

# MIRABAY

## General Information

### Living in MiraBay and Loving It - A Guide for Residents

Knowing your community guidelines and covenants can make living in MiraBay safe, easy, and fun.

MiraBay is a CDD community and many of the functions of MiraBay are controlled by the CDD, NOT the HOA. Know the difference.

CDD:

<https://www.harborbaycdd.org/>

CDD Contact information. Including your resident supervisors

<https://www.harborbaycdd.org/contact.cfm>

## Clubhouse Staff

Operations Manager – Mark Isley- [fieldops@mirabayclub.com](mailto:fieldops@mirabayclub.com) 813-649-1500 Ext. 133

Activities Director- Jennifer Ashley - [activities@mirabayclub.com](mailto:activities@mirabayclub.com) 813-649-1500 Ext. 132

Receptionist - [reception@mirabayclub.com](mailto:reception@mirabayclub.com) - 813-649-1500 Ext. 121

# Community info regarding the HOA

## About Your Homeowners Association (HOA)

HOA Management company: Rizzetta- [www.rizzetta.com](http://www.rizzetta.com).

Use that link to create and access your association portal.

HOA Manager – Michelle Geroge (813) 553-2950 [MGeorge@rizzetta.com](mailto:MGeorge@rizzetta.com)

Your HOA is your point of contact for HOA governance, architectural matters, and community restrictions and violations.

- Be a good MiraBay neighbor; maintain your lawn and landscape.
- Use only approved non-invasive plants as listed in your Covenants.
- Obtain pre-approval from the MiraBay Architectural Review Committee (rules) before making any changes to the existing landscape of your home's exterior.
  - Excessive fertilization, weed control, and pest control products can degrade the quality of the water in the lagoon and canals.
  - Trash belongs in proper containers—don't dispose of trash in the waterways or storm sewers, including grass or yard waste, dog waste, etc.
  - Carry out your trash from park locations; "Leave No Trace."

## Trash and Recycle Schedule:

Hillsborough County recycles paper, bottles, and cans. For recycling containers, call Waste Services.

### Pick up days: Monday and Thursday.

- Monday is Garbage only.
- Thursday is recycling and yard waste.

# Marine / Waterway

## Respect Our Unique Marine Environment

- The CDD oversees boat usage at MiraBay.
- Keep the community boat lift area and waterways free of trash and fish entrails.
- All boats must be registered with the CDD.
- Everyone needs to follow the Boat Lift rules.
- No one may be in the boat with a lift in operation.
- The NO WAKE ZONE is the rule for the Lagoon.
- Follow wake speeds according to the Coast Guard signs in canals.
- **FOLLOW MANATEE SEASON WAKE Speed signs.**
- The Boat Ramp at the park is for maintenance and delivery purposes only. See clubhouse staff for the key/ Combo.

## Pets

### Be a Considerate Pet Owner

- Dogs must always be on a leash when outside the owners' lot. Follow Hillsborough County Ordinance. \*Hillsborough County Ordinance, 00-26, amended by Ordinance 03-08
- Clean up after your pet in your yard, common spaces, and empty home sites. Dog waste is a potential source of harmful coliform bacteria that can hurt water quality and marine life.
- Excessive barking that bothers your neighbors is considered a nuisance and is against the law.
- Cats should not stray or go onto other's property.

# The Club / Fitness Center / Pool

## Take Pride in Our Community Facilities—Use Them Responsibly

- Alcohol consumed on the premises must be purchased at the MiraBay Club. **Any outside alcohol could result in resident's amenity privileges being suspended. IT IS NOT WORTH IT....**
- Residents must always have proximity card(badge) with them.
- Residents are allowed a maximum of 5 guests per adult resident.
- Guests of Residents are NOT allowed to use amenities without resident present.
- Any Resident allowing another person to use their badge will have their privileges suspended.
- All children 15 and under must be accompanied by an adult (over 18) at the pool. Children 12 to 15 may use the amenities if they complete Teen Orientation with a staff member. These children may not bring guests.
- No coolers or glass containers are allowed in the pool area.
- Be considerate of your neighbors. Always abide by pool rules and be watchful of children's behavior.
- Please familiarize yourself with the pool rules.

## Safety / Security

Be an alert MiraBay resident.

- MiraBay's entry gates are staffed by Envera Systems.
- Report law enforcement issues immediately to the Sheriff's office.
- Tell guests, repair, and delivery men to enter through visitor lane and be prepared to show DL for quickest entry into MiraBay Community.
- The speed limit in MiraBay is **25MPH**. DO NOT SPEED.

# EMERGENCY CONTACT INFORMATION

- Florida Highway Patrol:

(813) 632-6859

<http://fhp.state.fl.us>

- Hurricane Information:

(813) 272-6900

<http://www.floridadisaster.org/>

- Florida Fish & Wildlife

(888) 404-3922

<http://myfwc.com>

- Poison Control:

(800) 222-1222 or (813) 844-4444

[www.poisoncentertampa.org/](http://www.poisoncentertampa.org/)

- Fire Rescue (non-emergency):

(813) 272-6600

<https://www.hillsboroughcounty.org/government/departments/fire>

- Hillsborough County Sheriff's Department (non-emergency) :

(813) 247-8000

[www.hcso.tampa.fl.us/](http://www.hcso.tampa.fl.us/)

## Hurricane Season Runs June 1st through November 30th.

### Helpful Resources

- National Hurricane Center
- Hillsborough County Emergency Management
- Register for E-News, emails from Hillsborough County Emergency Management Florida Hurricane Information

These sources have been listed for your convenience and are not specifically endorsed by MiraBay.

### Watch vs. Warning

- A TROPICAL STORM WATCH is an announcement for specific coastal areas that tropical storm conditions are possible within 36 hours.
- A TROPICAL STORM WARNING is a warning that sustained winds within the range of 34 to 63 kt (39 to 73 mph or 63 to 118 km/hour) associated with a tropical cyclone are expected in a specified coastal area within 24 hours or less.
- A HURRICANE WATCH issued for your part of the coast indicates the possibility that you could experience hurricane conditions within 36 hours. This watch should trigger your family's disaster plan, and protective measures should be initiated, especially those actions that require extra time, such as securing a boat or leaving a barrier island.
- A HURRICANE WARNING issued for your part of the coast indicates that sustained winds of at least 74 mph are expected within 24 hours or less. Once this warning has been issued, your family should be in the process of completing protective actions and deciding the safest location to be during the storm.

Source: National Hurricane Center

# Lightning Safety for Residents

LIGHTNING SAFETY ACTION PLAN - IF YOU CAN SEE IT, FLEE IT; IF YOU CAN HEAR IT, CLEAR IT!

## THE 30/30 RULE

- Lightning can strike more than ten (10) miles away from the center of a thunderstorm, beyond the audible range of thunder. Therefore, if you hear thunder, you are within striking distance of the storm.
- Seek shelter if the "flash-to-bang" delay (length of time in seconds from the sight of the lightning flash to the arrival of its subsequent thunder), is 30 seconds or less, and that they remain under cover for 30 minutes after the final clap of thunder.
- A 30 second lead time is necessary prior to the storm's arrival because lightning often strikes ahead of the storm center. A 30-minute wait after the last thunder is heard is necessary because the trailing storm clouds still carry a lingering charge. This charge can and does occasionally produce lightning on the back edge of the storm, several minutes after the rain has ended.

## MiraBay Policy

If thunder is heard, the staff must immediately clear the resort pool, deck, and playground. These areas must remain closed for 30 minutes after the final clap of thunder.

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**Community Market Leader**

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last updated June 26, 2024