



HOA NEWSLETTER SPRING 2026

LOOK! In The *Spring* Issue

 Update on Painting Project

 Update on Board Election

 February Board Meeting Highlights

 Financial Snapshot

 Upcoming Meeting Dates

 Additional Community Updates and Info



Board Meeting Minutes Highlights

FEBRUARY 2026 BOARD MEETING



Community Paint Project:
Jack Marti presented an update on the upcoming painting project.

Telecom Fund Update: Adiana discussed how the Telecom funds have been used to date:

- Street pothole repair – \$995
- Car stop replacement – \$300
- Sidewalk pressure washing – \$5,500
- Irrigation system repairs currently in progress – up to \$16,000 (initial phase)

Community Communication Platform Update: Jack reported that 50% of the community is currently registered to receive updates via the Constant Contact platform.

Sprinkler Repairs– Adiana reported that The Sprinkler Technician is presently working on each zone (150 of them) to get them up to working condition.

 Notices sent out with majority being parking and trash cans, and a couple of stained driveways.

 There were **28** notices of late assessments.

 One alteration request which was approved.

 To review the latest **Complete Draft** of the HOA Board Minutes.

[View February Board Meeting Minutes and Financial Report Here](#)



Financial Snapshot

As of February 28, 2026

The Association **continues to strengthen its financial position** as we move into the spring season.

Total Assets: \$233,037.05

This includes both operating and reserve funds currently held in Association accounts.

Operating Funds: \$155,489.99

These funds are used for the day-to-day expenses of the community, including landscaping, utilities, maintenance, and administrative services.

Reserve Funds: \$77,547.06

Reserve funds are designated for long-term capital projects and major repairs, including:

- **\$42,848** set aside for the upcoming community painting project.
- **\$34,696** placed in general reserves for future community upkeep and repair needs

A more detailed financial report is available in the the February Board Meeting Minutes.

We will continue to **manage spending carefully** as we rebuild reserves and **strengthen the Association's** long-term financial position over the next year.

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Be Sure to Opt In for the New Community Communication Platform!

Your HOA Board recognizes that prompt communication is essential and we've been utilizing our new email & text (SMS) communication system through Constant Contact. The system is working great, providing those who have opted in timely and updated information.

Use the QR code below to sign up now!

We currently have 50%
of the community connected.

Let's get
everyone there!



A Quick Reminder:

It only takes a few minutes to opt in for valuable community updates sent directly to your email and phone (SMS). Homeowners and renters welcome!

[Click To Opt-In](#)



Scan the QR code to opt in
for email & text updates
from your HOA!

Community Paint Project Update

Improving the look of our community — together



Where are we at?

- Paint Survey is complete
- Paint Committee has reviewed the responses to determine color direction
- Working with Sherwin Williams color consultants to refine final three palette colors



Final Color Selection

- Publish final three color schemes for final community input
- Provide survey for each homeowners input
- Review responses and determine final preferred paint colors for the community



Get Involved!

- ✓ Provide extra eyes on the work as it progresses
- ✓ Help identify concerns or issues
- ✓ Serve as a liaison to communicate observations back to the Board

Pool Season Reminder

As we head into warmer weather, please remember that our pool is designed for normal resident use only. Everyone must follow all established rules to maintain a safe and respectful environment.



Private Pool Parties Are Not Permitted

The pool is not legally sized to accommodate parties while allowing reasonable access for other residents.

Please be considerate of your neighbors.

Official Pool Rules – Revised 2025

COPPER CREEK HOA POOL RULES

- Pool is for Resident Use Only
- **Private Parties are Not Permitted**
- Pool Hours: Closed From Dusk to Dawn
- **No Lifeguard-Swim at Your Own Risk**
- No Glass Containers Permitted
- Proper Swim Attire is Required
- **No Food Permitted** in or Around Pool
- **No Diving**-Shallow Water
- Pool Lift is for Disabled Persons Only

Pool is Under 24 Hour Video Surveillance
Please Follow These Rules For Safety and Enjoyment
Revised 2025

THANK YOU TO OUR



Paint Color Committee

Special thanks to our dedicated Paint Color Committee Members for their time, efforts and thoughtful work thus far developing color palettes for our community's new painting project.

- Hiedi
- Brandon
- Alyssa
- Christina
- Alex
- Sheree
- Michael

We appreciate your time, patience, and service to Copper Creek HOA!



Hillsborough County Holiday Trash Pickup Schedule 2026

Holidays that there is no trash pickup:

- **Memorial Day** (Monday, May 25)
- **Juneteenth** (June 19)
- **Independence Day** (Saturday, July 4)
- **Labor Day** (Monday, September 7)
- **Veterans Day** (Tuesday, November 11)
- **Thanksgiving Day** (Thursday, November 26)
 - * Regular schedule resumes on the Friday after Thanksgiving
- **Christmas Day** (December 25)
 - * Regular collection schedule on Dec. 24 and 26
 - All facilities will close at 2:30 PM on Dec. 24

NOTE: If the holiday falls on a Sunday, collection and facilities will follow the normal schedule on Saturday and Monday, unless noted above.



Utility Update

Lift Station & Water Usage

As part of our ongoing efforts to maintain Copper Creek's **infrastructure** and manage operating expenses responsibly, we'd like to share a brief update on two important community systems: our lift station and our **overall water usage**.

Lift Station – Positive Progress

We're pleased to report that recent routine inspections of our **lift station** show a **significant decrease in fats, oils, and** other extraneous matter in the deep well. That's excellent news and reflects the cooperation of our residents.

Your efforts truly make a difference.

- ✓ No fats or cooking oils down the drain
- ✓ Dispose of food scraps in the trash
- ✓ **Only toilet paper** down the toilet

Items such as wipes (even those labeled "flushable"), paper towels, hygiene products, and grease can cause pump blockages and premature equipment wear.

Preventing these issues helps protect our infrastructure and control community expenses.



Water Usage – A Seasonal Reminder

With warmer weather approaching, water usage across the community typically increases. While our water expenses are currently tracking **slightly under budget**, our monthly water bill still averages approximately **\$18,000 per month**, making it one of our **largest operating costs**.

As outdoor activity increases, please be mindful when:

- ✓ Washing vehicles
- ✓ Filling or using water-based inflatables
- ✓ Power washing.
- ✓ Running hoses for extended periods.

This is also a good time to check for potential leaks, including:

- ✓ Toilets that may be running silently
- ✓ Dripping outdoor faucets
- ✓ Loose hose connections.



Thank You for Doing Your Part!



While the parking situation in the community has improved, we are still seeing vehicles parked in restricted areas. This includes parking on sidewalks, near the emergency fire/ambulance gate, in front of stop signs, and at the end of Shady Fern Lane, which serves as a turnaround area for garbage trucks and other large service vehicles.

For the safety of residents and to allow access for emergency and service vehicles, we ask everyone to please follow the community parking rules.

Parking Restrictions

(Declaration – Article IX, Section 8)

There shall be no parking on the grass, on the streets, or any portion of any sidewalk which is not part of a designated driveway within the Property.

Towing Authority

(Declaration – Article IX Section 8)

The Association may tow any vehicle parked in violation of these provisions.

We do realize that our community was not left with an ideal parking situation, but we all need to be considerate of the rules for safety and the maintenance of the property.

The Board continues to explore methods to help alleviate the issue.

Swimming Pool Parking

Overnight guest parking is available on a limited basis. A parking permit must be requested and displayed. Due to the limited number of available parking spaces, the HOA reserves the right to limit the number of passes issued.

Please request a pass at least 24 hours in advance by emailing the HOA. Be sure to include the make, model, and color of the vehicle, along with the requestor's address.

Residents must use all available space in their own driveway before requesting a guest parking pass.

A green pet waste station with a sign that says "PET WASTE STATION" and an illustration of a person walking a dog. A beagle dog is standing next to it.

Pet Waste Stations = Dog Waste Only

-  No household trash, please. Misuse may lead to increased service costs.
-  Use bags as needed—taking extra creates shortages for others.

Thank you for helping keep our community clean!

A green pet waste station with a sign that says "PLEASE CLEAN UP AFTER YOUR PET" and "PET WASTE STATION" with illustrations of a person cleaning up after a dog. There are several green bags of dog waste next to it.

Thank you for helping keep our community clean!

A sign with a background of a grassy field and a water sprinkler head spraying water.

Irrigation Repair Update

- Technicians are working to restore approximately 150 irrigation zones
- Initial repair phase approved: \$7,763
- Project currently operating under a “not to exceed” budget of \$16,000
- Progress and costs are being monitored as work continues
- Additional repairs needed beyond this phase will be evaluated upon completion
- Project is funded through telecom revenue money
- Depending on progress, some remaining work may be phased into next year’s budget

We will continue to keep the community updated as progress is made.



2026

HURRICANE SEASON REMINDER

HURRICANE SEASON BEGINS JUNE 1 – BE PREPARED!

Coming quickly in the next few months.

Now is the time to get organized, gather supplies, and plan to protect your home and family. Don't wait until a storm is approaching!

✓ Preparation Checklist



Storm Shutters: Locate your shutters in advance. Know how to install them—or identify who will help you if needed.

Water Supply: Stock up early. Plan for at least **1 gallon per person per day** for **7 days**.



Toilet Backup: If the power goes out, the lift station may stop working. Have an **alternate toilet** option such as a portable toilet, lined trash can with cat litter, or camp toilet.



Medications & Medical Equipment: Keep a **2-week supply** of essential medications and medical supplies.



Flashlights & Batteries: Avoid open flames—stock up on **LED flashlights, lanterns,** and fresh batteries.



Cash on Hand: Power and internet outages can affect **ATM and credit card systems**. Have small bills ready.



Insurance Documents: Know where your **insurance policies** and **contact numbers** are. Store them in a waterproof container or digitally in the cloud.



Home Inventory: Take **photos or video** of your home and belongings to simplify insurance claims.



First Aid Kit: Fully stocked and ready for minor injuries or emergencies.

Fuel: Keep your **gas tank full**. Fuel shortages often happen before a storm.



Food Supplies: Store at least one **week of non-perishable food**. Don't forget a **manual can opener**!



Rain Gear & Clothing: Ponchos, waterproof boots, and dry clothing are essential during flooding or cleanup.

IMPORTANT RESOURCES

For more information and to keep updated:

- [FloridaDisaster.org](https://www.floridadisaster.org) – Official site for statewide emergency planning
- [Ready.gov](https://www.ready.gov) – U.S. Government's disaster readiness guide
- [Ready.Gov/Hurricanes](https://www.ready.gov/hurricanes) - Hurricane specific
- [Hillsborough County Disaster Preparedness](#) – Local shelter, sandbag, and alert information

Stay Safe, Stay Informed, and Start Preparing Today!



**Planning a Party
or Water
Play Day? Here’s
What You Need
to Know:**

If you’re planning on setting up a Bounce house, water slide, canopy or any other portable structure on your lawn or driveway, please remember:

- ✓ **ARC approval is required** at least **14 days in advance**
- ✓ Structures must be removed **within 72 hours** of delivery
- ✓ **Water-based play structures** (like slides) require a **\$50 non-refundable water usage fee.**

Help us keep the community safe and fair for everyone—submit your plans early.



Board Election Update

At the close of the nomination period on February 17, 2026, only one qualified candidate submitted written notice of intent to run for the open Board seat (Secretary/Treasurer), and no additional candidates were received.

As a result, no election will be held at the April annual meeting, as the one candidate submitted for the open seat is the current seat holder.

In accordance with our By-Laws and Florida Statute 720.306, when the number of candidates does not exceed the number of open positions, no election is required.

The Association provided proper notice of the annual meeting and candidate submission deadline through mailed notice, newsletter publication, community posting, and electronic communication.



April 16th 7:00 PM Annual Meeting
June 25th 7:00 PM Board Meeting
Aug 27th 7:00 PM Board Meeting
Oct 15th 7:00 PM Budget Meeting
Nov 12th 7:00 PM Board Meeting

All meetings via zoom
<https://us02web.zoom.us/j/7507302693>

Contact Info

McNeil HOA Management Company
Email: management@mcneilmsi.com
📞 813-571-7100

Your HOA Board

Email: hoa.coppercreekinfo@gmail.com
Your HOA Board Members:

- Adiana Rivera: Board President
- Joe Parker: Board Vice-President
- Jack Marti: Secretary-Treasurer

Newsletter Produced/ Edited by Jack Marti



Thank you for being part of the Copper Creek community.