



# Moss Creek

## Community Newsletter

March 2017

[www.MossCreekRiverview.com](http://www.MossCreekRiverview.com)

### Calendar Events:

- **Community Pressure Washing**

The HOA common areas are scheduled to be cleaned Thursday and Friday, **March 9th and 10th**. Peter's Pressure Washing will be doing the work and Peter is offering a \$25 discount to any homeowners who might want their homes or concrete surfaces cleaned while he is on site. If you are interested, please contact Peter at 813-455-3670 to make arrangements.



- **Community Garage Sale, Saturday, March 18th**

If you haven't started your spring cleaning, now is the time! We hope to have a record number of our HOA homeowners participate in the sale this year. The gates will be open from 7:30AM – 1:00PM that day. Community garage sales are held regularly on the third Saturday in March and September each year.

## Parking Guidelines for All Vehicles

Residents are encouraged to store their vehicles within their garage or driveway and not regularly park on street. Visitors to Moss Creek are encouraged to park in the driveway when possible. Passenger vehicles that cannot be parked in a garage or driveway may be permitted to park on street, directly in front of the property it is accessing, for up to 24 hours, no more than once per week.

Multiple visitors to a property may park on-site temporarily (not overnight) for periodic special events. Visitors are encouraged to park as close as possible to the property they are accessing. Other provisions for special events can be requested in writing through the Board and its management

representative, and will be evaluated on a case-by-case basis.

Homeowners are responsible for ensuring visitors or contractors adhere to these parking regulations. Violations of these regulations will result in written notification. Penalties for repeat violations may include towing of the illegal vehicle at the homeowner's expense.

If not actively working on the property, commercial vehicles must be stored in a garage or off-site. Commercial vehicles are defined as any vehicle bearing a company logo or other advertisement, containing parallel toolboxes larger than those for use on passenger vehicles, commercial vans with ladders or other equipment stored externally, trailers or storage used for transporting equipment.

## Lawn Care and Maintenance Reminders

Regular lawn care, such as mowing, weeding, and edging are necessary on a weekly or bi-monthly basis year round. Additionally, all yard waste must be properly removed from all surfaces, such as sidewalks, driveways, and streets. Homeowners should never dispose of yard waste in storm drains! These drains can become clogged and will result in street and yard

flooding during heavy storms. Remember, cleaning and maintaining the storm drains in the community is a costly HOA responsibility and therefore something we all end up paying for.

A well-maintained lawn adds value to your property. The board works hard to maintain our common areas and reminds homeowners to do the same on their own property.

Community Improvements with Grant Money

Repainting Your Home

There are a lot of HOA improvements scheduled in the coming months (see articles to the right). Homeowners are reminded to do their part by maintaining the exterior of their homes and repainting when needed. This protects your home and adds value to it and our entire community. Our pre-approved paint list can be found on our HOA website or by contacting McNeil Management. Please submit your Alteration Application (also on the website) for written approval prior to repainting your home.

Moss Creek HOA Website:

You can find our community documents, forms, and helpful links by visiting our community website at [www.mosscreekreview.com](http://www.mosscreekreview.com).

Moss Creek

Facebook Page:

Find us on Facebook by searching for us under "Moss Creek Neighborhood".

The board is happy to announce that our Moss Creek HOA has been awarded a \$2500 grant by Hillsborough County! The money will be used to add a seating area near the bridge, purchase a new message board for



displaying HOA related communications, and to throw a community party offering food, drinks and kid-friendly, outdoor activities. (Event date to be determined.)



TECO Updating Community Street Lights

Great news! TECO will be replacing all of the existing street lights in the community with LED fixtures. This will save the HOA hundreds of dollars a month on the



electric bill. In addition, a request had been submitted for TECO to paint the light poles black. They estimate the work will be completed a few months from now.

Sidewalk Repairs and Road Paving

The BOD is currently working to coordinate community wide sidewalk repairs and has approved a bid from Azzeralli Paving to re-pave our streets. Both of these projects will be paid for out of the HOA reserve

account. The Board is pleased to report the community has done an excellent job in funding the reserve account in preparation for the maintenance of all of our reserve items.

**CONTACT PHONE NUMBERS:**

- ◆ **Emergency: 9-1-1**
- ◆ **Hillsborough County Sheriff's Office (HCSO), non-emergency: (813) 247-8200**
- ◆ **Crimestoppers: 1-800-873-TIPS (8477)**



P.O. Box 6235  
Brandon, FL 33508-6004  
Office: (813) 571-7100  
[management@mcneilmsi.com](mailto:management@mcneilmsi.com)  
[www.mcneilmsi.com](http://www.mcneilmsi.com)