

9456 HIGHLAND OAK DRIVE

**HUNTER'S GREEN
COMMUNITY
ASSOCIATION**

NEWSLETTER

SEPTEMBER/OCTOBER 2026 ISSUE

TAMPA, FLORIDA 33647

IN FLORIDA, AUTUMN DOESN'T
PAINT THE LEAVES—IT PAINTS THE
SUNSETS, TURNING THE SKY INTO A
CANVAS OF GOLD AND CORAL.

WWW.HUNTERSGREEN.COM

HUNTER'S GREEN

2026 ASSOCIATION CALENDAR



BOD MEETINGS 5:30PM

Wed January 14 th	Wed July 08 th
Wed February 11 th	Wed August 13 th
Wed March 11 th	Wed September 09 th
Wed April 08 th	Wed October 14 th
Wed May 13 th	Wed November 11 th
Wed June 10 th	Wed December 09 th



ANNUAL VOTING REPRESENTATIVES' MEETING

Elections August 13th – 6:30pm at HG Country Club



ANNUAL MEMBERS MEETING - BUDGET

November 11th – 6:30pm at HG Country Club
(Budget Discussions w/ BOD start in August)



FINE REVIEW MEETING 6:00PM

January -N/A	July 2 nd
February N/A	August 6 th
March 5 th	September 17 th
April 2 nd	October 1 st
May 7 th	November 5 th
June 4 th	December 3 rd



DESIGN REVIEW BOARD MEETINGS 10AM

January 15 th	July 16 th
February 19 th	August 20 th
March 19 th	September 17 th
April 16 th	October 15 th
May 21 st	November 19 th
June 18 th	December 10 th



OFFICE CLOSURES

Thursday Jan 1 st	New Years Day
Monday Jan 19 th	MLK Day
Monday May 25 th	Memorial Day
Friday July 3 rd	Independence Day
Monday Sept 7 th	Labor Day
November 26 th - 27 th	Thanksgiving
December 24 th - 25 th	Christmas



COMMUNITY EVENTS

Feb 28 th	Shredding Event 10-1pm
Mar 7 th	Music Festival 4-8pm
Apr 04 th	Spring Festival 10-12:30pm
Oct 24 th	Fall Festival 10-12:30pm
Nov 14 th	Trash & Treasure Sale TBD
Dec 5 th	Photos with Santa 10-12pm
Jun-Aug	Take Out Tuesday Food Trucks
TBD	Volunteer Appreciation Event



Stay informed. Get involved.

Dates and events are subject to change.
Please visit huntersgreen.com
for the most up-to-date information.



HGCA Board of Directors

2026-2027



Amani Warden, President

Magnolia Chase @ Hunter's Green

Paula Olson, Vice President

Stonebridge @ Hunter's Green

Chip Deblock, Secretary

Nathan's Court @ Hunter's Green

Kelly Rubin, Treasurer

Heritage Oaks @ Hunter's Green

Anthony Siviglia, Director

Hampton on the Green @ Hunter's Green

Amy Bartley, Director

Deer Creek @ Hunter's Green

Steve Knott, Director

Hunter's Green Country Club

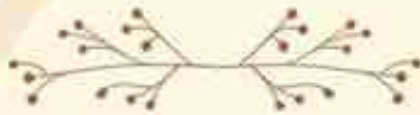
Club Appointee

PLEASE JOIN US:



FALL

FESTIVAL



OCTOBER 24 FROM 10AM - 12:30PM

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95% Client Retention!

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80% of our business is with Community Associations

We are delighted to have the opportunity to give you some information about our services and thank you for your consideration.

Since 1988 NaturZone has been providing green pest control solutions to local businesses. Our aims in providing pest control services to your organization are:



Save you time:

We recognize that as a manager your time is valuable. Our goal is to take the management of the pest control vendor off your plate by providing fast, effective service.



Save you money:

We are told by other managers that in these economic times they are evaluating every vendor's value for services rendered. Our goal is to provide your clients with the best value.



Make you look good:

By representing your company as cutting edge and green. Our society is increasingly interested in green technologies. NaturZone has been nationally recognized as providing award-winning green pest control solutions since 1988.



Eliot Niceswanger
Marketing Executive

Eliot@NaturZone.com
941-374-9169

1899 Porter Lake Dr.
Suite 103
Sarasota, FL 34240

www.NaturZone.com

Smart Pricing Strategies

FOR A CHANGING MARKET

Pricing a home correctly has always been important - but in today's shifting market, it's become one of the biggest factors in determining how quickly a home sells. A strategic price doesn't mean a low price. It means a smart price -- one that positions your Hunter's Green home competitively, attracts multiple buyers early, and protects your negotiating power. When using this approach you will often receive stronger offers, experience shorter timelines, and ultimately a smoother sale.

Whether you're selling your first home or you're an experienced seller, my goal is to make the process as simple and effective as possible. I've negotiated contracts for millions of dollars' worth of business and have been recognized for providing the utmost in quality service to my customers. My clients count on my knowledge and background to provide them with insight and direction in their real estate plans. If you're ready to move or just exploring options, I am here to help -- before, during, and well after closing. Please reach out any time.

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THURSDAY AFTERNOON:

- ☐ IMAGING APPT.
- ☐ GROCERY STORE
- ☐ COOK AND VISIT MOTHER

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The Market Has Shifted.

Here's what homes are actually selling for right now.

RECENT SALES IN HUNTERS GREEN*

ADDRESS	BEDS / BATHS	SQ. FT.	SOLD PRICE
9308 Huntington Park Way	3 / 2	1,578	\$390,000
9305 Knightsbridge Ct	4 / 2	1,564	\$410,000
9421 Willow Cove Ct	3 / 2.5	1,922	\$495,000
17818 Hickory Moss Pl	5 / 3	2,982	\$678,000
9117 Woodridge Run Dr	4 / 3	3,589	\$760,000

*All information obtained from Stellar MLS - 4/1/24 - 4/30/24



MARKET INSIGHT

Inventory has increased, which means buyers have more options and they're being more selective. Homes that are priced and prepared correctly are still selling quickly. Homes that miss the mark are sitting.

Strategy matters more than ever.

HOW I HELP SELLERS WIN



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Tampa Bay Real Estate

Pumpkin Spice Crumb Cake

A cozy, crowd-pleasing treat for crisp mornings, holiday gatherings & neighborly get-togethers.

From our Hunter's Green community to your table:

This soft pumpkin cake is warmly spiced, topped with a buttery cinnamon crumb, and finished with a simple maple glaze. Pair it with coffee, tea, or cider for an easy taste of fall.

INGREDIENTS

FOR THE CAKE

- 1½ cups all-purpose flour
- 1 tsp baking powder
- ½ tsp baking soda
- 1½ tsp pumpkin pie spice
- ½ tsp cinnamon
- ¼ tsp salt
- ½ cup unsalted butter, softened
- ¾ cup packed brown sugar
- 2 large eggs
- 1 cup pumpkin purée
- 1 tsp vanilla extract
- 1 cup milk

FOR THE CRUMB TOPPING

- ½ cup all-purpose flour
- ¾ cup packed brown sugar
- 1 tsp cinnamon
- 4 Tbsp unsalted butter, melted

OPTIONAL MAPLE GLAZE

- ½ cup powdered sugar
- 1 Tbsp pure maple syrup
- 1–2 tsp milk

DIRECTIONS

1. PREHEAT & PREP

Heat oven to **350°F**. Grease an 8-inch square baking pan or line with parchment.

2. MIX THE DRY INGREDIENTS

Whisk flour, baking powder, baking soda, pumpkin pie spice, cinnamon, and salt in a medium bowl.

3. MAKE THE BATTER

In a separate bowl, beat butter and brown sugar until light and creamy. Beat in eggs one at a time. Mix in pumpkin and vanilla. Add the dry ingredients alternately with the milk, mixing just until combined.

4. ADD THE CRUMB

Spread batter evenly in the pan. Combine flour, brown sugar, cinnamon, and melted butter for the topping. Sprinkle generously over the batter.

5. BAKE

Bake for **35–42 minutes**, or until a toothpick inserted near the center comes out clean. Cool before glazing.

6. FINISH & ENJOY

Whisk the glaze ingredients until smooth and lightly drizzle over the cooled cake. Slice, serve, and enjoy!

BAKER'S NOTE

Use **100% pumpkin purée**, not pumpkin pie filling. For a festive touch, add chopped pecans to the crumb topping or a light dusting of powdered sugar before serving.

Serves 9–12 • Prep: 20 minutes • Bake: 35–42 minutes

Warm wishes for a beautiful fall season from Hunter's Green.

Hurricane Season Preparedness: Protecting Our Community

Hurricane season runs from June 1 through November 30, and now is the time for all residents to review their emergency plans and prepare their homes. Taking proactive steps before a storm develops can help protect your family, property, and our community.

BUILD AN EMERGENCY KIT

Every household should maintain an emergency supply kit that includes:

- Water (at least one gallon per person per day for several days)
- Non-perishable food
- Flashlights and extra batteries
- First-aid supplies
- Prescription medications
- Cell phone chargers and backup power banks
- Important documents stored in a waterproof container
- Pet food and supplies, if applicable

PREPARE YOUR HOME

Residents can help reduce storm-related damage by:

- Inspecting and securing outdoor furniture, decorations, and grills
- Trimming trees and removing dead branches
- Cleaning gutters and drains to promote proper water flow
- Testing generators and ensuring fuel supplies are safely stored
- Reviewing insurance policies and documenting valuable belongings

HOA COMMUNITY REMINDERS

To help maintain the safety of our neighborhood:

- Secure all loose items on patios, lanais, and balconies when a storm watch is issued.
- Follow any HOA communications regarding common areas, amenity closures, or storm preparations.
- Report any hazardous conditions in common areas to the HOA management team promptly.
- After a storm, exercise caution around downed power lines, damaged trees, and flooded areas.

KNOW YOUR EVACUATION PLAN

If local authorities issue an evacuation order, leave promptly and follow designated routes. Have a family communication plan so everyone knows where to meet and how to stay in contact if separated.

WORKING TOGETHER

Preparedness is a shared responsibility. By taking simple precautions before a storm arrives, we can help protect our homes, support our neighbors, and strengthen the resilience of our community throughout hurricane season.

**STAY SAFE. STAY INFORMED. STAY
PREPARED.**

*Thank you for doing your part to keep our neighborhood
prepared.*

Hunter's Green Community Association

STAFF DIRECTORY & OFFICE INFORMATION

OFFICE CONTACT

Phone: 813-991-4818

After Hours Emergency: 813-973-1313

Website: huntersgreen.com

Email: hgca1@cramail.com

OFFICE HOURS

Lobby open Monday through Friday

9:00 AM to 4:30 PM

Saturday Morning Hours

Last Saturday of each month

9:00 AM to 12:00 PM

ASSOCIATION STAFF

Staff Member	Position
Andrew & Sarah	Acting General Managers
Christopher Michaud	Operations Manager
L. Nicole Prather	Community Engagement Coordinator / Front Desk Admin
Laura Shatler, LCAM	Design Review Board Manager
Nizrys Veloz	Compliance Inspector
Ronda Howard	Gate Supervisor

IMPORTANT NUMBERS

City of Tampa Police Department	813-276-3200
Emergency	911
Non-Emergency	813-231-6130
District II	813-931-6500
Animal Services	813-744-5660