



HOA NEWSLETTER SUMMER 2026



LOOK! In the Summer Issue

	June HOA Board Meeting Notes	
	Painting Project Plans & Timeline Update	
	Sprinkler System Progress	
	Spotlight: Kids Activities & Summer Fun	
	Upcoming Meeting Dates	
	Additional Community Updates	

Stay informed. Stay involved. Together, we make our community stronger!



BOARD MEETING SNAPSHOT

— Highlights from Our Recent Meeting —

Here's a quick look at the key items discussed and actions taken by your Board at the most recent meeting.

JUNE 25, 2026

Meeting held via Zoom

 PAINTING PROJECT UPDATE - Survey results presented and paint colors discussed with attending members. - Floor was open to questions. - Suggestions to consider darker shutters on all the palettes. - Motion made to utilize the Neutral Palette colors. Passed unanimously. - Painting process discussed. All homeowners will receive information packet in upcoming months.	 SPRINKLER SYSTEM UPDATE - New well pump installed (\$10,000 from reserves) - Pressure tank upgraded and broken pipes repaired - System is approximately 50–60% operational - Goal is 100% operational	 TREE TRIMMING UPDATE - Approximately 90 trees trimmed across the community 3 dead trees removed - Ongoing routine maintenance will continue as needed.	 ANNUAL IN-PERSON MEETING - Annual in-person meeting will be held on October 22, 2026. - In-person only – no Zoom. - Meeting place to be determined.	 EXCESS FUNDS ROLLOVER - Board discussed how the excess funds rollover process works. - To rollover any excess operating funds into next year's budget, a community vote would be required.	 FRONTAGE PLANTS REPLACEMENT Gave the go ahead for frontage plants to be replaced as that section of sprinkler system is operational.	 OTHER BUSINESS - Reserve study overview presented. - Discussion on a possible community gutter installation.
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STAY INFORMED. STAY INVOLVED.
Your participation helps keep Copper Creek a thriving community!



Minutes Available on Website
Click Here: [June Minutes](#)



COPPER CREEK HOA COMMUNITY FINANCIAL UPDATE

Through May 31, 2026

Your Board continues to manage responsibly today while planning for a strong financial future.



TOTAL ASSETS

\$308,421

Includes Operating Cash and Reserve Cash



YTD OPERATING RESULTS

+\$44,592

Positive results through May 31, 2026



RESERVE CASH

\$146,825

Includes approximately \$107,000 designated for the community painting project and not available for other reserve needs.



OPERATIONS STABLE

Day-to-day operations remain well managed. The Association is financially stable.

FINANCIAL HIGHLIGHTS



STRONG OPERATING RESULTS

Income remains ahead of budget while expenses continue to be well managed.



MANAGING EVERYDAY COSTS

Water, electric, legal, and several other operating categories remain at or below budget.



RESPONSIBLE SPENDING

The Board carefully manages day-to-day expenses while maintaining community operations.



PLANNING AHEAD

Approximately \$107,000 has been designated for the upcoming community painting project.



LOOKING FORWARD

The Board will continue evaluating reserve study recommendations as part of future budget planning.

RESERVE FUNDS AT A GLANCE



\$107,000

Designated for the community painting project

~\$40,000

Estimated unrestricted reserve funds available for other long-term needs

MAY RESERVE ACTIVITY



+\$26,608

Reserve Contribution



-\$10,560

Irrigation Well Replacement

ENDING RESERVE BALANCE: \$146,825

Note: Reserve balances include funds collected for the painting project and are not available for other reserve needs.

MAY MONTHLY SNAPSHOT



INCOME

\$80,601

Budget: \$75,920



EXPENSES

\$72,842

Budget: \$72,558



NET INCOME

\$7,759

Budget: \$3,362



May results are favorable to budget.

Thank you!

Thank you for your continued support as we work to maintain our beautiful community and plan responsibly for the future.



TOGETHER, WE BUILD A STRONGER COPPER CREEK!



PAINTING PROJECT UPDATE

IMPORTANT INFORMATION FOR ALL HOMEOWNERS

We're moving forward with plans for our upcoming community-wide painting project. Here's a summary of recent updates and what to expect.



COMMUNITY PAINT SURVEY RESULTS



93

HOMEOWNERS PARTICIPATED

Approximately

45%

OF THE COMMUNITY PARTICIPATED

SURVEY PREFERENCES



NEUTRAL PALETTE
Homeowner Preference

40%



BLUE PALETTE
Homeowner Preference

32%



GREEN PALETTE
Homeowner Preference

28%

Thank you to everyone who shared their preferences!



NEUTRAL PALETTE APPROVED



Following homeowner discussion and questions at the **June 25, 2026** Board Meeting, the Board acted with a motion to accept the

NEUTRAL PALETTE

as the community colors for the painting project.



MOTION PASSED UNANIMOUSLY.



PROJECT START DATE

The project start date is slated for

OCTOBER 12, 2026

(Weather Permitting)



WHAT'S NEXT?

In the coming months, all homeowners will receive a detailed information packet explaining:



Project schedule



What to expect during painting



Homeowner responsibilities



Optional homeowner-selected items



STAY INFORMED

Stay up to date on painting schedules, preparation guidance, and other important announcements.

Sign up for Constant Contact email updates.

(Sign up information is available elsewhere in this newsletter.)



Thank you for your continued cooperation as we work together to keep our community looking its best for years to come!



2026 HURRICANE SEASON — REMINDER —

HURRICANE SEASON BEGAN JUNE 1 — BE PREPARED!

Hurricane season is here! 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.



SHELTERING OPTIONS:

Know where you will go if evacuation is needed. **Pre-register for shelters** if you have special medical needs or pets.



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.



EVACUATION PLAN:

Map your primary and alternate evacuation routes. Let someone know your plan in advance.



WE CAN'T LIST ALL SAFETY PRECAUTIONS HERE...

CHECK OUT HELPFUL RESOURCES:



FloridaDisaster.org

Official site for statewide emergency planning



Ready.gov

U.S. Government's disaster readiness guide



Ready.Gov/Hurricanes

Hurricane specific information



Hillsborough County Disaster Preparedness

Local shelter, sandbag, and alert information

[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](https://www.hillsboroughcounty.org/DisasterPreparedness) – Local shelter, sandbag, information

GATE KEY REMOTES

Our way into the community and pool area.

Our Gate Key Remotes are our way into entering the community and the pool area. While they are dependable most of the time, there are occasional issues. Here are a few suggestions when problems with a remote arise.



1 POINT THE REMOTE CORRECTLY

The activation unit for the gates is located above the entry keypad at the gate area. Be sure you point the remote in that direction when activating.



2 CHECK THE BATTERY FIRST

Remote not activating the gate or pool gate? Even though the LED light may activate on the remote, the battery may still not have enough power to activate the gate unit or the pool gate. First step is to change the battery.



3 STILL HAVING ISSUES?

You may contact McNeil Management and inquire if your remote is still active in the system. Occasionally, a remote may need to be reactivated. It is helpful if you provide a photo of the sticker inside the remote as that has the programming information that will be needed.



4 OWNERSHIP

Once issued, the remote is the property of the homeowner. Neither the HOA nor the management company is responsible for the replacement or care of the remotes.



5 LOST, DAMAGED OR NON-FUNCTIONAL

If a remote is lost, damaged or non-functional, there is a \$35 replacement fee. This can be made by check or money order. A new remote must be picked up at the management office and signed for.



6 ABOUT THE \$35 FEE

Neither the management company nor the association profits from the \$35 fee. It is a straight passed through cost.

REMOTE CARE TIPS



Keep your remote dry. Moisture can damage the internal components.



Avoid extreme heat or direct sunlight for long periods.



Do not attach heavy items to your remote. Excess weight can damage the casing or buttons.



Wipe clean with a soft, dry cloth. Do not use harsh chemicals or cleaners.



Store in a safe place. If lost or stolen, please contact McNeil Management so the remote can be deactivated.

KNOW YOUR REMOTE

The sticker inside your remote contains the programming information.



PLEASE SAVE THIS INFORMATION!

It may be needed if your remote requires reactivation.



These simple steps will help ensure smooth entry for you and your guests.

Thank you for helping us keep Copper Creek of Riverview a safe and well-maintained community!



Copper Creek

SUMMER UTILITY REMINDER

— EVERY DROP MATTERS —



Through May, our community water and electric expenses are tracking **slightly under budget** — thank you for helping use our shared resources responsibly.



As summer arrives, utility usage typically increases. Let's all do our part to conserve!



WATER TOYS & INFLATABLE ITEMS

If using water toys, sprinklers, or inflatable play features at your home, please be sure water is shut off when not actively in use. Even a small unattended flow can add up over time.



POOL AREA COURTESY

If you are leaving the pool area and no one else remains, please switch off the fans and lights. If you notice the area empty with equipment left running, be a great neighbor and take a moment to shut them off.

Small actions save energy and reduce costs for everyone!



Large inflatable items such as water slides and similar attractions require ARC approval and a \$50 fee in accordance with Association documents.

Contact the Board with any questions.

hoa.coppercreekinfo@gmail.com



CHECK FOR HIDDEN WATER LOSS

Summer is a great time to do a quick check around your home:



Listen for running toilets after flushing



Check sinks for dripping faucets



Inspect outdoor hose bibs and hose connections for leaks



Verify garden hoses are fully shut off after use



Because our community water service is billed collectively, preventing unnecessary water loss helps keep expenses within budget and supports responsible stewardship of Association resources.



For Tips on Water Conservation at Home: [Home Water Savings Tips](#)
More Tips: [More Home Water saving Tips!](#)

Looking For Kids/Family Summer Activities? Check these out!



FREE SUMMER FUN FOR KIDS!

THANKS TO WAWA!





Summer FUN DAYS

FUELED BY





Thanks to the generous support of Wawa, we are pleased to share that Wawa Summer Fun Days will return this summer with **free admission** on the **last Thursday and Friday of the month** from May through August.



The partnership began in 2021 with the launch of Wawa Summer Fun Days and has continued due to popular demand each summer since then.



FOUR VISITORS PER REGISTRATION
This complimentary offer is limited to four visitors per registration.



TICKETS REQUIRED FOR ALL VISITORS
Admission for the day is limited to assist with capacity issues. All members of the party visiting on Wawa Summer Fun Days will need to have a ticket to enter.

➤ *Make It a Fun & Memorable Summer!* ➤ **PLAN YOUR VISIT TODAY!** ➤

[Wawa Summer Fun Days](#)



YOUR LOCAL RESOURCE FOR FAMILY FUN!

Fun 4 Tampa Kids is your local resource for family friendly events and activities in Tampa and surrounding areas.

Listings include **kids events**, **children programs and classes**, **youth sports**, **kids eat free directory**, **birthday party resources**, **rainy day activities**, **free fun for kids**, **summer camps** and **MORE** fun things for kids and families to do in and around Tampa.



Summer Camps



Seasonal Deals



Day Trips



Summer Movies



Summer Reading

Click here for fun!!

[Fun For Kids!](#)



FREE Indoor Event!



1,000 Free Backpacks,



Entertainment,



Prizes + More!

Hillsborough County Public Schools Presents

➤ *the 19th Annual* ➤

BACK TO SCHOOL FAIR



SAVE THE DATE!

Saturday, August 1, 2026
10 a.m. to 2 p.m.
NEW LOCATION!
Citrus Park Town Center

FOR MORE INFORMATION, VISIT: ➤

[Back to School Fair](#)

Have a **SAFE & HAPPY** Fourth of July!

Our community is closely spaced and attached in many areas. A little courtesy and common sense go a long way toward keeping everyone safe and enjoying the holiday.



SEVERE DROUGHT ALERT:

We are currently experiencing a severe drought. **Extra caution** is essential when using fireworks.



If you choose to use fireworks, please be considerate of your neighbors.



EXERCISE CAUTION

Use fireworks in a safe area away from homes, vehicles, trees, and dry landscaping.



BE MINDFUL

Be aware of attached homes, structures, landscaping, and potential fire hazards.



CLEAN UP

Please clean up any debris left behind to help keep our community beautiful.



FOLLOW THE LAW

Comply with all applicable state and local laws regarding fireworks use.



BE RESPECTFUL

Be respectful of neighbors and limit late-night activity. Use common sense.



*Thank you for helping keep **Copper Creek** a safe and enjoyable place to call home!*

— YOUR BOARD OF DIRECTORS —



For important fireworks safety tips and guidelines:

Click here: **BE SAFE!!**



SUMMER FUN *Starts* WITH BEING A GOOD NEIGHBOR

A FEW FRIENDLY REMINDERS FOR OUR YOUNG RESIDENTS AND THEIR FAMILIES



BE CAREFUL AROUND STREETS

Stay alert and watch for vehicles when playing or crossing streets.



RESPECT PROPERTY

Respect your neighbors' yards and landscaping by staying on sidewalks and common areas whenever possible.



TAKE TRASH HOME

Please take all trash, snack wrappers, drink bottles, and other litter home or dispose of it properly.



LEAVE THE ROCKS

Please do not throw rocks or other objects into the lakes, at wildlife, or anywhere in the community.



BE RESPECTFUL

Be respectful of neighbors and other residents while enjoying the community.

Thank you, parents, for teaching good habits and being great neighbors!



A little courtesy and respect go a long way in helping everyone enjoy our community. Thank you!

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!



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

[Click To Opt-In](#)

Friendly Reminder: **OUR COMMUNITY LIFT STATION *Stays Clean* WHEN WE ALL HELP!**



Only the 3 P's down the drain:  Pee  Poop  (Toilet) Paper



NO FATS, OILS OR GREASE

Cool it. Can it. Trash it.
Even small amounts can build up and cause blockages and expensive repairs.



NO PAPER TOWELS, WIPES OR NAPKINS

These do not break down like toilet paper and can clog pipes and damage the lift station.



NO FOOD SCRAPS OR LEFTOVERS

Put food in the trash or compost.
Food in drains can cause clogs, odors, and attract pests.



OUR LIFT STATION IS WORKING GREAT
THANKS TO ALL OF US!



Doing the right thing protects
our homes, our environment,
and our community.



Thank you for being
part of the solution!



UPCOMING *Board Meetings*

The Board of Directors has scheduled the following meetings.
We encourage all homeowners to stay informed and participate in the decisions that help keep our community a great place to live.



AUGUST



**7:00 PM
BOARD MEETING**
via Zoom



Regular Board Meeting
conducted virtually.

OCTOBER



**7:00 PM
BUDGET MEETING**
In Person - No Zoom



This meeting will be held
in person only.
**LOCATION TO BE DETERMINED.
NO ZOOM WILL BE AVAILABLE.**

NOVEMBER



**7:00 PM
BOARD MEETING**
via Zoom



Regular Board Meeting
conducted virtually.



MEETINGS ARE SUBJECT TO CHANGE.
Please check your email and the Copper Creek website
for any updates or additional information.



Stay informed. Stay involved.
coppercreekriverview.com



ZOOM MEETING LINK: <https://us02web.zoom.us/j/7507302693>



MCNEIL HOA MANAGEMENT COMPANY

Email:
management@mcneilmsi.com
813-571-7100



YOUR HOA BOARD

Email:
hoa.coppercreekinfo@gmail.com



We are here to serve you and keep
our community a *wonderful place to call home!*

Your HOA Board Members



 **Adiana Rivera:** *Board President*

 **Joe Parker:** *Board Vice-President*

 **Jack Marti:** *Secretary-Treasurer*

Newsletter Produced/Edited by Jack Marti



HILLSBOROUGH COUNTY

HOLIDAY TRASH PICKUP SCHEDULE 2026

Holidays that there is **no** trash pickup:

-  **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



Facilities are open and regular collection
is scheduled for all other holidays.



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