



THE MIRABELLA Community Connection

July-August 2022

Vol. 4 No. 2

Mirabella CDD - Inframark mirbellacdd.com

2005 Pan Am Circle, Ste 300, Tampa, FL 33607
813.873.7300

Bryan Radcliff, *District Manager*
bryan.radcliff@inframark.com
Ext.330

Monica Alvarez
monica.alvarez@inframark.com

CDD Board Members:

Trivia Kimbrough, *Chairman*
marieholmes3478@gmail.com

Mindy Jacobson, *Co-Chairman*
mindyrobyn@aol.com

Demetrius Rose
mirbellacddseat3@gmail.com

Keri Chichizola
kerrbear121880@gmail.com

Mercedes Harrison
Mercedes.harrison14@gmail.com

HOA

Communities First Assoc. Management

Christine Trimmer
info@cfirstam.com
813.333.1047

KB HOA Board Members

mirabella.residents.hoa@gmail.com

Mindy Jacobson, *President*
mindyrobyn@aol.com
609.658.6864

Shawna Britton, *Vice-President*
shawna.whyre@gmail.com
813.325.3979

Freddy Murphy, *Secretary/Treasurer*
fremur@hotmail.com
318.402.3675

Mirabella West HOA Board Members

Manuel Rodriquez, *President*
deltadager@yahoo.com
757.389.1927

Demetrius Rose, *Vice-President*
demetriusrose@gmail.com
757.310.2060

Jerome White, *Secretary/Treasurer*
j.white.junior@gmail.com
813-809-6946 or 813-585-3290

THIS IS AN INTERACTIVE NEWSLETTER.

You can click on websites, emails & phone numbers to go directly to those links.

COMMUNITY HAPPENINGS ...

If you see something that shouldn't be, please report it! Call the Sheriff Department, Brian Sherman. Brian Sherman is our Community Resource Deputy. Please reach out to him if you have any questions or concerns. (813) 247-0413, non-emergency **(813) 247-8200**, bsherman@teamhcs.com. Also notify Bryan Radcliff via email at Inframark. If this issue is an emergency after hours please call **(800) 644-5674** and Bryan will be notified.

Meritus website has useful information if you haven't already checked it out, please do so:
mirbellacdd.com

We have 3 seats opening up this November on the CDD, please reach out to Brian Radcliff if you are interested in being on the board.

Our first alligator was spotted in the pond between Italia and Fissore. Animal control was contacted, but please be aware. **DO NOT FEED THE ALLIGATOR OR ENGAGE WITH IT!***

Hope everyone had a fun & safe July 4th

CDD Updates ...

Inframark is proud to have the Meritus team and clients join the Inframark family as Pure Partners as of 2021. Meritus was established in 2004 by Brian Lamb to provide exemplary service to HOA Communities and Community Development Districts throughout Florida. Brian continues to be actively involved in the business focusing on growth, client satisfaction and retention. Meritus has evolved over time into a highly respected, experienced, and knowledgeable team consisting of a solid group of managers and support staff with a diverse range of talents that provide superior services to our developer and resident clients.

MIRABELLA CDD BOARD

Seat 1	Trivia Kimbrough	Expires 11/24
Seat 2	Mindy Jacobson	Expires 11/24
Seat 3	Demetrius Rose	Expires 11/22
Seat 4	Keri Chichizola	Expires 11/22
Seat 5	Mercedes Harrison	Expires 11/22

**MARK YOUR CALENDARS
2022 UPCOMING
CDD BOARD MEETINGS**
will be held at **6:00 PM** in the
Mirabella Clubhouse -14306 Romeo Blvd.
August 4 **September 1**
(schedule subject to change)

POOL KEY FOBS

Please notify Mindy Jacobson or Monica Alvarez if you are moving so we can deactivate your Key FOBS and leave the Key FOBS for the next resident with information to contact one of us to reactivate them. Thank you for your cooperation.

NOTICE: All holiday decorations (Christmas, Chanukah, Halloween, July 4th, etc.) need to be taken down within a reasonable time of the holiday ending.



MIRABELLA

VIOLATIONS

Here is a list, but not limited to, items that are considered a violation:

- No dangling straps from trees
Unless you planted a tree recently the straps placed by the builder are no longer needed
- Garbage/Recycling Containers are not permitted in plain site, i.e. they cannot be in your driveway
- Broken or damaged windows MUST be repaired or replaced
- Boats cannot be in your driveway
- Commercial vehicles are not permitted in your driveway or on in the street
- You cannot store a vehicle in your driveway on the street if it is not registered and running properly
- Remove weeds on landscaping and in the joints of your driveway or sidewalk
- No dead grass

Please do not ignore these notices.

If you received a letter/notice of a violation that needs to be taken care of, please take action in a timely manner to rectify your violation(s). These are enforced to keep our community looking beautiful and to keep conformity. If you need time, have questions or have extenuating circumstances please contact **Communities First** as they will work with you; they are here to assist and benefit our community.

Everyone's goal is the same ... to keep Mirabella Beautiful!

VOLUNTEERS NEEDED FOR THE FINING COMMITTEE

The KB Board is in need of THREE volunteers for the Violation Committee. This committee will enforce our rules and guidelines and impose sanctions when necessary. If interested please contact **Christine Trimmer at Communities First**.

Your Board of Directors have the right to impose a fine for consistent or repeat violators. For proper checks and balances to take place, Florida Statutes requires a committee comprised of homeowners (who are not board members, employees of the association or spouse, parent, child, brother, or sister of an officer, director, or employee) that will either confirm or reject the fine.

As homeowners, Mirabella Residents are legally entitled to request a hearing before this impartial fining committee so they may state their case and challenge evidence provided against them. This is an essential part of the due process required and your assistance is needed.

ARCHITECTURAL REQUEST

Any change or improvement to your KB Home needs to have a application request filled out (download below) and submit to Communities First either by email: info@cfirstam.com or mailed to: **PO Box 6183, Sun City Center, FL 33571**.

No work can be started until a written approval is received.

APPLICATION

[click here to download](#)

MARK YOUR CALENDARS

2022 UPCOMING HOA BOARD MEETINGS

To join any of the upcoming meetings, you can Zoom or Phone in as follows:



ZOOM MEETING

on cell phone, tablet, or computer <https://www.zoom.com>

6:30 PM EST

For more information contact: **Communities First Association Management**
by phone **813.333.1047** or by email info@cfirstam.com



Communities First Association Management is open Monday-Friday from 9 AM-5 PM by phone and email.

ADDRESS: 212 Apollo Beach Blvd., Apollo Beach, FL 33572

MAIL TO: PO Box 6183, Sun City Center, FL 33571

Mirabella

Every 3 months on the Third Thursday

Aug 18 Nov 17

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: https://us02web.zoom.us/meeting/tZMudOGhqjsqGdTp3wnTejeF9puHFrFuJ2-G/ics?icsToken=98tyKuGvrTgiE9CVsBqHRpwEA4jCWfPwiGfjadpjEzyDRRWaAbQb_JXGpRtFs36

Join Zoom Meeting: <https://us02web.zoom.us/j/87338940030>

Meeting ID: 873 3894 0030

One tap mobile: +17866351003,,87338940030# US (Miami)

Dial by your location: +1 786 635 1003 US (Miami)

Meeting ID: 873 3894 0030

Find your local number: <https://us02web.zoom.us/u/kdT0Y8dqNc>

Mirabella West

Every 3 months on the Second Thursday

Aug 11 Nov 10

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: <https://us02web.zoom.us/meeting/tZYpdOqrrDssHdVRfgasyocAUK9n8dOZV3zV/ics?icsToken=98tyKuGqqjgpGdaVth6GRpwQBojCb-nzpmJdgqdrhniAjNKbQDXA8kbPOp7P-Lm>

Join Zoom Meeting: <https://us02web.zoom.us/j/82433320671>

Meeting ID: 824 3332 0671

One tap mobile: +17866351003,,82433320671# US (Miami)

Dial by your location: +1 786 635 1003 US (Miami)

Meeting ID: 824 3332 0671

Find your local number: <https://us02web.zoom.us/u/kuP3RrqBi>

MARONDA *Homes* MIRABELLA WEST

ARCHITECTURAL REQUEST

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No work can be started until a written approval is received.

APPLICATION

[click here to download](#)

MOVING?

Once you have sold your home, before you close please notify Mindy Jacobson or Monica Alvarez so that we can turn off your Key FOBs.

When you close, please leave the NEW owner your two Pool Key FOBs along with a copy of the last newsletter, if possible, or at least Mindy or Brittany's contact

information. Please inform the new owners to make this contact soon after their closing and supply their contact information in order to get the Key FOBs turned on so they have access to the pool.

This is in your best interest as well as the new owners for safety and liability.

AFTER HOUR NOISE IN POOL AREA

ALL Mirabella Residents, please be respectful of your neighbors in and out of this community.

The pool hours are until 10 PM. Please be sure to be out of the pool area by that time.

If you are there after 10PM you can and will be cited for trespassing. We have cameras and monitors for the Key FOBs and this will be enforced as we have had numerous complaints. Our neighbor outside of our community has been instructed to contact the Sheriff's Department if there is anyone still in the pool area after 10PM.

LOCK IT OR LOSE IT
PLEASE SECURE YOUR VEHICLES

88% of vehicle burglaries were on vehicles left **UNLOCKED!**
*HCSO DATA JAN - OCT 2020

LOWER CRIME RATES AND Improve Property Values in YOUR Neighborhood

HILLSBOROUGH COUNTY SHERIFF'S OFFICE
CHAD CHRONISTER, SHERIFF

teamHCSO.com

I am the Traffic/Community Corporal for the south area of Hillsborough County. We would like your assistance in bringing down the amount of vehicle burglaries. Most vehicle burglaries can be prevented if residents would just lock their doors.

Corporal, Laura Pekarek
Hillsborough County Sheriff's Office



DRIVE LIKE YOUR KIDS LIVE HERE

PLEASE DRIVE 25 MPH THROUGH OUR COMMUNITY

There are kids playing, people and dogs walking. There is no need to race through a community.
BE SAFE, BE SMART, DRIVE 25

YOUR LAWN YOUR RESPONSIBILITY

As a commitment to owning a home in Mirabella, please keep up the maintenance of your lawn on a regular basis, including the curb (that's part of your property).

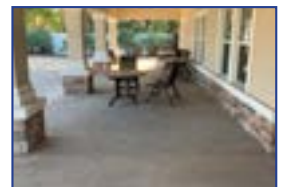
After mowing please pick up your cut grass. **DO NOT** sweep or blow into the street or onto your neighbor's property. ■



RESORT STYLE LIVING

The pool is *OUR* only amenity and everyone deserves to enjoy the luxury of it. You may move chairs/tables while at the pool for your convenience **BUT** please put it all back the way you found it before you leave. All residents deserve the same luxury upon entering the pool area.

Please be respectful and courteous to your neighbors and do your part. ***You move it, you put it back!*** ■



<p>Your new garbage collection days will be</p> <p>Wednesday/ Saturday</p> <p>GARBAGE</p>	<p>Your new recycling collection day will be</p> <p>Wednesday</p> <p>RECYCLE</p>	<p>Your new yard waste collection day will be</p> <p>Wednesday</p> <p>YARD WASTE</p>
<p>Follow the 3-foot rule. Keep carts at least 3 feet away from other carts, mailboxes, cars, trees, shrubs, fire hydrants, and utility poles.</p>		
<p>Roll the cart to the curb by 6 a.m. on the collection day for those items.</p>		
<p>Complete residential garbage, recycling, and yard waste collection guidelines are available at HCF.gov.net/Trash or contact Hillsborough County Solid Waste Customer Service at (813) 272-5600</p>		

GARBAGE CANS *Out Of Sight*

PLEASE NOTE: You will get a violation notice and eventually a monetary fine if you do not put your garbage cans away on non-trash days. They cannot be in front of your house or in the driveway. Please keep them on the side of your house or in your garage. ■

What Is the Liability For Over-Hanging Branches and Encroaching Roots?

Branches and roots frequently extend across property lines. Whether a branch or root from a tree on an adjacent landowner's property is the responsibility of the landowner with the tree located on his or her property or the landowner of the property to which the branches overhang or roots encroach depends upon the branches or roots themselves. If the branches or roots are healthy, then the landowner with the tree located on his or her property is not liable for damage caused by the branches or roots. The adjoining landowner may, at his or her own expense, trim back the branches or roots as he or she desires up to the property line. If the branches are dead, however, then the landowner with the tree located on his or her property may be responsible and could be liable for damages caused by the branches (1 Fla. Jur 2d Adjoining Landowners section 8 [2014]). ■ *Handbook of Florida Fence and Property Law: Trees and Landowner Responsibility - Michael T. Olexa and Jeffery W. Van Treese II*



Hurricane preparedness: there's no time like now.

The season runs from June 1 through November 30, with the peak falling between mid-August and late October. The weather experts at NOAA's Climate Prediction Center, a National Weather Service division, predict an above-average hurricane season in 2022, making this our seventh consecutive above-average hurricane season.

[http://myfloridalegal.com/webfiles.nsf/WF/GPEY-CEQLX7/\\$file/2022+Hurricane+Preparedness+Guide+FINAL+English.pdf](http://myfloridalegal.com/webfiles.nsf/WF/GPEY-CEQLX7/$file/2022+Hurricane+Preparedness+Guide+FINAL+English.pdf)

<https://www.floridadisaster.org/planprepare/preparing-for-hurricane-season/>

https://www.generac.com/be-prepared/hurricane-tracker?cid=digitalad-ppc-v1&glid=CjwKCAjwwo-WBhAMEi-wAV4dybVRyHyuiZZiHOWi7uZuTpX2MoC3zYdDNUzAUPfX7NJ7Hs-xMbOt9DhoCVzEQAvD_BwE

<https://magazine.northeast.aaa.com/guides/hurricane-preparedness-guide/>

<https://blog.publix.com/publix/essential-items-to-remember-when-preparing-for-hurricane-season/>

<https://www.tampaelectric.com/stormcenter/>

<https://frontier.com/resources/hurricane-prepare>

<https://www.spectrum.net/support/general/storm-response-and-preparation>

What to do after a storm:

<https://www.cdc.gov/disasters/hurricanes/be-safe-after.html>



**HILLSBOROUGH COUNTY
SHERIFF'S OFFICE**

CHAD CHRONISTER. SHERIFF

Criminals target unlocked vehicles in residential neighborhoods for burglary and theft.

Follow these important guidelines to protect yourself from becoming a victim:

✓ **Lock your vehicle doors at all times, especially during overnight hours.** Burglars walk neighborhoods at night and early morning hours to quietly check for unlocked vehicle doors.

✓ **Do not leave extra vehicle remote controls, key fobs, or handheld garage door openers in the center console, glove box, or vehicle interior.** These devices allow a burglar to steal vehicles in your driveway and possibly gain access to your garage.

✓ **Do not leave vehicle keys or remote controls hanging in plain view on a pegboard or laying in a bowl near the entrance to your home.** Burglars who break into homes often locate keys left in plain view and steal any vehicle they match in the garage or driveway.

By following these basic crime prevention recommendations, you can protect your valuables and help law enforcement drastically reduce the amount of crime in our neighborhoods.

Thank you for being one of our community partners in the fight against crime.

Chad Chronister, Sheriff

@HCSOSheriff    

T-20220048



**BEWARE!!
AN ALLIGATOR
AMONGST US**

It is illegal to feed wild gators, for good reason. When gators are fed, they associate people with food and lose their natural fear of humans. This may lead to gators becoming aggressive and extremely dangerous.*

Floridians concerned about an alligator in their midst should call the Florida Fish & Wildlife Conservation Commission's toll-free Nuisance Alligator Hotline. The number is at 866-FWC-GATOR. (866-392-4286). A contracted trapper will be dispatched to resolve the situation.

**NEWSLETTER
CONTRIBUTION**

ALL Mirabella Residents, please contact Mindy Jacobson at mindyrobyn@aol.com or 609.658.6864 if you have anything you would like to submit to the newsletter for all our residents to be made aware of, we welcome your input.

Please, ask your neighbor if they received this newsletter (ESPECIALLY IF THEY RECENTLY MOVED IN), if not please have them contact me with their information so they can be on this mailing.



If you haven't already joined the Mirabella Facebook Page, please do so:

<https://www.facebook.com/groups/MirabellaResidents/>

You can post and find information about our community and residents.


This is a friendly atmosphere and should be used in a neighborly manner.

**Hillsborough County Updates
CLICK HERE**

hillsboroughcounty.org

Use this website to keep informed of all Hillsborough County happenings.

FLORIDA PARKING LAWS

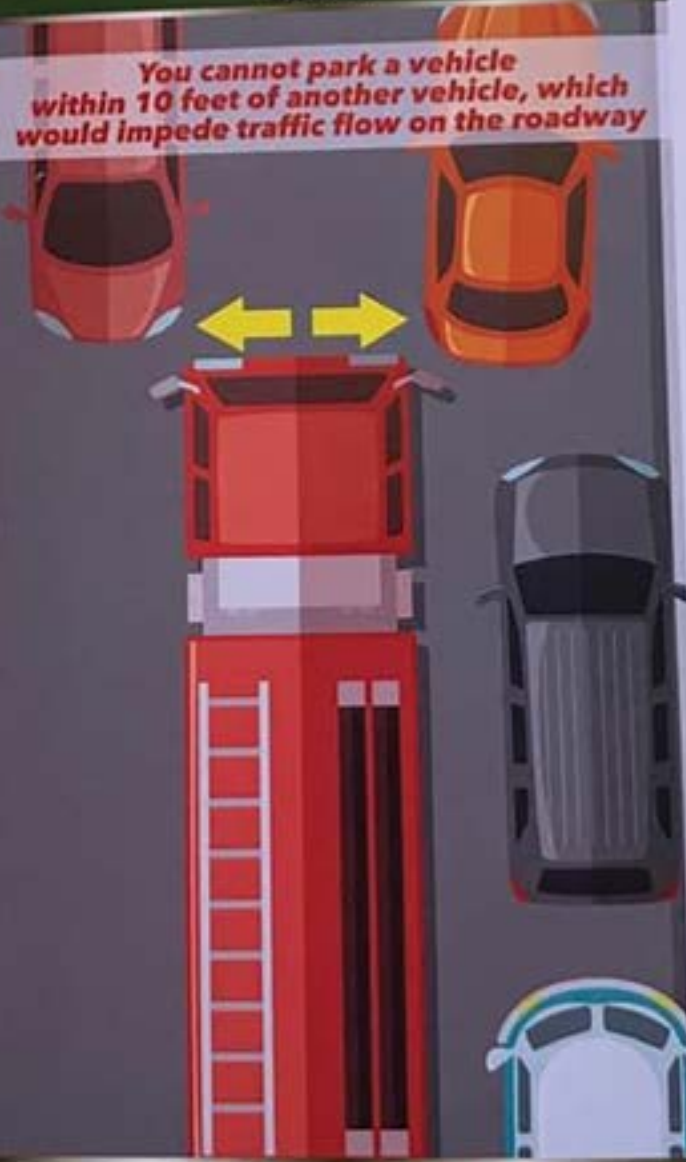


HILLSBOROUGH COUNTY
SHERIFF'S OFFICE

CHAD CHRONISTER, SHERIFF

FLORIDA PARKING LAWS
ON BACK

You cannot park a vehicle within 10 feet of another vehicle, which would impede traffic flow on the roadway



DELIVERY TRUCKS AVERAGE 8 FEET WIDE
FIRE TRUCKS AVERAGE 8 FEET WIDE
GARBAGE TRUCKS AVERAGE 8.5 FEET WIDE

FLORIDA PARKING LAWS

YOU CANNOT PARK A VEHICLE:

- Beside another vehicle parked or stopped at a curb
- Within an intersection
- On a crosswalk
- On or within 50 feet of a railroad track/crossing
- On a bicycle path or exclusive bicycle lane
- In front of a public or private driveway
- Within 15 feet of a fire hydrant
- Within 20 feet of a crosswalk at an intersection
- Within 30 feet of a stop sign or a traffic control device on the side of a roadway
- Within 20 feet of the entry of a fire station
- On or in a marked fire lane
- Against the flow of traffic
- Within 10 feet of another vehicle, which would impede traffic flow on the roadway

WHEN PARKING ON A TWO WAY ROAD:

- Park in the direction of authorized traffic movement
- Wheels should be parallel to and within 12 inches of the curb or edge of roadway
- Leave a minimum of 10 feet from a vehicle parked on the opposite side of the roadway

REFERENCES: FLORIDA STATE STATUTES 316.1945 AND 316.195 AND HILLSBOROUGH COUNTY ORDINANCES SECTION 50: TRAFFIC AND VEHICLES; ARTICLE V: STOPPING, STANDING OR PARKING

8015 Rev. 2/20

If there is a car parked on your street that does not meet the above regulation please call the Sheriff's Department. Our streets are public and this is the best we can do to control students parking within our development.

PARKING

Cars should be parked in your garage or your driveway *and SHOULD NOT* be on the sidewalk or the grass. Sidewalks should be clear and accessible at all times. There should be no cars parked on the street *especially* on Wednesday & Saturday ... garbage pick up days. These streets are narrow and it's hard for cars to get by.

No commercial vehicles are allowed to be parked in your driveway. No cars or commercial vehicles can be parked overnight in the pool/clubhouse parking lot, they will be towed if there after midnight.

Thank you in advance for your cooperation.

REPORT A STREETLIGHT OUTAGE

If there is a street light out near your home please contact TECO. Info can be found at

<https://www.tampaelectric.com/forms/residential/streetlightout/>

MIRABELLA LAKES

Our Lakes are not a dumping site! **PLEASE DO NOT THROW** garbage, unwanted items and especially dog poop and/or dog poop bags in or around the lakes. We all live here, be respectful. Keep our lakes clean.

I want to personally thank the residents that go around and pick-up these items around the lake, although they shouldn't have to. If we all cleaned up after our pets and disposed of our garbage and unwanted items properly they wouldn't have to do it for you. ■

PUT AWAY YOUR PERSONAL BELONGINGS

Basketball nets cannot be left at the edge of your driveway in the streets or on the sidewalks, they need to be **IN YOUR** driveway.

No toys, chairs, etc. should be left on the sidewalks. Please bring them into your house, garage or backyard after using them. ■

MAILBOX AREA Keep It Clean

DO NOT THROW YOUR JUNK MAIL,
ENVELOPES OR FLYERS ON THE FLOOR

Take all your mail home and dispose of it properly or use one of the trash cans near the pool area or by the mailboxes.

BE A GOOD NEIGHBOR

This is a major issue in our community and I'm not sure why... IF you own a dog clean-up after it on your walk. No one wants to walk around the community and see this or step in it - especially kids out playing.

If anyone catches this on camera or video surveillance please send to one of the HOA Board members so further action can be taken - as this needs to be enforced!

CLEAN UP AFTER YOUR DOG

CLEAN UP OUR NEIGHBORHOOD

If you see garbage/trash in the street, on the grass, on your property — any where in our neighborhood, please pick it up!

If you see anything in our Clubhouse/Pool Parking lot, please contact Bryan Radcliff at Meritus.

Thank you to those residents who have taken it upon themselves to clean-up.

*We all have to live here,
let's help keep it clean!*

Business' & Services

support your neighbors



Design & Marketing
609.658.6864
graphicsstudio@aol.com
 Mindy Jacobson

- logos • brochures • ads • direct mailers • forms • flyers
- invitations • magazine layout • menus • t-shirts • notepads
- postcards • book covers • business cards
- letterhead • envelopes • press kits • posters
- CD & CD covers • newsletters
- web page design • email blasts • promotional items and more...



813.863.0253
LICENSE # MA 92160

RELAXINGHANDSBYSTAN@GMAIL.COM
RELAXING_HANDS_BY_STAN
STANLEY O'NEAL



Charmful Bliss Crafts
 Creating Personalized Gifts

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- Custom Cups
- Custom Shirts
- Event Signs
- Paper Flowers

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Charmful Bliss Crafts
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CharmfulBlissCrafts@gmail.com

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Maria Spagnuolo Vallejo
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iBellaCasa


Mariaps22@gmail.com | ibellacasa.com | iBellaCasaMSV

Se habla Español • Si parla L'italiano

Maria Spagnuolo Vallejo 954-821-8671
Independent Stylist Mariaps22@gmail.com

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 colorstreet.com/ibellannails



MARY KAY

Belkis Ramos
Independent Beauty Consultant

813-337-8347
 belkis.ramos9990@gmail.com



www.marykay.com/BRamos2032



Advanced Skin Care Consultant



Gus Vallejo
 Loan Originator
 NMLS #1367129

LEGACY MORTGAGE LENDING GROUP

Winthrop Town Center
 6152 Delaney Station Street
 Suite 105 | Riverview, FL 33578

OFFICE: (786) 762-0204
 E-MAIL: gvallejo@gafmail.com

Legacy Mortgage Lending Group
 A Division of Gold Star Mortgage Financial Group NMLS #3446

Business' & Services

support your neighbors



- **CPC (Certified Professional Coder)**
Classes will be offered on Mondays and Wednesdays from 5pm-7:30pm est for 14 weeks.
- Virtual class will be \$2,500.00. All books, 1 year membership with the AAPC and the exam is included in the price.

- **Self paced CPC class**
Self paced class for the CPC course is available for \$1,850.00 including all books, 1 year membership with the AAPC and the exam.
- Tutoring is offered individually or as a group. Contact me for prices.

**CALL OR VISIT
THE WEBSITE
FOR THE NEXT
UPCOMING
VIRTUAL CLASS.**

KLI Medical Coding

Providing quality online and virtual learning classes designed to prepare each student with all the tools necessary to take the AAPC's Certified Professional Coder (CPC) exam.

For more information please call 813-586-1454

To sign up, please go to the website at www.KimbroughLearning.com

IF YOU HAVE A LOCAL BUSINESS OR KNOW ANYONE WHO DOES THAT IS LOOKING TO ADVERTISE TO THE LARGE COMMUNITIES OF MIRABAY or WATERSET, PLEASE EMAIL ME @ mindy.jacobson@n2pub.com FOR ADVERTISING INFORMATION TO THEIR COMMUNITY MAGAZINE.



If you live in Mirabella and have a business or service you'd like to promote, please submit a business card or typed information to Mindy at mindyrobyn@aol.com or drop-it off to 14314 Romeo Blvd.

If you no longer offer a service listed please contact Mindy to have your ad removed.

~Thank you