

Alafia Cove

DEED RESTRICTED COMMUNITY



SOMETHING TO DO:

Novemberfest 2023 Nov. 16th – 19th – Have a great time at this year's Novemberfest with family and friends! Enjoy fun games, rides, and food! Free admission, see the link below for more details.

**Address: Nativity Catholic Church - Novemberfest Field
705 E Brandon Blvd Brandon, FL 33511**

More info: [Novemberfest 2023](#)

SOMETHING TO MAKE:

Eggnog Cinnamon Rolls:

These cinnamon rolls have a subtle eggnog flavor and a hint of nutmeg—the perfect breakfast treat for the holiday season.

View Recipe!

Eggnog Cinnamon Roll Recipe Here!

QUARTERLY HOA STATEMENTS:

As a courtesy, management emails all owners a statement prior to the next quarterly billing cycle. Owner's statements will reflect the current month balance (if any) and the upcoming charges. Through the owner's portal, owners can view their payment history and make a payment.

Mailing Address for Payments:

Alafia Cove HOA, c/o Powell Realty
P.O. Box 2581, Brandon, FL 33509

Please make check payable to "Alafia Cove HOA"

HAPPY HOLIDAYS!

Association Management

**Alafia Cove Drive,
Riverview, FL 33569**
AlafiaCoveHOA.com

Powell Realty

Janice Powell, LCAM

(813) 843-8311

Fax: (813)-409-2086

info@jpowellenterprises.com

PowellRealty.com

Office Hours:

Monday – Thursday / 10am to 5pm

Friday – Sunday / CLOSED

You may pay your HOA dues through our online portal or send a check to:

**Alafia Cove HOA
c/o Powell Realty
P.O. Box 2581,
Brandon, FL 33509**

Appfolio Login for Homeowners:

jpowellenterprises.appfolio.com/portal

This link is for units Managed by Management Companies or Realtors



Community Effort:

Please help us in keeping our Community beautiful. Please be Sure that you are maintaining your Property by mowing, edging, weeding, and picking up trash. Also, please be sure to keep your Patios neat and orderly.



Parking Reminder:

As a reminder, we ask that there is no parking on the street after dusk. Do not park any vehicle, trailer, or storage trailer on the street after dusk. This poses a danger for others driving in and out of the community after dark. Thank you!

Holiday Decorations:

Remove all Holiday Decorations within two weeks after Holiday has passed, including Christmas lights. As a reminder, you are responsible to maintain your yards in an upkept manner. Lawns mowed, edged and trimmed. All Landscaping kept up in an attractive manner.



Hillsborough County Leash Law:

Familiarize yourself with Hillsborough County Leash Law. Any pet when off its owners property or in a public place, like a neighborhood sidewalk, farmers market, or outdoor café, must be under the direct control by means of a leash, cord or chain at all times. Please be sure to pick up after your pets.

Please report any homeless camping in the Alafia Cove Common areas or adjacent to the community. If you see anything please report to the office 813-843-8311.

Community Effort:

Tenants & Homeowners

jpowellenterprises.appfolio.com/connect



Owners

jpowellenterprises.appfolio.com/portal

Owners, please provide HOA management with any changes to your contact info (i.e. home phone number, cellphone number, email address, etc.) You can log into your online portal and update information along with paying any dues. You can also submit Architectural Forms for exterior improvement for approval through the portal. If you have any problems logging in, please contact the office for assistance.

Appliance No No's:

Toilets:

- Tampons
- Dental Floss
- Baby Wipes
- Cotton Balls & Q-Tips
- Hair
- Cooking Grease
- Food
- Paper Towels

Garbage Disposals:

- Grease, Oil, Fat
- Non-Food Items
- Pasta, Beans, Potatoes, Rice
- Egg Shells
- Fibrous Foods (like Celery, Lettuce, Potato Peels, etc.)

Non-Emergency Phone Numbers

- Non-Emergency Line HCSO (813) 247-8000
- Non- Emergency Fire & Ambulance (813) 272-6600
- Poison Contro Center (813) 844-4444
- Suicide & Crisis Center 211
- Narcotics Tip Line (813) 318-5441