



TWELVE OAKS ACORN

OFFICIAL CIVIC ASSOCIATION NEWSLETTER

JULY 2026

Reporter/Editor: Sue Pritchard • Editor/Publisher: IKare Publishing 813-991-7843 / Published for 48 years

NOW ACCEPTING 2026 TWELVE OAKS CIVIC ASSOCIATION DUES!

Please remember to pay your 2026 TOCA dues to help our community remain one of the best in Northwest Tampa! TOCA application on page 7.



Twelve Oaks will be continuing **3rd Friday Food Truck Nights** through October this year. Our next Event will be on **Friday, July 17th from 5pm – 8pm. Detroit Coney Island** <https://www.facebook.com/detroitconeyisland/> & **Marilyn's Ice Cream & Italian Ice Truck** Please make sure to RSVP and check out the trucks we have scheduled for the rest of the season. <https://www.facebook.com/events/1258700859477871/1258700886144535>



Congratulations and Welcome to Twelve Oaks! The Twelve Oaks Civic Association would like to take this opportunity to welcome you to the best community in the Town 'N Country area. You probably already know that this is a convenient neighborhood making it an ideal place to live. There are many opportunities for meeting neighbors and making friends in your new community. Begin by joining our civic association. Attend meetings, ask questions, become a volunteer. YOU can make a difference. Remember, Twelve Oaks is YOUR community. Take the time to read The Acorn, our monthly community newsletter, visit our community website – www.TwelveOaksOnline.com, and sign up to receive Neighborhood Watch email notices at nwatch12oaks@gmail.com. You can even join our private group and follow our public page on Facebook by searching TwelveOaksTampa. Members can use this group to exchange information, learn more about the community, and interact with neighbors and local businesses. These are the best ways to stay informed about what is happening in and around our neighborhood. Questions? Concerns? Please call any TOCA Board member.



Join the Twelve Oaks Lighted Bike Parade!

Friday, July 3rd at 8:30pm
(check-in at 8:15pm at the Lake on
Twelve Oaks Blvd)

[https://www.facebook.com/
events/878466134992294](https://www.facebook.com/events/878466134992294)

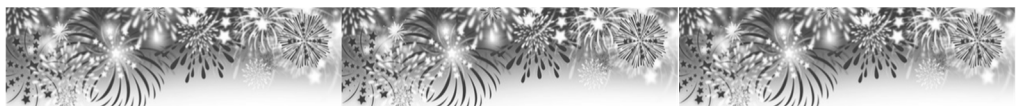


TOCA is planning a fun Children's Parade around the lake for the kids on 4th of July! We would like all the kids to have a great time decorating their bikes (don't forget your helmets), trikes, scooters, wagons, strollers, & 6 or 12volt toys (no motor bikes please) for a fun parade celebrating the 4th of July! We will start with a loop around the lake with cool treats, snacks, and awards for the smaller kids at the end! So, get out your ribbons, streamers, stars, stripes, and flags and let's get patriotic!

Plan to meet up at the lake on Twelve Oaks Blvd & Brook Hollow Ct at 10am with the parade to start at about 1015am. We will circle the lake and come back to our starting point to finish up.

If you can walk or bike to the starting point, please do as parking may be a bit limited. If you plan to bring guests, please park at your home and carpool if you can. Please bring water for the walk, but we will have snacks and popsicles for the children at the end of the parade.

We would love to see people come out to cheer on those in the parade! [https://
www.facebook.com/events/1902537347323796](https://www.facebook.com/events/1902537347323796)



W

8235 VASSAR CIR, TAMPA, FL 33634

NEW LISTING UNDER CONTRACT



This turn key Twelve Oaks home had multiple offers within the first 5 days of being on the market and is now under contract! Yours could be next. As the real estate experts and also residents of Twelve Oaks we pride ourselves on the abundance of knowledge we have when pricing, understanding the trends and marketing homes in our neighborhood. If you are interested in selling your home we'd love to see how we can help!



CONTACT US



Jeff & Sarah Wentworth
813-817-6101
Wentworthcollective@gmail.com

TOCA Officers and Directors

TOCA Officers

Susan Pritchard – President 813- 767-4965
 Mercita Ramos – Vice - President 813- 810-5284
 Martha Holmes – Secretary 813- 885-4879
 Chantale Pierre-Louis – Treasurer 813- 886-1933

TOCA Directors

Paulo Ponce 619- 392-8512
 Sarah Richards 813- 453-0007
 Todd Keil 813- 748-8947
 Amy Keil 813- 748-8962
 Sarah Wentworth 813- 817-6101
 Dayna Barkley 253- 882-7561

TwelveOaksGeneral@gmail.com
vnramos@netzero.com
mholmes12oaks@yahoo.com
Chantale2163@yahoo.com

paulodavidpb@gmail.com
srich000@msn.com
freen3737@gmail.com
freen3737@gmail.com
swentworth.tosdtampa@gmail.com
dayna.barkley@yahoo.com

Neighborhood Watch Twelve Oaks Watch Patrol

General Coordinator
 Twelve Oaks Watch Patrol Doreen Clauer
nwatch12oaks@gmail.com

Community Resource Deputy:

Deputy James Woodford
 Hillsborough County Sheriff's Office
 District III, Community Resource Deputy
 (813) 247-0330

JWoodford@TeamHCSO.com

Sheriff Emergency Number:

911

Sheriff (Non-Emergency
 Dispatcher) **247-8200**



Twelve Oaks Special District Board of Trustees

2026 TOSD Officers

Sarah Richards .. President813- 453-0007
Srichards.tosdtampa@gmail.com

Sarah Wentworth .. Vice-President .813- 817-6101
swentworth.tosdtampa@gmail.com

Mercita Ramos, Secretary..... 813- 810-5284
vnramos@netzero.com

Laura Daigle. Treasurer813-334-6108
ldaigle.tosdtampa@gmail.com

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Paulo Ponce 619-392-851
pponce.tosdtampa@gmail.com

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Dfair.tosdtampa@gmail.com

Nancy Hendrix.....813-455-0655
nhendrix.tosdtampa@gmail.com

Brenda Lunden..... 360-219-5947
blunden.tosdtampa@gmail.com

AD-HOC MEMBERS

Marsha Craig 813-625-9186
marshacraig2017@gmail.com

Twelve Oaks On Line

<https://www.twelveoaksonline.com/>
<https://facebook.com/twelveoakstampa>
<https://facebook.com/groups/TwelveOaksTampa>

Twelve Oaks
 Special District
 P.O. Box 260352
 Tampa, FL 33685-0352
TOSDtampa@gmail.com

Twelve Oaks Special District Meetings and Business

Hours

6:30pm – 8:30 pm
 Town 'N Country Library
 7606 Paula Drive 33615
 2nd floor Conference Room



The Twelve Oaks Ladies Social Group

The Twelve Oaks Ladies Social
 Group will meet for lunch at Red
 Robin's at Citrus Park Mall on
Monday, July 27th, 11:30 am.
 We would love you to join us.

YOU MUST CALL or EMAIL Marsha so that your name can be
 added to the number of reservations for the restaurant.
 Contact: Marsha at ph. 813-625-9186 or email
marshacraig2017@gmail.com. Thank you!

Hillsborough County Yard Waste Collection

guidelines: ► You may set out up to 12 (twelve) 30-gallon
 containers of yard waste (which amounts to approximately 2-
 cubic yards) per collection. ► Use your own cans, boxes, bags, or
 other containers to store your yard waste (grass clippings, leaves,
 shrubbery, tree trimmings) and place these items curbside.
NOTE: Each container cannot exceed 50 pounds. ► Bundle tree
 branches securely with twine or rope. Do not use wire. Each
 bundle must be less than 4 feet long and 6 inches in diameter.
 ► Yard waste must be placed within 10 feet of the curb. ► If you
 experience a missed pickup including Recycling, Garbage, or
 Yard Waste contact Republic Waste, our solid waste hauler.
 Republic Waste Services – 813-265-0292. Please put your cans
 out late the night before collection day and bring them back in
 promptly after pick-up.



**The Town N' Country Garden Circle will not have a
 meeting June, July, or August. For more information
 contact Linda Mann, 813-886-8193.**

TOCA BOARD MEETING

Tuesday, July 21st

7:00 pm

**2nd Floor Conference
Room**

Town 'N Country Library
 7606 Paula Drive
 Tampa, FL 33615

TOSD MEETING

Wed. July 8th

6:30 pm

**2nd Floor Conference
Room**

Town 'N Country Library
 7606 Paula Drive
 Tampa, FL 33615



Family Owned & Operated



Is your electric bill ready for one of the hottest Florida summers yet?

The real problem may be poor attic insulation. Most homes built before 2010 in Florida do not meet today's insulation standards, and many homes are under-insulated. This causes your A/C system to run longer and work harder — driving up your electric bill.

Instead of setting up a payment plan with the electric company... **Fix the problem permanently.**



- ✓ Lower energy bills
- ✓ A more comfortable home
- ✓ Less strain on your A/C system

FREE Attic Insulation & Duct Evaluation and convenient payment plans available through us to make upgrading your insulation easy.

Schedule your FREE evaluation today!
Call 813-252-1226
or visit www.fontanabrothersair.com



Twelve Oaks Special District

Fiscal 2026-2027 Budget

	\$	%
# of Homes	994	
Proposed Assessment per Home	\$150	
Gross Assessment	\$149,100	102.80%
less County Collection Expense	-4,000	-2.80%
Net Revenue from Assessment	\$145,100	100.00%
Maintenance		
Maintenance- Contract Services	\$53,280	36.70%
Supplies and repairs	42,000	27.60%
New Projects	28,000	18.60%
Maintenance- Storm Water Ponds	7,300	5.00%
Maintenance- Street Sweeping - 2x per year	2,500	5.00%
Maintenance- Utilities	12,220	8.30%
Total Maintenance	\$145,300	101.20%
Security		
Security Cameras	\$22,000	15.90%
Neighborhood Watch & Patrols	1,500	1.00%
Total Security	\$23,500	16.90%
Administration		
Officer Bonding	\$300	0.20%
Printing & Office Supplies	700	0.50%
Postage & PO Box	250	0.20%
Department of Community Affairs	175	0.10%
Storage Facility	900	0.60%
State Required Audit	6,000	4.10%
Internal Concerns	3,000	2.10%
Legal Services	1,400	1.00%
Community Donations	1,000	0.70%
Election Fees	325	0.20%
Special Projects Manager	17,400	11.60%
Total Administration	\$31,450	21.30%
Total Proposed Expenses	\$200,250	139.30%
Excess (Shortfall) of Revenues over Expenses	-57030.00	-39.30%
Excess pull from prior year accumulated funds	\$57,030	

Submitted by: Laura Daigle. Treasurer

Please note that there are enough funds in the TOSD Cash Accounts to handle repairs, maintenance, or replacement to the Twelve Oaks perimeter walls and entrance signs due to accidents etc. Due to the high cost of replacement insurance, we are "self insuring" these assets at this time.



Do you know the Difference between TOSD and TOCA?

Twelve Oaks is a Special Taxing District (TOSD). Our trustees meet once a month, and the public is welcome to attend. A Special Taxing District is a unit of local government created for a special purpose, as opposed to a general-purpose, which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance, or by rule of the Governor and Cabinet. In our case, TOSD collects \$150 per year per home that is billed with your property taxes. TOSD then is responsible for using that money to maintain our community public areas (NOT including roads, sidewalks, and canals which are OWNED and MAINTAINED by HILLSBOROUGH COUNTY). You may contact TOSD at TOSDtampa@gmail.com

Twelve Oaks Civic Association (TOCA) is a volunteer civic organization. We attempt to collect a \$10 membership fee per home per year. TOCA does things like organize our community events (Food Truck Nights, Hotdog Shindigs, parades, light fights, Holiday Market, community garage sale, community cleanups, etc.), and make improvements to the neighborhood (duck feeder, little libraries, doggie bag dispensers, garbage cans, etc.) TOCA has quarterly board meetings and quarterly Community Meetings where we try to increase community involvement in our neighborhood and offer important information to our neighbors. TOCA may be contacted at TwelveOaksGeneral@gmail.com

We do not have an HOA in Twelve Oaks. Legal issues must be pursued neighbor to neighbor. HILLSBOROUGH COUNTY is SOLELY RESPONSIBLE for maintaining Roads, Sidewalks, and Canals in Twelve Oaks.



ER Care Designed Just for Kids

Kids deserve care that feels made for them. Our pediatric ER offers child friendly spaces and pediatric trained teams dedicated to help ease fear and bring comfort. Open 24/7, we're here with trusted emergency care to support your child — and your family — when it matters most.

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ER4Children.com


AdventHealth
for Children

A part of AdventHealth Tampa

TWELVE OAKS CIVIC ASSOCIATION



Asociación Cívica de Twelve Oaks

P.O.Box 261012

Tampa, FL 33685-1012

TOCA MEMBERSHIP APPLICATION 2026

Aplicación de la Membresía de TOCA 2026



ANNUAL DUES / *Cuota anual*: (January 1-December 31, 2026)

\$10 minimum plus any additional contribution you wish to make

Donación de \$10 o más si lo desea

NAME(S)/Nombre(s): _____

ADDRESS/Dirección: _____

PHONE#/Teléfono: _____

EMAIL/Dirección Electronica: _____

Mail check to address above or pay by PayPal at

twelveoaksonline.com/toca.html

NOW ACCEPTING 2026 TWELVE OAKS CIVIC ASSOCIATION DUES!

Please remember to pay your 2026 TOCA dues to help our community remain one of the best in Northwest Tampa

ALERT TO OWNERS RENTING OUT HOMES IN TWELVE OAKS!

Twelve Oaks is NOT zoned for transient rentals. That means that you MAY NOT rent a home or any portion of a home for less than a 6 night stay. This LAW is intended to limit disruptive rentals such as those that are rented for a weekend party, etc. Twelve Oaks is a quiet, residential neighborhood and the vast majority of residents do not want to deal with loud and rude temporary renters that don't care who they are disturbing. Illegal rentals will be reported to code enforcement. You are also taking a chance that a fed up neighbor will take you to court over the repeated disturbances.

Also, if you claim a Homestead Deduction on your home, you may be reported to the taxing authority for TAX FRAUD as it is illegal to use a homesteaded house or portion of a house as a rental.

Twelve Oaks Real Estate News



Check out my
newest Twelve
Oaks Listing!!!



6404 Heather Moor CT

- Move-In-Ready home!
- 3 beds, 2 baths, 2 car garage
- 1976 Build, 1,533sqft
- Quiet cul-de-sac location
- Updated kitchen, new floors & baseboards
- Large, fully-fenced backyard
- New electric panel
- Well-maintained home

Visit www.6404HeatherMoorCT.com for more details & virtual tour or call me today for a private showing!



Considering selling your Twelve Oaks home or just want to know what your home is worth in today's real estate market? As Twelve Oaks top Realtor®, I would be happy to discuss your home's value and help with all your real estate needs!

Time to sell? Time to buy? Want to know more? Call me. As your Realtor and a Twelve Oaks homeowner for 16 years, 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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YOUR MEMBERSHIP MATTERS

TOCA MEMBERSHIP

Starting December 1st, Any dues paid will be for 2026 calendar year.

If you haven't already done so, please take the time now to join or renew your Twelve Oaks Civic Association membership. A \$10 annual donation (or more if you choose) supports year-round community events and services that maintain the quality of living in our beautiful neighborhood. **There are 994 homes in Twelve Oaks.** We were only able to collect dues from 328 homes for 2025. In total, we have collected dues from **237 homes for 2026 so far.** We need more participation if we are to continue to have a Civic Association. We now offer PayPal as an easy way to pay your membership.

Simply go to <http://www.twelveoaksonline.com/toca.html> and follow the prompts (a PayPal account is not required to pay in this manner). If you prefer, complete the application in this issue of the Acorn and mail your application with a check made out to TOCA, PO Box 261012, Tampa FL 33685. Thank you for your support!

At this point, TOCA is not planning on doing any reminder mailings to collect 2026 dues because of the costs and time involved in doing so. Unfortunately, because of several years of low participation, we will have to look at cost-cutting measures until and unless membership levels increase.

2026 Memberships & donations received May 2026:

Armand Circle	Alex Burditt & Stephanie Facciaponte
Armand Drive	German & Phyllis Cerrato
Barry Road	Charlotte Mitchell & Kevin Mitchell
Clearview Drive	Iliana Ayala
Edenbrook Court	Niziolek Erin
Fairford Place	Charles & Juanita Hill
Forestview Court	Norman & Martha Holmes
Forestview Court	Ligia Ivonne & Alan Williams
Greenshire Drive	Gerardo Vicente & Luz Yepes
Greenshire Drive	Rick Eldridge
Kirkwood Drive	Eric & Ligia Williams
Meadow Drive	Howard & Lori Broyles
Mitchell Circle	Merlando & Coleen Corlis
Mitchell Circle	Bryan Borrego & Elizabeth Machado
Nova Circle	Geovannie & Melanie Perez
Oakview Circle	Horacio & Kiomara Yturriaga
Oakvista Circle	Aaron & Madelyn Littles
Oakvista Circle	Renelus & Garry Paul Belizaire
Summerbridge Dr	Truman & Jeslyn Daniels
Summerbridge Dr	Harvey & Cheryl Hawkins
Twelve Oaks Blvd	Arnold & Judith Walker
Twelve Oaks Blvd	Antonio & Maytee Jorge
Twelve Oaks Blvd	Wayne & Ruth Ramberac
Twelve Oaks Blvd	Joan Ward

Recent Homes Sales in Twelve Oaks:

Address	Bed	Baths	Square Footage	Price per/Sqft
7001 Twelve Oaks Blvd.	4	3	1900	\$226
7416 Clearview Drive	4	2	1695	\$274
7513 Rustic Drive	4	3	2608	\$207
7313 Brookview Circle	5	3	1908	\$252

Thank you to Abby Keil of THE ALDRICH AGENCY REAL ESTATE LLC for providing us with recent home sale information. Abby can be reached at 813-635-6275 abby@thealdrichagency.com



IMPORTANT INFORMATION : Twelve Oaks is a Deed Restricted community, and single-family residential homes ONLY are allowed. Renting out a subdivided portion of your home, a garage apartment, RV, or modified shed is illegal based on our Deed Restrictions. If it is reported, it will be sent to Code Enforcement for investigation. <https://hcfl.gov/residents/property-owners-and-renters/code-violations/report-a-code-violation>

Property Care Reminder:

Care and maintenance of the area between the road and sidewalk (easement) is the responsibility of the adjacent homeowner(s) even if there is a fence in place.



Please join us in wishing a Happy 98th Birthday to long-time Twelve Oaks resident, Thomas Marshall, on July 21st!

HAPPY BIRTHDAY



Very Happy Birthday to Jeff Wentworth on July 20th!

Submissions for future Celebrations/Memorials are due by the 1st day of the month PRIOR to when you would like it to be published. Email submissions to TwelveOaksGeneral@gmail.com

Health Care Designed for Your Convenience

When life is nonstop, health care appointments shouldn't slow you down. At AdventHealth Care Pavilion Westchase, we provide comprehensive services for your whole health — all in one place. Flexible and extended hours help you schedule an appointment that works for you, so you can focus on the moments that matter most.

THURSDAY AFTER WORK:

- ☐ IMAGING APPT.
- ☐ GROCERY STORE
- ☐ COOK ANNIVERSARY DINNER

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 833-779-4326


AdventHealth
Care Pavilion

Hillsborough County Customer Service Center At Your Service

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

At Your Service allows you to make Hillsborough County online service requests 24 hours-a-day, 7 days-a-week. Your request will be routed directly to the team responsible for providing that service. This is where any issues with Roads, Sidewalks, or Canals should be reported! **REMINDER: HILLSBOROUGH COUNTY is SOLEY RESPONSIBLE for maintaining Roads, Sidewalks, and Canals in Twelve Oaks.**

- Requests are monitored during regular business hours.
- For best results, **Sign Up for a new customer service center account** so that you can track the progress of your requests.
- Any information included is not confidential and is subject to Public Record Laws of the State of Florida and will be provided upon request. Any information included cannot be deleted or retracted once submitted.

**Do not use this system to report emergencies.
Please call 9-1-1 to report emergencies.**



Hillsborough County Yard Waste Collection guidelines:

- You may set out up to 12 (twelve) 30-gallon containers of yard waste (which amounts to approximately 2-cubic yards) per collection.
- Use your own cans, boxes, bags, or other containers to store your yard waste (grass clippings, leaves, shrubbery, tree trimmings) and place these items curbside. NOTE: Each container cannot exceed 50 pounds.
- Bundle tree branches securely with twine or rope. Do not use wire. Each bundle must be less than 4 feet long and 6 inches in diameter.
- Yard waste must be placed within 10 feet of the curb.
- If you experience a missed pickup including Recycling, Garbage, or Yard Waste contact Republic Waste, our solid waste hauler. **Republic Waste Services – 813-265-0292.**

Please put your cans out late the night before collection day and bring them back in promptly after pick-up.



A Message from Tampa Electric:

Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Call 811 two full business days before you begin your project to have utility lines marked for free. Digging on a Saturday? Call 811 by Thursday.

For additional information visit sunshine.811.com or www.tampaelectric.com/callbeforeyoudig.

OH NO! NOT YOU AGAIN

Did Your Dog Drop Something?

Doggie Bag Dispensers and trash receptacles, provided by TOCA, are located at the canal areas on Kirkwood, Barry, Overbrook, Rustic (1 near Oakmoor and 1 near Vassar), by the duck feeder, by the benches on the large lake, and on Twelve Oaks Blvd (near Oakview), and on Barry Rd & Mitchell. Dog walkers are encouraged to take and use one of the disposable bags that are provided to clean up after their pet(s). If you walk your dog in an area that does not have a dispenser, plan ahead and take a disposal bag with you. Please dispose of the bags properly. **Remember, not cleaning up after your pet can result in a fine starting at \$84.** Many neighbors now have cameras and can report you to animal control.

This should be common sense, but only take the bags that you need for your daily walks. Neighbors have reported seeing people removing entire stacks of bags from the dispensers and damaging the dispensers in the process. TOCA



spends the money to refill these dispensers and to have them fixed when needed. They may have to be removed if the expenses get too out of hand.

How do I report a stray or off leash dog in Hillsborough County? Call Animal Control at (813) 744-5660 or report online at <https://hcfi.gov/residents/animals-and-pets/lost-and-found-pets/report-a-stray-animal>

I know many people have expressed concern for elderly neighbors that may need help or assistance in Twelve Oaks. The Department of Elder Affairs offers a very good online Quick Resource Guide that may be helpful in assisting our older neighbors in obtaining the help that they need: <https://elderaffairs.org/resource-directory/quick-resource-guide/>

If you suspect this may be a case of elder abuse, you can also report to AHCA:

<https://ahca.myflorida.com/contact-ahca/filing-a-complaint>

General Social Services information may be found here: <https://www.hillsboroughcounty.org/en/residents/social-services>

Mental Health Resources may be accessed here:

<https://www.hillsboroughcounty.org/en/newsroom/2022/05/06/mental-health-resources-available-all-around-the-county>

HAPPY 250TH BIRTHDAY



AMERICA 1776-2026

Keep up to date on Twelve Oaks events at:
<https://www.facebook.com/groups/TwelveOaksTampa/events>

Timing is everything.
And, the time is right to buy and sell real estate!

GET YOUR **FREE** HOME ANALYSIS
Find your DREAM home
Se Habla Español



Rebecca Lopez, MBA, REALTOR
Broker-Owner
Licensed real estate instructor
Fluent in English & Spanish

Equity Harbor Real Estate LLC
14105 Stonegate Drive
Tampa, FL 33624

Mobile: 813-415-8134
Email: rebecca@equityharborrealestate.com
Website: www.equityharborrealestate.com

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toma@acsconstructionsolutions.net
<https://acsconstructionsolutions.net>

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Teen Volunteer Opportunities



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WE CAN
MAKE A
DIFFERENCE**

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Email TwelveOaksGeneral@gmail.com
for information.