

Copper Creek of Riverview



HOA NEWSLETTER SUMMER 2025

Upcoming Board Meeting

The next Copper Creek HOA Board meeting will be held on Thursday, July 17, 2025, at 7:00 PM.

Zoom Meeting ID: 750 730 2693

To join via computer/laptop/app:

<https://us02web.zoom.us/j/7507302693>

To join via telephone: (646) 558-8656

New Management Company

As many of you know, Copper Creek officially welcomed a new HOA management company on June 1, 2025, **McNeil Management Services, Inc.** Owned and operated by Pamela and Douglas McNeil Pinner, this family-run company is located nearby in Brandon, Florida, and brings a wealth of experience in comprehensive, community-focused HOA management.

We're excited to partner with McNeil Management and look forward to working with them to support our community's needs.

If you haven't already, we strongly encourage you to **register on the McNeil Community Portal**. This user-friendly platform allows homeowners to:

- View account balances and payment history
- Submit alteration and enforcement requests
- Access important community documents
- Ask questions or submit concerns
- Link directly to our new community website (more on that later in this edition)

At the time of this writing, **only 49% of Copper Creek homeowners have registered**. The portal is your primary communication and information hub with the management team, so please take a few minutes to get connected.

To register or log in, visit:

👉 [McNeil Management Copper Creek Portal](#)

McNeil Management Contact Information:

Address: PO Box 6235, Brandon, FL 33508-6004

Phone: 813-571-7100

Fax: 813-689-2747

Email: management@mcneilmsi.com

While we're confident this change will be a positive one for Copper Creek, we kindly ask for your patience and understanding during this transition period.

There may be a few bumps as processes are updated and responsibilities shift—but rest assured, your board and McNeil Management are working closely together to ensure a smooth handoff and continued support for our community.

Copper Creek of Riverview Web Site is Now Live!

Our community website is now live and fully functional! It will serve as the central hub for all community information including updates, events, **and has the option to sign up to the mailing list to receive emergency notifications and newsletter**. All residents are encouraged to utilize the website to stay informed.

Coppercreekriverview.com

Welcome Our New HOA Board!

At the Copper Creek Annual Members Meeting in April, elections were held to fill two open seats on the HOA Board of Directors. One board seat—holding a remaining one-year term—did not require election and continues to be filled.

Please join us in congratulating **Adiana Rivera** and **Joe Parker** on their election to the board. We appreciate their willingness to serve and are confident their energy and commitment will benefit the entire community.

Your current board officers are:

- **Adiana Rivera – President**
Adiana brings strong leadership and a community-first approach to her role. As President, she will guide board direction and serve as the primary liaison between residents, vendors, and our management company.
- **Joe Parker – Vice President**
Joe offers practical insight and a level-headed perspective. As Vice President, he'll assist the President and help advance initiatives that improve our neighborhood experience.
- **Jack Marti – Secretary/Treasurer**
Jack continues in his role managing board records and community finances. His attention to detail and financial oversight help ensure transparency and fiscal responsibility.

We're excited for the year ahead and confident this team will represent the best interests of Copper Creek residents. Your input matters, and we invite everyone to stay involved and engaged!

🌟 Get Involved: Join a committee!

Copper Creek will thrive on active resident participation. Volunteers are needed for the following committees:

- **Architectural Review Committee (ARC)** – Review requests and help uphold our community standards.
- **Landscape Committee** – Provide feedback and suggestions on common-area landscaping.
- **Social Committee** – Organize events to bring neighbors together and strengthen community spirit.

To volunteer, email coppercreekhoa@gmail.com or use the McNeil Management Portal to submit your interest.

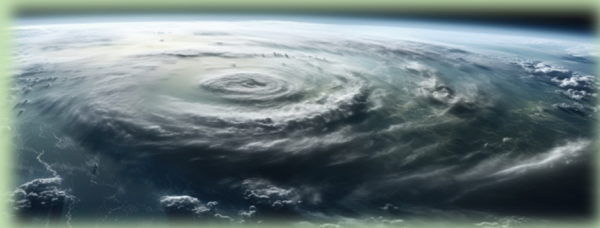
Reminder.....Help Keep Our Pool Area Energy Efficient!

It has noted that the lights and fans are still being frequently left on late into the night. Please remember: **NOTE: Our pool permit does not allow any use of the pool after dark.**

If you're the last person to leave the pool area, please take a moment to switch off the lights and fans. This small habit benefits everyone by:

- ✓ **Saving money** – Our pool's electricity costs **\$550 per month**, covering pumps, chemical systems, and lighting. Reducing unnecessary use helps lower this expense.
- ✓ **Extending fan lifespan** – Leaving fans running constantly increases wear and tear, leading to costly repairs or replacements.

Every dollar saved helps keep our HOA fees in check and allows funds to be used where they're truly needed. Let's work together to keep our community **efficient and well-maintained!**



2025 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 these out:



Helpful Resources

- [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.hillsboroughcountypa.gov/disaster-preparedness) – Local shelter, sandbag, and alert information

Stay Safe, Stay Informed, and Start Preparing Today!

New Lift Pumps Installed – Let’s Keep Them Running Smoothly

After months of delays, our new lift station pumps were installed at the end of May, and all septic lines throughout the community were professionally pressure-cleaned to remove built-up fats, grease, and debris. **We are now starting fresh with a clean system and brand-new pumps.**

Unfortunately, the failure of our previous pumps was caused by a significant buildup of Fats, Oils, and Grease (FOG), along with non-flushable items being introduced into the system. These materials harden and cause severe clogs, resulting in equipment damage, overflows, and costly repairs. **This incident cost the community over \$40,000** in pump rentals, replacements, and waste removal.

 How You Can Help Prevent Future Problems

- Never pour fats, oils, or grease down the drain. Let them cool and solidify, then scrape into a container and throw it in the trash.
- Only flush toilet paper. Wipes (even those labeled “flushable”), paper towels, diapers, and feminine hygiene products should always go in the trash.
- Use strainers in your sinks. Catch food scraps before they go down the drain.
- Wipe before washing. Use a paper towel or cloth to wipe grease and food from dishes before rinsing.
- Educate your household. Make sure everyone in your home understands the impact of improper disposal.

Let’s Work Together

This was a costly and disruptive experience for Copper Creek. By taking a few simple precautions, we can protect our investment, reduce future maintenance costs, and keep our community’s system operating the way it should.

Let’s all do our part to keep this from happening again!

2025 Board Meeting Schedule

For Virtual Meetings Via Zoom
Zoom Meeting ID: 750 730 2693
To join via computer/laptop/app:
<https://us02web.zoom.us/j/7507302693>
To join via telephone: (646) 558-8656

July 17 th	7:00 PM	Board Meeting via Zoom
September 18 th	7:00 PM	Board Meeting via Zoom
November 20 th	7:00 PM	Board Meeting via Zoom

Summer Water Use Reminder

With the heat of summer upon us, it's a good time to be mindful of our community's water usage. While it's important to keep lawns and plants healthy, please remember to **use water wisely**. A few tips:

- Water plants and lawns early in the morning or later in the evening to minimize evaporation.
- Be cautious with water-dependent toys like slides, splash pads, or sprinklers—try to limit their use to short periods and turn them off when not actively in use.
- Check for leaky hoses or running spigots, and make sure irrigation timers are set appropriately for the season.
- Sweep driveways and patios instead of hosing them down.

Every little bit helps conserve resources and control costs. Thanks for doing your part!

Hillsborough Kids and Family Summer Activities

The Tampa-Hillsborough County Public Library is offering fun programming for kids and teens to keep them engaged during summer break: <https://hcplc.org>

Free & Discounted Programs: Find community offerings in Brandon, Riverview, Plant City, and beyond—check Fun4TampaKids and Fun4BrandonKids for up-to-date listings: <https://fun4tampakids.com>

Hillsborough County Teen Rec Pass

Teens aged **13–19** qualify for a **free annual Teen Rec Card**, which grants access to open gyms, fitness rooms, computer labs, and swimming pools at City of Tampa recreation centers: <https://www.tampa.gov>

Riverview Public Library Events. Weekly **Storytimes**, **crafts**, and **makerspace activities** for children and teens: <https://impactsummercamps.com/>

Planet Fitness Free High School Summer Pass. Teens can work out free all summer!
www.planetfitness.com/summerpass

Holiday Trash Pickup Schedule

On the Upcoming Holidays there is no trash pickup.

- **Juneteenth** (June 19)
- **Independence Day** (July 4)
- **Labor Day** (First Monday in September)
- **Thanksgiving Day** (Fourth Thursday in November)
 - 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.

Pool Season is Here!

- No Diving! Shallow Pool!
- No Horseplay.
- Supervise Children.
- Service animals only.
- Obey posted rules.
- **The handicap lift is for disabled persons use only. It is not to be used otherwise.**
- Clean up after you are done, make sure all your garbage is picked up and personal belongings taken.
- **No use of the pool or pool area after dark.**
- **Parties are not permitted**
- **Do not let anyone in the pool area, they must use their own FOB.**
- **Shut fans and lights off when leaving**



Designed by Freepik <https://www.freepik.com>

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

If you’re thinking about setting up a bounce house, water slide, canopy, or any other portable play 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, kiddie pools, sprinkler toys) require a **\$50 non-refundable water usage fee**
! Failure to comply may result in a fine higher than the fee itself

Help us keep the community safe and fair for everyone—submit your plans early and avoid unnecessary penalties!

Contact Info

McNeil Management Company
management@mcneilmsi.com

Phone: 813-571-7100

HOA Board
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



REMINDER: If there is any information, you’d like to see in the newsletter please drop an email to the board email and it will certainly be considered!



Thank you for being part of the community!