

SAN MARINO BAY

JULY 2026 NEWSLETTER

Welcome
from the Board of Directors;
Kenny, Deborah, Jack,
Shaunmarie and The
Trowbridge Company



ENCHANCEMENTS IN THE NEIGHBORHOOD

- RipRap project is finally scheduled to begin on Monday July 13th. Please watch for information emailed by the property manager on official timing of barge to be dropped off as the road will be closed and cars will not be able to go in out of the neighborhood.
- First phase of roofing is complete and roofing extras have been cleaned up. The new roofs look great. Thank you to all the neighbors who pitched in with planning meeting.

Neighbory Reminders

- Moving pods, dumpsters and any other item that is placed in visibility of other homeowners must be approved by the board first.
- Continued issues with the lift station. DO NOT put wipes, towels, paper towels, diapers, pads or tampons down the toilet. Only waste and toilet paper should be flushed.
- Decks, privacy walls and fences are homeowner responsibility. If you need to replace deck boards or railing, please see the website for details. Shared privacy walls on decks are a spit homeowner responsibility. If you have any questions, please feel free to email the Board@sanmarinobaycondos.com
- Vehicles parked in the visitor parking area are subject to towing after multiple days. Please make board aware if visitors are planned for multiple days to avoid any issues.
- Please pick up your dog's waste. It is against the law to leave it behind. Also remember to keep your pet leashed when outside.

FUN FACTS ABOUT JULY

July 1 is **Canada Day**, a Canadian federal holiday that celebrates the creation of the Dominion of Canada in 1867.

July 3 brings the start of the hot and sultry Dog Days of Summer! Read all about the **Dog Days of Summer**.

July 4 is Independence Day (U.S.). On the fourth of July, we celebrate the adoption of the Declaration of Independence in 1776. Don't forget to raise the flag!

July's full Moon, the Full Buck Moon, occurs on Wednesday, July 29th.

July 30th is considered International Friendship Day. Enjoy spending the day with friends!

BROKEN TRASH CANS

- Did you know that new trash cans can be requested through the county? If you have a broken lid or wheels you can reach out to Hillsborough County by clicking this [link](#). Please let the board know about your new can request as we know they require you leave it out by the street for an extended amount of time.

FOOD FACTS - CREAM CHEESE

- Neufchâtel cheese is the precursor to cream cheese.

- In 1870's, William Lawrence created cream cheese in an effort to make Neufchâtel creamier and smoother.

- Cheese Broker Alvah Reynolds added the name "Philadelphia" to Lawrence's cream cheese brand, not because of geography, but because dairies in Philly were thought to be high-quality.

- Cream cheese does not have to be aged like other cheeses, including Neufchâtel. It can be eaten immediately.

- Cream cheese replaced other cheeses in baking, cheesecakes and frostings as it was more consistent and easier to work with.

- Cream cheese can be flavored with many different types of ingredients, including herbs, fruits, chocolate, etc.



- Americans consume over 850 million pounds of cream cheese annually, mainly being spread on bagels.

SAVE THE DATE - PLAN TO JOIN US!

The next Board Meeting is scheduled

WHEN - July 13th, 2025 at 6:30pm.

WHERE - 6802 Silvermill Drive, at the Blount Curry Funeral Home

MEETING REMINDERS - Notice will be sent one week in advance.

IN CLOSING

The newsletter is based on a **DO NOT REPLY** platform. There will be no responses to the newsletter. If you would like to reach out to the BOARD use:

board@sanmarinobaycondos.com

If you would like to make comments or suggestions on the newsletter reach out to the Newsletter Committee.

Jodee Rucker-Freeze

James Yoakum

San Marino Bay Condo Association | Tampa | Tampa, FL 33615 US

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