

Alafia Cove

The best of both worlds.

Community Effort

Please help us keep our community beautiful by maintaining your property—mowing, edging, weeding, and picking up trash. Keep patios neat and orderly, and ensure trees are trimmed, lawns are mowed, and landscaping is well-kept to enhance the appeal of Alafia Cove.

PLEASE PICK UP AFTER PETS

Please be sure you are picking up after your pets.

Everyone's cooperation is required to keep our grounds clean of pet waste. Hillsborough County has a Leash Law, be sure your pet is registered with Hillsborough County. Thank you for your cooperation!

DO NOT FEED ALLIGATORS

Florida law prohibits the feeding of alligators. Feeding alligators is punishable by up to a \$500.00 fine and 60 days in jail! Florida statute 372.667 states,

"No person shall intentionally feed, or entice with feed, any wild American alligator (*Alligator mississippiensis*) or American crocodile (*Crocodylus acutus*)."

Alligator Nuisance Hotline

If an alligator is spotted, contact the Alligator Nuisance Hotline at 866-392-4286. Please note that the Alligator Nuisance Office must assign a trapper and issue a trapping permit number before any removal can occur. The process may take some time, so please exercise caution near the water's edge.



AUGUST SEPTEMBER OCTOBER

• App Assistance •

If you have not already activated your owner's portal through AppFolio, and need help accessing it please send the management an email.

In AppFolio you can submit payments, update your contact information, upload a picture, and report any repairs. Our Community Website & Portal: www.AlafiaCovehoa.com

• AppFolio ACCESS Links •

Tenants & Homeowners
powellenterprises.appfolio.com/connect

Units Managed by Management Companies or Realtors:
jpowellenterprises.appfolio.com/portal

• Office Information

Tel: (813) 843-8311
Fax: (813)-409-2086
info@jpowellenterprises.com
PowellRealty.com

208 Lake Parsons Green
Brandon FL, 33511

By Appointment
Mon to Thurs: 10am – 5pm

Mailing address for payments

Alafia Cove HOA, c/o Powell Realty,
PO Box 2581 Brandon, FL 33509.
Please make the check payable to
Alafia Cove HOA.

Business Highlights

5 Bold Moves That Built a \$10M Photography Brand

Jennifer Tsay and Jennifer Yeh started Shoott with a simple goal: help artists thrive while making professional family photography affordable. Their twist? Offering free mini-sessions—clients only pay for the photos they love. Today, Shoott operates in 60 cities and supports over 750 photographers.

So, how did a side hustle turn into a \$10M business? Here are 5 takeaways you can try in your own creative projects:

- Test quickly – A trial in Hoboken turned into their biggest breakthrough. Try a small idea this weekend—don't wait for perfect.
- Look beyond the obvious – Influencers weren't their key customers—families were. Who else might love what you offer?
- Make it easy – Their risk-free model lowered barriers. Could you offer a free sample or no-commitment option?
- Let go fast – Drop what's not working. No guilt, just growth.
- Use your mix of skills – Tsay mashed together acting, banking, and event planning. Your unique combo is your creative superpower.

Feeling stuck? Tsay's go-to mantra: "I think I can, I think I can." from The Little Engine That Could. Sometimes, that's all it takes to move forward.



General Upkeep Tips

- Inspect caulking around sinks, tubs, and windows – reseal if cracked to prevent water intrusion.
- Lubricate locks and sliding doors to prevent corrosion from salty coastal air.
- Use pest deterrents (boric acid, ant traps) proactively
- Keep blinds or curtains closed during peak sun hours to lower indoor heat and cut cooling costs
- Wipe down balcony railings & outdoor furniture weekly to remove grime buildup and pollen.



Chilled Gazpacho (Spanish Cold Soup)

Ingredients

- 4 ripe tomatoes (diced)
- 1 cucumber (peeled and diced)
- 1 bell pepper (diced)
- 1/2 red onion (diced)
- 2 cloves garlic (minced)
- 1 tablespoon red wine vinegar
- 2 tablespoons olive oil
- 1 teaspoon smoked paprika
- Salt and pepper to taste
- Fresh basil or parsley



Instructions

1. In a blender or food processor, combine tomatoes, cucumber, bell pepper, onion, garlic, red wine vinegar, olive oil, and smoked paprika.
2. Blend until smooth, adding water if needed to reach your preferred consistency.
3. Season with salt and pepper to taste, then refrigerate for at least 1 hour to chill.
4. Serve in bowls, garnished with fresh basil or parsley.

Upcoming Family-Friendly Events

Monster Jam

Pit parties, monster truck performances, and post-show meet-and-greet

Dates: August 15–17, 2025

Location: 401 Channelside Dr. Tampa, FL 33602

ZooTampa's Creatures of the Night

Family-friendly Halloween event with themed exhibits and interactive experiences.

Dates: Fri. & Sat., Sept. 27 – Oct. 26, 2025

Location: ZooTampa at Lowry Park, Tampa, FL
Tickets: General admission starts at \$30.

NON EMERGENCY PHONE NUMBERS

Non-Emergency Line HCSO
(813) 247-8000

Non-Emergency Fire & Ambulance
(813) 272-6600

Poison Control Center
(813) 844-4444

Suicide & Crisis Center
221

Narcotics Tip Line
(813) 318-5441

Riverview Trivia:

Riverview, Florida, is named for its beautiful views of the nearby river — the Alafia River.

What does the name "Alafia" mean, and why was the river given this name?

The Alafia River was believed to mean "river of fire" because of a reddish glow caused by algae and minerals.