



THE MIRABELLA Community Connection

November-December 2022

Vol. 4 No. 3

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. Mgmt.

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 Rodriguez, *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 ...

We had one of our best resident turnouts for our last CDD Meeting in October. We discussed the parking lot issues and have hired an HCSO Off-Duty Patrol Officer to monitor the Clubhouse/Pool Parking lot Mon-Fri 8a-9a & 2p-4p, start dte TBD.

Our next CDD Meeting will be **December 1, 2022 at 6:00PM** (subject to change) in person at our Clubhouse.

We have scheduled the installation of the motion lighting in the parking lot. Due to equipment delays this is backed up but is on the schedule to be completed. A trench for a new conduit from existing power for the mailbox lighting to the pole location will be executed. Installing a new fiberglass direct burial pole (18ft above grade) with new 100w LED fixture.

We are also replacing the damaged chairs and tables from the pool area. Note there was no increase in our dues and yet we are still able to maintain our common property and keep Mirabella beautiful!

We all came through Hurricane Ian very blessed, a few trees down and some fence panels - overall very lucky. I do want to add how grateful I was to witness and experience first hand how all of us, as neighbors, pulled together to help each other... that's what community living is all about!

For anyone who lost a tree or trees you may find this information from Hillsborough County helpful. Please click this link for "[Assessing Damage](https://drive.google.com/file/d/1YvWbXFek/view?usp=sharing)" [https://drive.google.com/file/](https://drive.google.com/file/d/1YvWbXFek/view?usp=sharing)

Here is a link <https://drive.google.com/file/d/1hpUxJtAxsAHn6Am2h5vv7AY1YvWbXFek/view?usp=sharing> to a list of acceptable trees to be planted along the road in Hillsborough County. As a homeowner you are responsible for the trees on the curbside of your property.

An email was recently sent out asking everyone to email Mindy at MindyRobyn@aol.com with their Pool Key FOB numbers. We are trying to update our list because so many cards weren't passed on to new resident homeowner's/renters and/or lost or stolen. If you don't have the cards you were issued we need to deactivate it/them to eliminate non-residents getting into our pool area. So, if you haven't yet emailed Mindy, please do so.

The number is in the bottom left corner of the card, the 2nd set of numbers, 5 digits

084 XXXXX AWID26

Everyone should have of been issued 2 cards per address. I still have a few residents that haven't picked up their original cards, please contact me if you have never been issued cards. If you lost your card(s) please notify me so we can deactivate it/them and get you a replacement(s); there will be a charge for replacement cards.

It is very important that we are notified if the your card was lost or stolen because you as the homeowner you will be responsible if someone gets into the pool area using your designated card and causes damage.

COMMUNITY HAPPENINGS ...

continued

If you are moving please let Monica Alveriz at Inframark know so we can deactivate the cards and leave them for the next homeowner with Mindy's information so they can get them re-activated in their name. This helps keep our cost down if we can recycle these cards instead of replacing them (all contact information can be found on the front page of the newsletter, left hand side).

This Holiday Season we will again be putting up community holiday decorations at our main entrance on Romeo Blvd..

Although this has been reiterated it keeps coming up in meetings. Our roads are public not private, we as a community have no control over them. BUT, if cars are parked illegally you can certainly call the HCSO non-emergency number (813) 247-8200 and report it ([see page 8 for Florida Parking Laws](#)).

Please note that issues are being brought up at HOA Meetings that should be directed to the CDD. In the Mirabella Community the HOA's are only responsible for architectural changes and rules pertaining to our by-laws. Although we are very fortunate that our CDD and HOA Companies do work together when need be, it is a waste of everyone's time to bring up and discuss CDD issues (common areas, pool, clubhouse, parking lot, ponds and landscaping) during HOA meetings. Please be respectful of everyone's time whether it be management or board members.

This will be the last newsletter for 2022, so on behalf of the Mirabella Board Members we want to wish everyone a safe and healthy holiday season and a happy new year!

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.

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.

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.

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](#)



MIRABELLA

MARK YOUR CALENDARS

2022 UPCOMING HOA BOARD MEETING

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

Thursday, November 17, 2022, at 6:30 p.m

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

Monthly: https://us02web.zoom.us/meeting/tZMudOGhqjsqGdTp3wnTejeF9puHFrFuJ2-G/ics?icsToken=98tyKuGvrTgiE9CVsBqHRpWEA4jCWfPwiGlfjadpjEzyDRRWaAbQb_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>

You will be receiving a formal notice and Agenda for the **Annual Membership Meeting for Mirabella of Hillsborough Homeowners Association**, Inc. to be held on **Thursday, November 17, 2022, at 6:30 p.m.**, via Zoom conferencing. *See above for Zoom information.*

The following two meetings will be conducted on this scheduled date at this scheduled time:

1. The Annual Membership Meeting to elect the new board for 2023 and review the 2023 Budget.
2. A board meeting for the new board members to assign roles for 2023 and approve the 2023 Budget.

Please sign and return your proxy, even if you plan on attending the Annual Membership Meeting. All instructions will be included in the mailing. Keep an eye out for this there is a deadline and we will be voting Board Members. **If you need assistance with the completion of these forms or have any questions, please contact the Manager's Office by phone: (813) 333-1047 or email: Info@CFirstAM.com.**

MARONDA *Homes*

MIRABELLA WEST

ARCHITECTURAL REQUEST

Any change or improvement to your KB Home needs to have an 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 West

Every 3 months on the Second Thursday

November 10th

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>

ATTENTION MIRABELLA WEST

Any information you want posted in the newsletter from your meetings to let all residents know about please send to me and I will absolutely add them. All contributions are welcome this newsletter is for OUR COMMUNITY.



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).

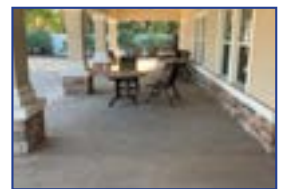
After mowing please pick up your cut grass. **DO NOT** sweep or blow into the street or onto your neighbor's property. ■



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!* ■



Your new **garbage** collection days will be

**Wednesday/
Saturday**



GARBAGE

Your new **recycling** collection day will be

Wednesday



RECYCLE

Your new **yard waste** collection day will be

Wednesday



YARD WASTE

Follow the 3-foot rule. Keep carts at least 3 feet away from other carts, mailboxes, cars, trees, shrubs, fire hydrants, and utility poles.

Roll the cart to the curb by **6 a.m.** on the collection day for those items.



Complete residential garbage, recycling, and yard waste collection guidelines are available at HCFLGov.net/Trash or contact Hillsborough County Solid Waste Customer Service at **(813) 272-5680**.

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. ■



**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

**LOCK IT
OR LOSE IT**



PLEASE SECURE YOUR VEHICLES

88% of vehicle burglaries were on vehicles left UNLOCKED!
(HILLSBOROUGH COUNTY SHERIFF'S OFFICE)

LOWER CRIME RATES AND Improve Property Values in YOUR Neighborhood



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

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

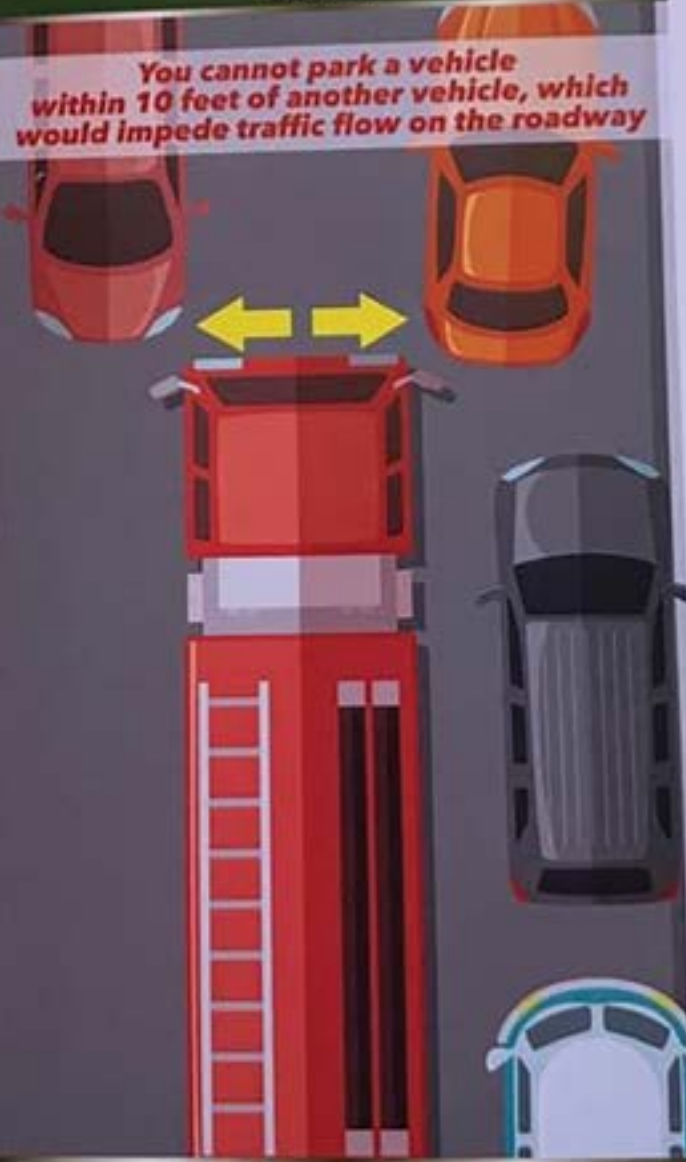


HILLSBOROUGH COUNTY
SHERIFF'S OFFICE

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

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

@CharmfulBlissCrafts
Charmful Bliss Crafts
813-922-5432
CharmfulBlissCrafts@gmail.com

Chanel Megie

Sally's Sweet Bites
The Sweetest Treat you'll ever eat

SALLY HASHAW
Phone 719-200-5160




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Maria Spagnuolo Vallejo
Your REALTOR® For Life
954.821.8671

Mariaps22@gmail.com | **iBellaCasaMSV** **iBellaCasa.com**


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



LEGACY MORTGAGE LENDING GROUP

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

Gus Vallejo
Loan Originator
NMLS #1367129

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