 26.19
Landscaping Replacement	$ 18,000.00	$ 15,000.00	$ 10,000.00	$ 4.94
Irrigation	$ 3,000.00	$ 1,000.00	$ 3,000.00	$ 1.48
Tree Trimming	$ 10,000.00	$ 8,700.00	$ 7,500.00	$ 3.71
Pest Control	$ 1,300.00	$ 1,170.00	$ 1,300.00	$ 0.64
Janitorial	$ 14,000.00	$ 14,400.00	$ 14,000.00	$ 6.92
Off Duty Deputies	$ 4,000.00	$ 0.00	$ 3,000.00	$ 1.48
Security Cameras	$ 3,000.00	$ 2,300.00	$ 3,000.00	$ 1.48
Pool Monitor	$ 45,000.00	$ 50,000.00	$ 49,150.00	$ 24.28
Amenity Center AC/Dehumidification	$ 3,000.00	$ 1,300.00	$ 1,800.00	$ 0.89
Amenity Center Generator	$ 1,500.00	$ 11,875.00	$ 1,500.00	$ 0.74
TOTAL SERVICE & CONTRACTS	**$ 170,300.00**	**$ 173,745.00**	**$ 178,250.00**	**$ 88.07**
INSURANCE				
Insurance	$ 35,000.00	$ 23,000.00	$ 27,500.00	$ 13.59
TOTAL INSURANCE	**$ 35,000.00**	**$ 23,000.00**	**$ 27,500.00**	**$ 13.59**
REPAIRS & MISCELLANEOUS				
General Maintenance	$ 36,650.00	$ 19,000.00	$ 35,730.00	$ 17.65
Gates Repair & Maintenance	$ 22,000.00	$ 25,000.00	$ 30,000.00	$ 14.82
TOTAL REPAIRS & MISCELLANEOUS	**$ 58,650.00**	**$ 44,000.00**	**$ 65,730.00**	**$ 32.48**
TOTAL OPERATING EXPENSES	**$ 557,196.25**	**$ 521,960.57**	**$ 572,276.25**	**$ 282.75**
RESERVES				
Reserve Income - Pooled	$ 130,972.20	$ 130,972.20	$ 136,117.25	$ 67.25
TOTAL RESERVES	**$ 130,972.20**	**$ 130,972.20**	**$ 136,117.25**	**$ 67.25**
TOTAL EXPENSES	**$ 688,168.45**	**$ 652,932.77**	**$ 708,393.50**	**$ 350.00**

Reserve Item	Estimated Replacement Cost	Estimated Live	Estimated Remaining Life
Paving - Amenity Center Parking	$ 21,383.00	25	6
Paving - Sweetgrass	$ 218,912.00	25	10
Paving - Waterbridge	$ 199,673.00	25	10
Paving - Woodside	$ 45,246.00	25	8
Sealing (Amenity Center Parking)	$ 4,037.00	6	1
Basketball Court Resurface and Painting	$ 4,102.00	10	1
Catch Basins (66 ct)	$ 3,562.00	50	31
Storm Drain lines	$ 27,507.00	50	31
Drainage Grates (parking lot)	$ 3,562.00	50	31
Sidewalk Deferred Maintenance	$ 42,977.00	5	1
Pool And Playground Fence	$ 30,407.00	20	1
Gates - Woodside Gates	$ 15,226.00	20	1
Gates - Woodside Operators	$ 17,279.00	15	13
Gates - Woodside keypad	$ 3,085.00	12	6
Gates - Woodside beam scanner	$ 8,228.00	15	10
Gates - Woodside entry sign (refurbish)	$ 4,525.00	20	1
Gates - Sandhurst entry sign (refurbish)	$ 4,525.00	20	1
Gates - Waterbridge North gate	$ 20,570.00	20	1
Gates - Waterbridge North Gate Operators	$ 17,279.00	15	9
Gates - Waterbridge North gate keypad	$ 3,085.00	12	6
Gates - Waterbridge North gate beam scanner	$ 8,228.00	15	9
Gates - Waterbridge North gate sign (refurbish)	$ 4,525.00	20	1
Gates - Waterbridge North Entry Fencing	$ 30,281.00	20	1
Gates - Waterbridge South gate	$ 15,222.00	20	1
Gates - Waterbridge South Gate Operators	$ 17,279.00	15	9
Gates - Waterbridge South gate keypad	$ 3,085.00	12	5
Gates - Waterbridge South gate beam scanner	$ 8,228.00	15	7
Gates - Waterbridge South gate sign (refurbish)	$ 4,525.00	20	1
Gates - Sweetgrass South gate	$ 20,570.00	20	1
Gates - Sweetgrass South Gate Operators	$ 17,279.00	15	9
Gates - Sweetgrass South gate keypad	$ 3,085.00	12	4
Gates - Sweetgrass South gate beam scanner	$ 8,228.00	15	6
Gates - Sweetgrass South gate sign (refurbish)	$ 4,525.00	20	1
Gates - Sweetgrass Entry Fencing	$ 16,127.00	20	1
Gates - Sweetgrass Auxiliary Gate	$ 7,611.00	20	1
Gates - Sweetgrass Auxiliary Gate Operators	$ 8,639.00	15	8
Amenity Center Playground Equipment	$ 29,388.00	15	1
Sweetgrass Playground Equipment	$ 26,994.00	15	1
Amenity Center HVAC Condenser	$ 8,637.00	12	3
Amenity Center Generator	$ 4,750.00	15	15
Cardio Equipment	$ 38,871.00	10	4
Weight Equipment	$ 43,191.00	20	1
Amenity Center Restroom Refurbishment	$ 26,994.00	15	15
Amenity Center Ceiling Fans	$ 3,238.00	10	10
Amenity Center Carpet	$ 3,810.00	10	10
Amenity Center Televisions	$ -	0	0
Amenity Center Security Systems	$ 16,196.00	12	4
Amenity Center Water Heater	$ -	0	0
Access System	$ 10,797.00	14	1
Fire Safety System	$ 11,876.00	25	6
Amenity Center Exterior Paint	$ 6,500.00	7	4
Amenity Center Interior Paint	$ 6,500.00	10	10
Amenity Center Shingle Roof	$ 34,693.00	25	6
Amenity Center Veranda Pavers	$ 12,389.00	20	5
Lighting Landscape Small	$ -	0	0
Lighting Landscape Large	$ -	0	0
Pool Furniture Phase 1	$ 8,960.00	8	3
Pool Furniture Phase 2	$ 8,960.00	8	3
Pool Deck Pavers	$ 10,797.00	20	1
Pool Equipment	$ 30,449.00	8	1
Pool Resurface	$ 87,398.00	12	8
Pool Slide	$ 59,388.00	15	8
Pool Mushroom Fountain	$ 11,876.00	15	8
Pool Cabana Canvass	$ 10,497.00	5	2
Pavilion Paint	$ 10,000.00	7	3
Pavilion Shingle Roof	$ 1,534.00	25	6
Irrigation System	$ 21,595.00	15	1
Total	**$ 1,418,885.00**		4

2027 Beginning Balance	Calculated Remaining to Fund	Annually Required	Homeowner Quarterly Assessment
$949,948.00	**$468,937.00**	**$136,117.25**	**$67.25**

Assessment Fee Recap	Annually Required	Homeowner Quarterly Fees
Total Reserve Funding	**$136,117.25**	**$67.25**
Total Operating Expenses	**$572,276.25**	**$282.75**
Total Net Assessments	**$708,393.50**	**$350.00**

IMPORTANT – ONGOING Water Restrictions

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

WATERING RESTRICTIONS EXTENDED THROUGH MARCH 31st 2027!!! 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 (District) Governing Board voted to declare a Modified Phase III "Extreme" 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 through March 31, 2027. This schedule may be reduced or extended depending on conditions. 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*
- *Conventional irrigation like sprinklers and overhead spraying must be done between midnight and 4 AM or between 8 PM and midnight, and only once on your designated day.*
- *Hand-watering and low-volume irrigation of plant material other than lawn or turfgrass is limited to before 8 AM or after 6 PM*

New sod and landscaping

All watering of new sod and landscaping must be done during the allowed hours. An irrigation system zone can only be operated if the new sod or plant material covers at least 50 percent of that zone.

- For 30 days after installation, residents can water on any day, but only during allowed hours
- From 31 to 60 days after installation, watering is allowed during allowed hours on Tuesdays, Thursdays, and Sundays for even numbered addresses and Mondays, Wednesdays, and Saturdays for odd numbered addresses

Chemical applications

Irrigation for the purpose of watering-in fertilizers, insecticides, fungicides, and herbicides must be done during allowable watering days and times.

- If a certified professional applicator has posted a temporary sign containing the date of application and the date(s) of needed watering-in activity, watering may occur on any day (within 48 hours of the time of chemical application) during allowable hours.

Violations may result in fines from Hillsborough County Code Enforcement. There is more information regarding the restrictions at WaterMatters.org/restrictions, and HCFL.gov/WaterRestrictions.





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



Save Our Homes Portability: Keep Your Tax Cap When You Move in Florida

If you've owned your home for years, you've likely built up a valuable Save Our Homes (SOH) benefit. Florida caps annual increases in your homestead's assessed value at 3% or the change in CPI, whichever is lower. Over time this creates a gap between your home's market (just) value and its lower assessed value. Portability lets you transfer that accumulated gap—up to $500,000—to a new Florida homestead so you don't start over at full market value.

How the Math Works

Your portable benefit is simply the difference between your old home's just/market value and its SOH-capped assessed value.
Two rules apply:

- Upsizing (new home's market value ≥ old home's): You transfer the full benefit, up to the $500,000 cap.
- Downsizing (new home is worth less): You transfer a proportional share. New just value ÷ old just value × your benefit.

Example — Homeowner Upsizing

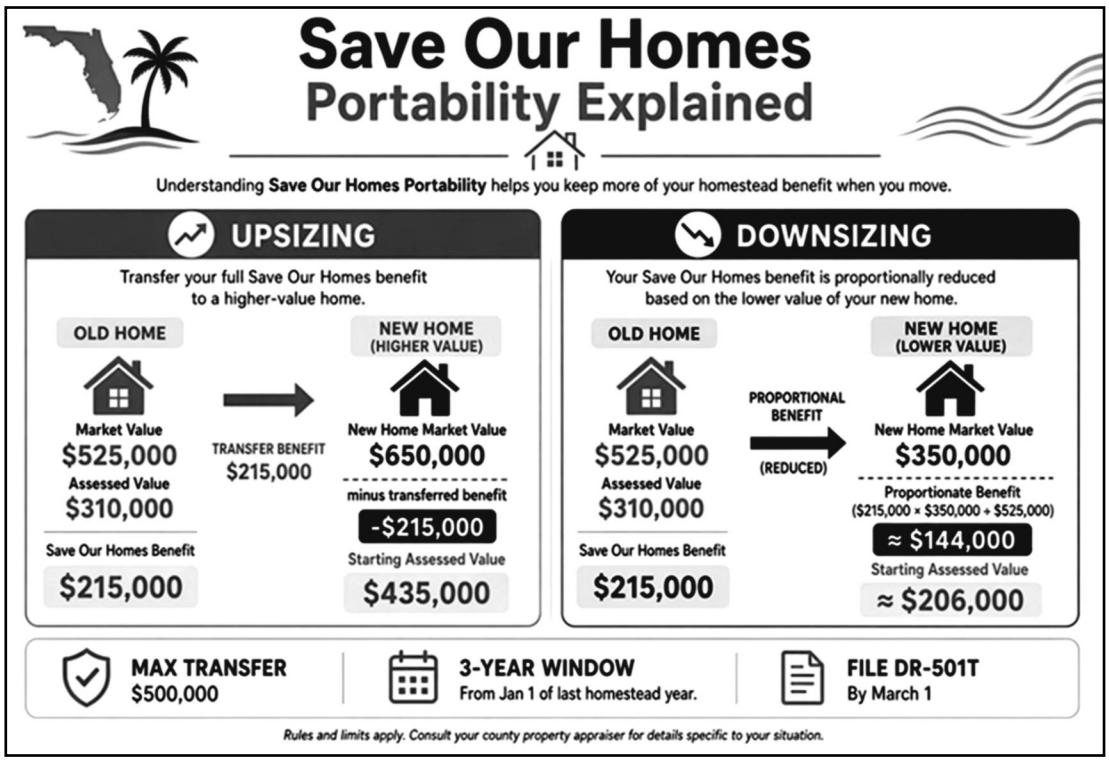
Old home: Market value $525,000, assessed value $310,000 → $215,000 SOH benefit.
New home (higher market value): $650,000.
Starting assessed value on the new home: $650,000 − $215,000 = $435,000.
At a typical Tampa Bay millage of ~19 mills (after homestead exemptions), that $215,000 reduction can save roughly $3,500–$4,000 per year in non-school taxes, and the new home continues to receive the 3%/CPI cap going forward.

Example — Homeowner Downsizing

Same $215,000 benefit on a $525,000 home. New home market value $350,000.
Proportion: $350,000 ÷ $525,000 ≈ 67%. Portable benefit ≈ $144,000.
New starting assessed value ≈ $350,000 − $144,000 = $206,000.

Timing and Paperwork

You must establish a new homestead within three tax years measured from January 1st of the year you abandoned the old one (not three years from your closing date). Sell late in the year and the window can shrink. File Form DR-501 (homestead) and Form DR-501T (portability) with the property appraiser in the county of your new home by March 1st. Many counties offer online filing. Portability works anywhere in Florida and can be used more than once. It does not transfer the homestead exemption itself—you must apply for that separately on the new home.



Figures are illustrative. Actual assessed values, millage rates, and tax savings are determined by the county property appraiser. Confirm details and deadlines directly with your County Property Appraiser.

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 "Driven by genuine care, defined by uncompromising excellence, and partnered with the industry's best to create exceptional outcomes for every family we serve - Not just a loan, but a plan!



ACME Roofing – Manufactured Claims

Hello Neighbors! My name is West Edwards, and I am a resident in Waterbridge and the owner of Sharpe Roofing. I have been in the roofing industry for over 20+ 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.

So, I saw a few posts on Facebook recently about ***x Roofing door knocking that prompted me to write this, along with a request from a few neighbors that have asked me to do the same. As a roofing contractor with over 20 yr of experience, and a neighbor here in Stonebrier, I thought I'd share some information that may be helpful.

There is absolutely nothing wrong with filing an insurance claim when your home has legitimate covered storm damage. But I'd be cautious anytime the sales pitch starts with some version of, "Why pay for your roof when we can get your insurance company to pay for it?" Unknowing homeowners fall for this more often than you may think, and if the claim does eventually get paid during the war of attrition between the contractor and the insurance carrier, what they unfortunately don't realize is that this type of "manufactured" claim is the #1 reason for our steady and dramatic increases in the cost of our annual premiums (not a guess by the way, as I am friends with folks at the FAIA who shared this with me). **Also be sure to look companies up for any "Insurance or Bad Faith Lawsuits".**

The proper order should be: **What is actually wrong with your roof? Is there legitimate storm damage? Is it repairable? And only then, does the damage warrant an insurance claim?** Florida has specific laws governing contractors and roof insurance claims. A roofing contractor generally cannot interpret your insurance policy, advise you regarding your insurance coverage or adjust your claim unless appropriately licensed to do so. Your deductible is also your responsibility.

If anyone is uncomfortable with what a roofing salesperson is telling them, take a picture of the salesperson's business card, vehicle/license plate if appropriate, and any flyer or paperwork they leave. Write down what was said while it's fresh in your memory.

For contractor conduct, complaints can be filed with the Florida Department of Business and Professional Regulation (DBPR). Their Customer Contact Center is 850-487-1395.

If you believe someone is encouraging a false or exaggerated insurance claim, **the Florida Department of Financial Services Division of Investigative & Forensic Services** has an insurance-fraud hotline at **1-800-378-0445** and an online reporting system.

So PLEASE, be aware of this, and even if you do not work with our company, I never mind checking a roof in Stonebrier at no cost for an honest evaluation and I'll provide a short video as well to show you what I see. Thank you, and stay safe and dry!

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 and the HOA Board are finalizing a contract with a local towing company 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 & recycling trucks. We've received numerous complaints about on-street parking and overnight parking in non-designated areas. Several residents have their garbage & 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.

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!





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Stonebrier Real Estate News



Thinking About Selling? Let's Talk First.

Happy Thanksgiving Stonebrier Friends & Neighbors. Selling real estate should be strategic! Since July of this year, I have closed over $3.5 million in real estate sales in Stonebrier alone!

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?**

Before you spend a dollar or put up a sign, let's talk. You'll be thankful that you made the call!

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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COLDWELL BANKER REALTY