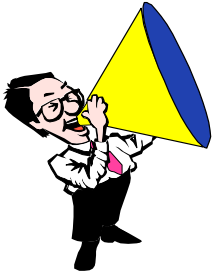


The Villages at Cypress Creek **NewsLink**

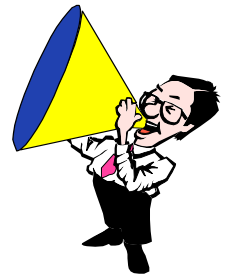
Winter 2024

The 21st Annual Community Garage Sale *with a Sweet Tooth!*



is scheduled for

Saturday, March 23, 2024



8am to 12noon

(see details inside)



The Villages at Cypress Creek Website
Your Resource for all Association Documents

www.thevillagesatcypresscreek.net

N-Link NEIGHBORHOOD BROWSER



Welcome

... to our New Residents!



LaPaloma

Adam Petronio
3729 Gaviota Drive

Frank & Jane Watson
920 Vista Verde Lane

The Preserve at La Paloma

Michael & Mayra Harley
3762 Maxwell Park Drive

Billy Heller & Michelle Breningstall
3796 Maxwell Park Drive



Commercial



The Hungry Greek
3802 Sun City Center Boulevard



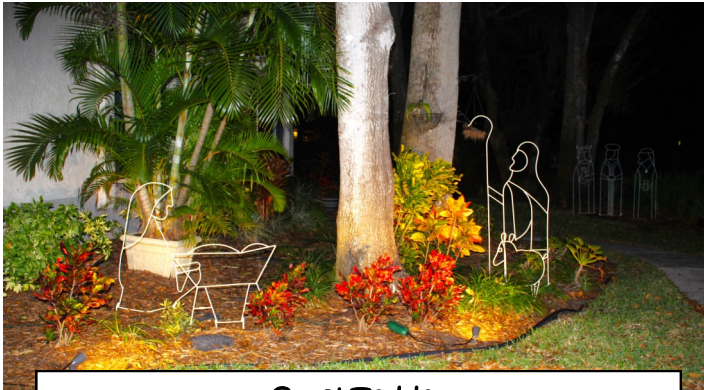
The Worx 24-Hour Fitness
789 Cortaro Drive



N-Link NEIGHBORHOOD BROWSER



The 21st Annual Community Holiday House-Decorating Contest Winners!



Carol Tedder
Fairway Palms



Keith & Johnie Elenz
La Paloma



Jack & Judy Palzer
Ventana



Pete & Lisa Klieger
Villa d'Este



Angels To All of Us

On behalf of all of the residents of The Villages at Cypress Creek, THANK YOU! to our dear Angels for their judging expertise in our 21st Annual Community Holiday House-Decorating Contest ~ The Katwaroo Family (Ventana)!

Once again, their warm-hearted generosity AND perfect photography was SO appreciated! It was another wonderful family outing for the Katwaroos, an annual family tradition, complete with cookies and hot chocolate. Their judging duties are never easy ~ so tough to pick winners from so many bright and beautiful holiday displays.



N-Link NEIGHBORHOOD BROWSER



The 22nd Annual Holiday Terry Lattz Cookie Brigade Hits the Streets with the Sweets!



Cypress Creek Assisted Living
Joy (Receptionist)



Palm Garden
Cindy Holmers (Social Services)



LifePath Hospice
Karen Humphreys (Volunteer) and
Joy Bakian (Team Secretary)



Pacific Senior Living Sun City
Jennifer Petit (Activities Director)
and Facility Residents



Belvedere Commons
Jenelyn Furto (Activities Director)
and Facility Residents



Representatives from Belvedere Commons, Cypress Creek Assisted Living, LifePath Hospice, Palm Garden and Pacifica Senior Living Sun City wish to thank our community for thinking of their residents this year!

Once again, this year's response was overwhelming!, loved it!

The very, very generous donation of cookies to our assisted living facilities' residents was made possible by our Resident Bakers:

From LaPaloma ~ Bill & Doris Bennett, Doug & Jackie Dean, Kim & Karen Dutchess, Sam & Rose Lynn Greene, Michael & Alicia Haggerty and Parker & Shari Keen

From Ventana ~ Leo, Haleigh, Vivian, Matthew & Ava Katwaroo and Dennis & Kim Miller

From Villa d'Este ~ Rodney & Jane Taylor

And to the resident(s) who donated cookies anonymously

Very special thanks to Jackie Dean (La Paloma) for her festive assistance in the delivery!

Thanks to all! You all made Terry so proud, it's all thumbs up!





SouthShore Regional Library



The 14th Annual Student Holiday Art Contest Winners!

Once again, **The Friends of the SouthShore Regional Library** were spreading the Joy this past Holiday Season...the Joy of the Holiday Greeting Cards! It all started in early fall when the Friends organized the **14th Annual Student Holiday Art Contest** at local elementary schools. Out of the 373 artwork entries, 10 students were selected as the winners. The winning designs were then transformed into Holiday Greeting Cards by Ruskin-based M&M Printing Company, Inc. Proceeds from the Card Sale will supplement Library programs offered free to the public. And, here are the Winners!

SouthShore Regional Library 15816 Beth Shields Way Ruskin 273.3652



Ruskin Elementary School

Evelyn Koeser 4th Grade and Krizebel Nieves-Torres 5th Grade with Lisa Amos, Art Teacher, and Michael Hosea, Vice Principal



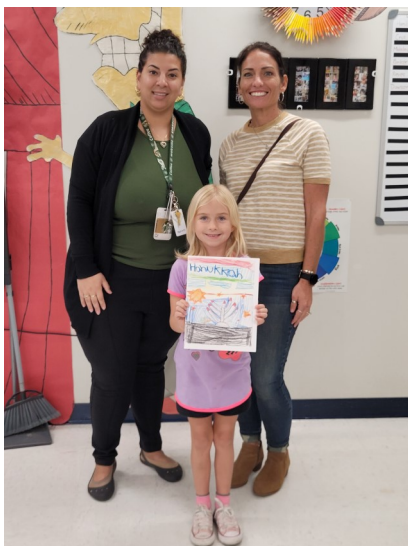
BridgePrep Academy of Riverview

Isabelle Melo 3rd Grade with Marvin Pitts, Principal (Jennifer Jenkins, Art Teacher)



Reddick Elementary School

Eva Calihua-Vasquez 2nd Grade and Shaw Dimari 2nd Grade and with Aliya Norman, Principal, and Harris Hammersmith, Art Teacher



Ippolito Elementary School

Ezera Misztak 2nd Grade with Jennifer Jenkins, Art Teacher, and Elise Medina, Principal



Lopez Elementary School

Jordan Sandoval 2nd Grade and William Rojas 3rd Grade with Jennifer Jenkins, Art Teacher, and Zemenaye Harris, Principal



Wimauma Elementary School

Anthony Ochoa 5th Grade and Logan Von Deylen 4th Grade with Swinford Speid, Art Teacher (Karen Fletcher, Principal)



The Villages at Cypress Creek Master Property Owners Association Update

On behalf of our entire Board, a very Happy New Year to all of our residents!

Our Association now has a storage unit where we are currently storing all of our Christmas decorations and is available to our sub-Associations to store their entry Christmas decorations as well. (storage unit is not available for individual resident use) At this time, we are seeking bids to repair the electrical issues at the main Cypress Village Boulevard entrance at SR 674.

The Design Review Committee (DRC) is developing language pertaining to Hurricane Shutters. Currently, there are no guidelines for the time to install and take down.

And speaking of the DRC, please follow the guidelines for DRC submittals. The main reason for not approving applications is missing information. We invest time at the DRC meetings trying to figure out what is requested only to send it back for more information. If you have a question, contact your community HOA/Condo Association or Unique Property Services, Inc. 879.1139 rkessler@uniquepropertyservices.com.

DRC Applications can be found on our community website: thevillagesatcypresscreek.net.

Reminders to all residents:

Dog owners are required to restrain their animals with a fence or leash...

Under the Hillsborough County Animal Ordinance. [ARTICLE II. - ANIMAL CONTROL., Sec. 6-19.d)] "In order for a dog or cat to be allowed on a public street, road, park or other public property, excluding public right-of-way on an owner's private property or unless otherwise specifically permitted, the dog or cat shall be under the direct control of the owner or keeper." [Sec. 6-28.] The use of the word "shall" means that this is a mandatory requirement. "Direct control shall mean immediate, continuous physical control of an animal at all times, such as by means of a fence, leash, cord or chain of such strength to restrain the animal."

Lastly, as noted by a concerned resident of Ventana, please do not block driveways/sidewalks with vehicles. It is a safety issue. Walkers are left to walk in the streets which can be unsafe.

~ Sonny Lazar
President

Board of Directors

President: Sonny Lazar (Resident)

Vice President/Treasurer: Michael Johnson (General Manager, Cypress Creek Golf Club)

Secretary: tbd (William Ryan Homes)

Delegates:

District #1	Cypress Creek Golf Club	Michael Johnson
District #2	Ventana Village	Jodie Lopes
District #3	Villa d'Este	Jim Pero
District #4	La Paloma	Ray Huntsinger
District #5	Commercial West	Stephanie Redmont
District #6	Commercial East/Montero Village	Sonny Lazar
District #7	Fairway Palms	Brigitte Chamberlin
District #8	Palm Gardens	Brian Bentz
District #9	The Preserve at La Paloma	Tom Griggs

Community Security Committee Reminders



Thefts from vehicles are up nationwide.
Good rules of practice:

- * Make sure your vehicle is locked
- * Lock all doors that lead to entry of your home
- * Leave front porch and outdoor garage lights on overnight.
- * Look to make sure your garage doors are closed
- * Be aware – see something, say something

If you observe criminal activity, please call 911 immediately. As follow-up, our St. Moritz Security Services, Inc. Patrol Officer can then be called for assistance at 813.894.1423 ~ remember, **the Patrol Officer will respond to call only if he is on-duty at the time.**

~ Peggy Kuban-Belles (La Paloma), Committee Chair



Hear Ye Hear Ye ~ New Florida Laws/Bills Effective January 1st 2024



SB 774: Ethics Requirements for Public Officials

This new law is perhaps the most controversial coming into effect. It requires elected city officials to disclose finances in greater detail, bringing them in line with many other politicians in the state like the Florida Cabinet and Legislature.

HB 1627: Pretrial Release and Detention

HB 1627 has numerous provisions but its biggest changes stiffen pretrial release options depending on an accused prior criminal history and status.

HB 425: Transportation

“Florida’s Move Over” Law: Drivers already have to move over or slow down for stopped emergency vehicles, sanitation, utility and construction vehicles stopped on the side of interstates and highways. Now, that will also include moving aside for disabled vehicles with hazard lights, emergency flares or signage. The same goes for vehicles that are stopped with at least one person visible.

HB 121: Florida Kidcare Program Eligibility

While the law's effective date was in June of 2023, Florida's Kidcare Program needs to have its planned expansion ready by the start of 2024. The program funnels federal aid to families who need help with their children's medical costs but don't qualify for Medicaid. Under the expansion, those with household incomes up to 300% of the federal poverty level can qualify. It was previously capped at 200%.

HB 109 State Park Campsite Reservations

If the great outdoors of Florida are calling you, there's good news. State residents will now get to book RV lots, cabins and campsites at Florida's state parks one month before non-residents.

HB 1275: Persons with Disabilities Registry

Lawmakers approved HB 1275 in 2023 to create safer interactions between law enforcement and those with impairments or disabilities. Officials believe poor capacity to follow instructions or conditions like Tourette syndrome could be "mistakenly perceived as an indication of hostility."

SB 144: Lactation Spaces

This new law expands state rules permitting breastfeeding in any location public or private, where mothers are authorized to be. Starting now, Florida's county courthouses will all need to have a dedicated lactation location for feeding or expression.



Be sure to check out resident advertisements on back page!

N-Link -COMMERCE





Hello, Human! Come visit us at Tampa Electric's Manatee Viewing Center!

Manatees love warm water. And by a stroke of POWERful luck, Tampa Electric can provide it to them! Our Big Bend Power Station in Apollo Beach circulates water from Tampa Bay for cooling, then sends the water flowing clean and warm back into the Bay. In the winter months the manatees leave colder waters to return to this warm and welcoming refuge.

Because of this uniquely unusual migration, we've built the **Manatee Viewing Center** so everyone could have a chance to see manatees gather. Our discharge canal is a State and Federally designated manatee sanctuary that provides critical protection from the cold for these unique, gentle animals.



Yes, the manatees are the star of the show, but there's much more to see and learn! The Manatee Viewing Center is just one part of the Florida Conservation & Technology Center.

Location: 6990 Dickman Road in Apollo Beach **Hours:** Open daily from November 1st through April 15th, 10am to 5pm. Trails close at 4pm.

Closed Thanksgiving Day, Christmas Day and Easter. Have questions? **Call 228.4289.**



Tampa Electric is proud to offer free parking and admission to all who visit!

A reminder from the Design Review Committee

All house exterior alterations, including landscaping alterations, need to be approved through the application process. It is requested by the Committee that applications submitted for a new exterior paint color include a color card swatch as an attachment.



Please access our community website (address below) and click on "Association Documents" then "Cypress Creek Design Guidelines" for additional information and application forms.



The Committee meets once a month (typically on the 3rd Wednesday of the month) and requests that applications be submitted at least 72 business hours prior to the scheduled date of the meeting.

The Villages at Cypress Creek Website

thevillagesatcypresscreek.net

Your Resource for all Association Documents





The Mail Box Store

The Mail Box Store celebrated its 12th year anniversary in October 2023!

February 1st 2024 will mark my 5th year anniversary of ownership, how time flies! As the owner of the store, I would like to sincerely thank all of my new and loyal customers for trusting us with all of your business and shipping needs over the last several years.

I am truly grateful for all your business, small or large! As a small, independent business owner, the support I have received from our customers does not go unnoticed and I hope you all know how much you are appreciated every day.

In addition to being authorized shippers for FedEx, USPS and DHL, we offer many services:

Packaging and Boxes, Physical Mailbox Rentals, Copying and Printing, Faxing and Scanning, Shredding, Laminating, Binding, Notary Services, Computer Rental, Key Duplication, Office Supplies, Fingerprinting, Gifts and Retail, Postcards and Greeting Cards, Passport Photos and Florida Lottery.

We have also recently gained the ability to ship WINE, which is a premium service we have been looking forward to adding for our community!

I am always open to feedback or suggestions you may have for me, to assist us in serving you better!

Please do not hesitate to contact me at 813-634-6245 or via e-mail at themailboxstore104@gmail.com with any suggestions, feedback or concerns!

Thank you again for all your support!

Catherine Allen



(813) 634-MAIL (6245)



3848 Sun City Center Blvd Ste 104 Ruskin, FL 33573

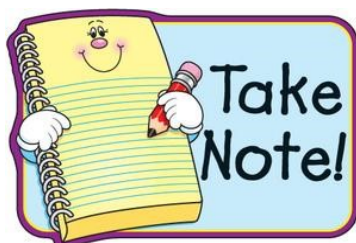
The Greater Sun City Center's Golf Cart Handbook

From our Community Resource Deputy Jeff Merry, Hillsborough County Sheriff's Office:

The new and updated The Greater Sun City Center's Golf Cart Handbook is available (the new laws went into effect on October 1, 2023). It can be viewed and downloaded on the

Sun City Center Security Patrol's website: sccpatrol.org

(link can be found right below home page picture in blue letters)



Did you know there is a discount in Hillsborough County on your trash assessment for people over 65 years of age?

It's not a huge amount, about \$45 per year, but discounts are always fun!

For your primary residence only, here is where you apply for the discount:

https://hcfllgov.formstack.com/forms/disposal_assessment_senior_citizen_discount_application



Arbor Day!



**Arbor Day
Foundation®**

National Arbor Day ~ Friday, April 26
Florida Arbor Day ~ Friday, January 19

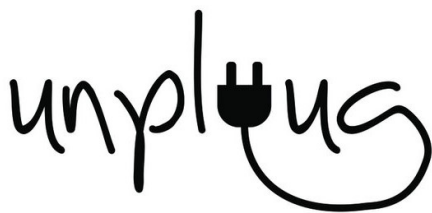
Arbor Day, which literally translates to “tree” day from the Latin origin of the word arbor, is a holiday that celebrates the planting, upkeep and preservation of trees. For centuries, communities spanning the globe have found various ways to honor nature and the environment. The tree-planting tradition became prominent in schools across the nation in 1882, with schoolchildren learning about the importance of trees as well as receiving a tree to plant in their own yard. Today, Arbor Day is celebrated in all 50 states.

Why should we care about trees? Trees are our friends, they provide many benefits to our soils, our waters, our air and our wildlife. Yay for trees!

Florida Arbor Day is situated at an ideal planting time for trees in Florida. The state’s warmer climate sends trees into a state of dormancy this time of year, which means transplanting is less stressful for the trees and increases the chance of survival in a new landscape.



National Day of Unplugging



This year, the National Day of Unplugging is Friday, March 1st

A day of unplugging encourages people to spend one entire day completely free from technology, taking time to re-set, rest, relax and unwind away from their digital devices.

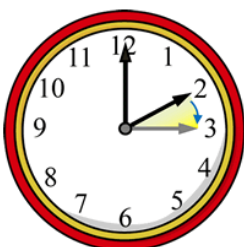
Beginning in 2009, this day has evolved to become a national movement encouraging people to assess the balance between technology and downtime in their lives.

Unplug, it’s good for you!

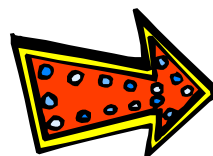
Daylight Saving Time ~ How Did This All Get Started?

Daylight Savings Time returns soon! So why do we do it? When did it start? “Time shifting” began as a way to conserve energy. In 1748, Benjamin Franklin lightheartedly suggested the time change idea to a Paris newspaper to conserve candles. In Britain, builder, William Willett, who loved early-morning horseback rides, began fighting for it in 1905, but he died before his efforts were rewarded.

Germany was the first to introduce it, during World War I. Britain and the United States followed. Today, about 70 countries have some form of it. The United States government doesn’t require that states mandate daylight saving, but does require that it happens at the same time on the clock and for the same stretch of the year. Arizona and Hawaii are the only states that do not partake in Daylight Saving Time. So here we go again, at 2am on March 12th, we’ll “spring forward” one hour!



It’s time to “spring forward”
2am Sunday March 10th



Also time to check those
batteries in your smoke
detectors



Cypress Creek Assisted Living & Memory Care is Going Green



Cypress Creek Assisted Living facility invites you to a St. Patrick's Day open house!

Tuesday March 19th from 11am to 1pm
includes traditional St. Patty's Day food, live music and green beer

Free event, please RSVP:
at marketing@cypresscreekalf.com
or 633.7777 x205



970 Cypress Village Boulevard



The SouthShore Concert Band



Under the direction of Ken Easton, **The SouthShore Concert Band** is a group of enthusiastic volunteer SouthShore-area musicians eager to share their music with you. An awesome collection of talent, including our own **Nancy Byrnes (La Paloma)** on the alto saxophone, a member of the Band for 17 years!

Upcoming Performances

Monday, April 8th @ 7pm (\$5 donation)
Redeemer Lutheran Church
701 Valley Forge Boulevard, Sun City Center

Monday, April 15th @ 7pm (\$5 donation)
St. Andrew Presbyterian Church
1239 West Del Webb Boulevard Sun City Center



THE PRESERVE
AT LA PALOMA

The Preserve at La Paloma by Mattamy Homes is a gated enclave of 104 thoughtfully designed attached villas and single-family homes from 1,501 to 1,908 square feet. New base prices start in the low \$300s. A select number of homesites feature views of Cypress Creek Golf Course or ponds. A number of quick move-in home opportunities are available now for you to move in sooner.

Brand-new, resort-style amenities are now open for residents to enjoy. They include a cozy clubhouse, pool with spa, sundeck and breezeway, pickleball court, firepit and more. Plus, lawn maintenance is included in the community's low fees.

You are invited to come tour three decorated model homes and the new amenities which are open daily. To learn more or to schedule a VIP appointment, please call 813.535.5709, visit mattamyhomes.com or stop in!

As of January 19th, 69 homes have been sold.

~ Zachary Duke
Senior Marketing Coordinator
Tampa & Southwest Florida Division





The 21st Annual
Community Garage Sale
is scheduled for
Saturday, March 23rd
8am to 12noon

If you are planning to participate, please let us know
so we can post signage accordingly, thank you!

*Tom/Mimi Rose (LaPaloma) 633.0677
mmrose1@tampabay.rr.com*

**This year we are sweetening up the Garage Sale
with a Fund-Raiser to benefit
Our Lady of Guadalupe Food Pantry!**

Proceeds from the sale of **Lemonade and Cookies** will help
Our Lady of Guadalupe Food Pantry serve local families who are
struggling to put food on the table

**Hope you can come on by during the Garage Sale to
“pause and refresh” in support of the Food Pantry!**
3810 Cardenal Avenue (La Paloma)

The Pantry is located in Wimauma and area served is
Apollo Beach, Balm, Gibsonton, Riverview, Ruskin,
Sun City Center and Wimauma



**OUR LADY OF GUADALUPE
FOOD PANTRY**





The 21st Annual Community Garage Sale is Saturday, March 23rd

Call Tom or Mimi Rose if you would like to participate 633.0677

Before the first customer pulls up, here are tips to help make your Sale more fun and profitable!

- ▶ Cover or remove items that aren't for sale, or put up a sign saying "not for sale". Customers are annoyed to discover that an eye-catching item is off-limits.
 - ▶ The condition and cleanliness of your items are important. No one likes to handle dirty items. Wash everything, including dishes and other breakables. Wash and iron clothing and linens, such as tablecloths, towels, napkins, curtains, etc. Polish, paint and repair your merchandise to obtain the best price. *That being said*....don't over-invest your time. It makes no sense to spend huge amounts of time and effort to paint and polish an item that will sell for 50¢.
 - ▶ If an item is not in perfect working order, make sure it is labeled as such. Keep items in their original boxes with instruction manuals and warranties. (No box? Put the item and paperwork in a ziplock plastic bag.)
 - ▶ Put throwaway items that might have some value to someone (parts, for example) in a box labeled "free".
 - ▶ Price your merchandise. Some people won't ask the price of each item and you'll lose them. Your price may not be the right one, but at least it's a start. If several customers ask the price of an item, but don't buy or make an offer, that's a signal the price is too high.
 - ▶ If you really want to move your merchandise, put up signs saying "Prices Negotiable" or "Make an Offer".
 - ▶ Items priced the same can be grouped on one table: "\$1 table" or "50¢ box" or "All books \$1". Or tag with color-coded labels: red=\$1, yellow=50¢, etc. Post signs around the yard explaining the color code.
 - ▶ Place large items under, and to the sides, of your tables where they won't block a customer's path. If the tables are barricaded behind merchandise, your buyers can't get close enough to examine the items.
 - ▶ Customers don't mind looking through a modest-sized box of similar items (baby clothes, linens), but they won't rummage through large boxes overflowing with unsorted odds and ends.
 - ▶ Group similar items, and don't mix things that will break or endanger customers: tools and glassware, or sharp knives with bedding. (Yes, it actually happens!)
 - ▶ Separate heavy items and breakables, and don't arrange items so as to endanger your customers.
 - ▶ Think of your sale as a small retail store. Cleanliness, lighting, display, pricing and grouping of like items are all important. Hanging many garments on hangers on a clothesline just doesn't work. They're much too heavy. That clothesline will sag to the ground in short order. Better: a clothing rack, or a shower rod across two stepladders. Or borrow a rack from a friend, church or business.
 - ▶ You can encourage people to linger longer by offering coffee ☺ or baked goods.
 - ▶ Proper lighting is important. If your sale is inside your garage, make sure customers can see the merchandise.
 - ▶ Keep pets away from the customers. Some people don't like pets, or are afraid of, or allergic to, them. Hire a babysitter or arrange a play date for small children, who can be distracting and disruptive.
 - ▶ If you're selling electrical appliances or lamps, have an extension cord and power strip on hand so buyers can confirm they're in working order. Other handy items: yardstick and tape measure, tape, extra labels and tags, string, cord, rubber bands, scissors, a knife, paper and pencil.
 - ▶ Large appliances and furniture in excellent condition generally bring better prices if they are advertised. Let Mimi know if this applies to you. People looking for a freezer or sofa typically don't expect to find these at garage sales.
 - ▶ Price items realistically. Don't expect to sell peanut butter or spaghetti sauce jars for 50¢ a piece. Don't put a \$2 tag on a bud vase you can get at Goodwill for 50¢.
 - ▶ Some sellers display collectibles, antiques and fine jewelry with tags higher than shop prices. The people who will pay those high prices don't shop at garage sales; they go to antique shops and jewelry stores. Garage sale shoppers are looking for bargains.
- ▶▶▶ LASTLY, HAVE FUN!



HILLSBOROUGH COUNTY
SHERIFF'S OFFICE

CHAD CHRONISTER, SHERIFF

TAMPA, FL



Home Instead



OPERATION
MEDICINE CABINET™

Bring Your EXPIRED or UNUSED MEDICATIONS
and HELP SAVE HILLSBOROUGH WATERWAYS

HCA South Shore
4016 Sun City Center Blvd
Sun City Center, FL
Friday, April 5, 2024
8:00 a m – 12:00 p m

Expired or unwanted prescription and over-the-counter medications from households should never be disposed of by flushing them down the toilet or a drain. Although this method of disposal prevents accidental ingestion, it can cause contamination of Florida's aquatic environment because wastewater treatment systems are not designed to remove many of these medications.
- Florida Dept of Environmental Safety

For more information, please contact David Scott at Home Instead 813-633-0333





N-Link **HAPPY BIRTHDAY ANNOUNCEMENTS**



FEBRUARY

- 2nd Coleen Laskey
- 3rd Carolyn Lien
- 4th Barbara Brown
- 6th Gail Johns
- 8th George Myers
- 9th Alicia Haggerty
- 11th Don Hobratschk
- 14th Bill Bennett, Sam Greene,
Rita Wellman
- 24th Sharon Knight, Mike Lien
- 26th Bob Dickerson
- 27th Sande Larson

MARCH

- 1st Bea Green, Parker Keen
- 3rd Frances Hereford
- 4th Ann Pero
- 6th Lori Loerch
- 8th Mike Driscoll
- 9th Mary Jo Lee

- 10th Nadia Tedder
- 13th David Burton
- 14th Jackie Dean
- 15th Suzie Vong McCracken
- 16th Ray Monahan
- 20th Darryl Kloter, Tom Rose
- 23rd Bill Crittendon
- 25th Joe Brown, Rose Lynn Greene
- 26th Ethan Burton
- 27th Gretchen Brown, Kim Dutchess

APRIL

- 1st Dennis Cooney, Michael Haggerty
- 2nd Susan Cooney
- 8th Doug Dean
- 15th Paul Diersing, Terry Knight,
Bobbi Ramsay
- 16th Kathy Kemp Rosenfeld
- 18th Mary Carter
- 26th Steve Johnson
- 29th Lois Hobratschk
- 30th Jean Aldrich

MAY

- 1st Christina Blevins
- 2nd Robin Rose
- 8th Sandy Kloter, Mimi Rose
- 10th Gisela Horkey
- 12th Patricia Chojnacki
- 17th Ellen Kleinschmidt
- 27th Peg Driscoll
- 29th Janis Adkins

JUNE

- 5th Doris Bennett
- 6th Rose Bryan
- 11th Bev Vorhees
- 21st Tony Cocchiola, Billy Hereford



*Is YOUR birthday missing from the above birthday list??
Please call or email me with the info and your big day will be added!
Mimi 633.0677 mmrose1@tampabay.rr.com*

PROPERTY MANAGEMENT COMPANY

Dave Krug/Roger Kessler
 Unique Property Services, Inc.
 PO Box 2878
 Riverview FL 33568
 phone: 879.1139 — fax: 879.1039
 rkessler@uniquepropertyservices.com

Attention Residents and Business Managers! This Newsletter is for you and about you. Please contact us with your "article of interest" — a new addition to the family, special accomplishment, a promotion your business may be offering, etc. The deadline for submission of articles for the **Spring/Summer 2024** newsletter is

>>>>>>>>> **Friday May 3 2024** Mimi Rose (mmrose1@tampabay.rr.com) 633.0677 <<<<<<<<<<<<

N-Link · **COMMERCE**

China Wok Chinese restaurant located in Sun Point Plaza, is owned by **Ventana** residents — **Quan Yong Chen and Yu Chun Cao!** Drop by or Call 645.8088 to order up!

Bill Bennett (La Paloma), owner, **South Shore Repairs LLC**, is at the ready, at your service to make your life simpler, and take care of those general home repairs and RV repairs, shelving, pressure-washing, electrical wiring, move-in/move-out services, hurricane preparation, etc. Licensed and Insured. Call today! 633.0351, Cell/Text: 612.616.9845 or Email: Billyboy_1234@msn.com.

Connie Grimaldi (La Paloma) is a **Realtor with Berkshire Hathaway Florida Realty Office**. Connie has been in the real estate industry for 13 years, including new construction. Call her 727.742.7894 or Visit: www.conniegrimaldirealtor.com

Dale Weeks (Montero), owner, **Badcock Furniture**, at 1510 East College Avenue, invites all residents to stop in his store and find that piece of furniture you've been looking for ~ mention this ad and receive a free gift! Call 645.3889 or Visit website: www.badcock.com/ruskin-fl

Ava Katwaroo (Ventana), pastry chef, **Tasty Ava's**, is selling homemade baked goods. She bakes everything herself! To place an order, please call Ava at 633.5672 or email her at bakingava@gmail.com Special requests are welcome!

Judy Garrett (Ventana), **Realtor, Keller Williams Realty SouthShore** office ~ Judy had been in the community for 20+ years selling new construction homes built by Miller Family Homes. Now she can help you with your real estate needs in selling, buying, renting or investing. Call: 727.5858 or Email: judygarrett@kw.com

Ray Monahan (La Paloma) is a **Realtor with Century 21 Beggins**, Apollo Beach, a family-owned Real Estate Company with 9 offices in Tampa Bay ~ this year celebrating their 30th year in business! Ray specializes in all aspects of real estate, including resales, new home construction and investment properties. The market may be complex and competitive, but we have the tools to help all of our clients. Ray can be reached at 732.2053 or Email: raymonahan@C21BE.com, or Visit website: www.raymonahanrealestate.com

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Monika Rydzewski (La Paloma) is a **Licensed Insurance Agent with John Galt Insurance**. Monika specializes in home, flood and auto insurance. If you are shopping for a new policy, she will find the best insurance at the best price for your specific situation and guide you through the entire transaction. Monika can be reached at 347.870.7939 or Email: Monika.Rydzewski@johngaltinsurance.com

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