



Moss Creek

Community Newsletter

March 2015

www.MossCreekRiverview.com

Community Notes:

- **Pet owners**, please remember to always carry a small plastic bag with you when out walking your pet so you can pick up your pet's waste immediately. Hillsborough County Animal Ordinance 00-26, Section 14, requires immediate removal of waste from all public areas and private property of other owners. First offense fines are \$50, and a second offense is \$100. A special thank you to all our responsible pet owners!
- Don't forget to always **walk your dog on a leash!**
- When driving throughout our community, please **observe all posted speed limits**. Our great Florida weather means we have children and families out walking, biking, skating, and playing regularly. For everyone's safety and protection, please drive safely and watch for others when driving in Moss Creek.

Spring Maintenance for Outdoor Items

Maintaining your lawn and landscape is important to the overall appearance of our community. By following the county restrictions for watering, your lawn can look its best all year long. Regular weekly mowing, edging around concrete surfaces, and trimming around all beds is key to keeping your property in good condition. Regular weed removal from plant beds and other areas is also required. Areas that are dead or bare should be resod. Properties that fail to properly maintain their lawns and/or landscapes will receive a violation letter from McNeil Management, reminding



them to correct the violation.

If your home's exterior is dirty or stained, you must remove the stains. If your exterior paint is faded then repainting is necessary. Homeowners should submit Architectural Request (ARC) forms prior to repainting their home.

Mailbox maintenance is a recurring issue to remove dirt or stains. If your mailbox requires repainting, the approved colors are from Home Depot's Exterior Premium Plus Satin Enamel. The post color is 730C-2 Sandstone Cove, and the trim rings color is 450F-7 Hampton Green. You may use another brand of paint to match these paint colors.

Community Events and Planning

- **March 6th & 7th:** the front entrance and common area will be cleaned by **Peter Pressure Washing**. Homeowners may contact Peter at **813-455-3670** for special pricing to have cleaning done at your home during this time period.
- **Saturday, March 21, 7AM-1PM:** Community Yard Sale.
- **Thursday, April 30:** the next Board Meeting.
- **Date To Be Determined:** Save the Date for the Community Picnic.
- **Date to be Determined:** Save the Date for "Community Maintenance Day".



Moss Creek HOA

Website:

-You can find our community documents, forms, and helpful links by visiting our community website at www.mosscreekreview.com.

Moss Creek

Facebook Page:

-Need to know what's going on in Moss Creek or looking to borrow some paint to freshen up your mailbox? Find us on Facebook by searching for "Moss Creek Neighborhood".



Hillsborough County Sheriff's Office

Call 9-1-1 for emergencies

To report criminal mischief, suspicious persons or any type of illegal activity in the community, call the HCSO non-emergency number at **(813) 247-8200**



**P.O. Box 6235
Brandon, FL 33508-6004
Office: (813) 571-7100
management@mcneilmsi.com
www.mcneilmsi.com**

CONTACT PHONE NUMBERS:

Emergency: 9-1-1

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Property Management

Moss Creek HOA is managed by **McNeil Management Services, Inc.** They are responsible for managing specific issues related to the community. They perform regular inspections of the community and send out violation letters to homeowners. Their property manager attends our HOA Board Meetings, provides budget reports and financial information, processes architectural change requests, and handles specific complaints or concerns within Moss Creek. McNeil's contact info is listed on the left if you have questions regarding specific HOA issues.

Plan Ahead for Exterior Changes to Your Property

Any exterior changes or improvements to your home or property require PRIOR approval from the Architectural Committee. The necessary architectural change request form can be found on our community website under the "Documents" tab. You can also request one by calling McNeil Management at **(813) 571-7100**, or emailing them at management@mcneilmsi.com.

Please plan ahead for any scheduled improvements, such as installing fences, adding swing sets, building lanai additions, pool construction, etc. Failure to do so could result in the Architectural Committee denying your request and requiring you return the property to its original condition.

Homeowners must submit their Architectural Change Request forms with all necessary documentation and to McNeil Management. Your

request will be reviewed and you will be notified in writing once it has been approved or denied.

The purpose of the Architectural Committee is to ensure that Moss Creek remains a residential community of the highest quality and standard. The committee's goal is to protect property values, and ad-

just design standards for color and style in keeping with the current times.

