

LOCAL

LEDGER

We're More than Just a Business Directory <> Created for the Use and Benefit of Strawberry Ridge Residents!

Who Maintains Meter Boxes in Land-Lease Community?

The BIG answer is it **DEPENDS** on your Lease Agreement and Florida State Law. Florida Statute 723.022(4) states: Mobile home park owner's general obligations.—A mobile home park owner shall at all times: (4) Maintain utility connections and systems for which the park owner is responsible in proper operating condition.

If your Lease agreement addresses it then you are all set, but most don't. My lease agreement doesn't say who's responsible for box maintenance. It **DOES** make it clear that I as the tenant am responsible for leaks downline of the water valve, and that the park owner is responsible for leaks upline of the water valve.

Additionally, there is a liability issue to consider. If you as the tenant clean out the box and damage the meter and/or valve then guess who's gonna pay? So just leave it to the owners of the water line and if **THEY** cause damage then you're not financially responsible for it!

A water meter box cleanout should be requested at least once per year to ensure the water meter & water shut-off valves can be easily & properly accessed by meter readers and repair vendors. Don't take my word for it. Do your own research and make your own informed decisions on this matter!



Local Ledger Knicks & Knacks

How many insurance agents does it take to screw in a light bulb? **NONE**. They won't do until they get an online quote for it first!

Emergency Supply Spotlight

A typical person needs about ½ gallon of drinking water and ½ gallon for basic hygiene each day. At \$1.25 per gallon, Crystal Geyser Natural Alpine Spring Water from Dollar Tree costs just \$10 (before tax) for 8 gallons.

That's enough water to last one person approximately 4–8 days, or two people about 2–4 days, depending on usage. When a water outage occurs, isn't \$10 a small price to pay for the peace of mind of having water when you need it most?

Can't get to the store for water supplies? Give me a call and I'll pick it up and deliver it right to your door. You simply cover the cost of the water, and I'll pick it up & deliver it to you. John M Jones III, 352.219.3964

Science Talk: Sharks Were Here Before Trees!

Imagine swimming in an ocean 400 million years ago. There are no forests, no dinosaurs, and not a single tree anywhere on Earth—but sharks are already swimming beneath you. Sharks appeared more than 400 million years ago, roughly 50 million years before the first trees took root. They survived massive changes in climate, oceans and ecosystems, including several mass extinctions that eliminated countless other species. Their remarkable ability to adapt and their highly successful body design helped their lineage survive while much of life around them disappeared... (Read More at: www.bphs4u.com/ledgerbd)

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Introducing the Protect-A-Pet Initiative

A FREE Strawberry Ridge Pet Registry

Securely Register your Pet!

What to do if you Find a Pet:

A Step by Step Guide!

<https://www.bphs4u.com/papi>

HAPPY THANKSGIVING

Hurricane Season: Preparedness Means More Than Hurricane Prep!

It's that time of year when we're all reminded that it's hurricane season and we should be prepared, right? Well, we're jumping on that bandwagon too—but there's something much more important to talk about first. At some point, every one of us will face an unexpected situation. It might be a hurricane, power or water outage, an A/C failure, a medical emergency, or simply one of life's unexpected curveballs.

The biggest challenge isn't always the emergency itself—sometimes it's accepting that unexpected things can happen. We can't prevent every problem, but we can prepare ourselves to handle many of them. The good news? Being prepared doesn't have to be complicated. A little planning and a little effort can make a big difference. Here is simple preparedness starter list:

- **Accept and expect the unexpected.** Most disruptions are temporary, but being mentally prepared can make them much easier to handle.
- **Learn basic first aid.** You never know when that knowledge may be needed.
- **Keep learning.** New skills and solutions can make you more capable when problems arise.
- **Build a support network.** Stay connected with friends, family, and neighbors.
- **Keep water on hand.** Store enough drinking water and additional water for essential needs, including flushing toilets.
- **Have a basic plan.** Think through what you would do during power outages, severe weather, evacuations, or other likely emergencies—and practice when possible.
- **Stay informed.** Pay attention to local, state, and national news, especially weather and emergency information.
- **Help others.** When you can help someone in need, do it without expecting anything in return.
- **Stay connected.** Check in regularly with your support network, and ask them to check on you if they don't hear from you.

The most important suggestion of ALL is to just ask for help! You are your own first line of preparedness. Taking proactive steps before something happens gives you a better chance of handling it when it does. And please don't be afraid to ask for help.

See Your Snail-Mail Before It Reaches Your Mailbox!

Did you know the U.S. Postal Service offers a free service called Informed Delivery? Once you sign up, USPS sends you a daily email showing grayscale images of many of the letter-sized pieces of mail scheduled to arrive at your home. You can also view your incoming mail through the USPS website. For packages, you won't receive a photo, but you can see incoming packages and receive tracking and delivery updates.

Signing up is easy. Visit the official USPS Informed Delivery website and select "Sign Up for Free." You'll enter your mailing address so USPS can verify that the service is available at your home. Once enrolled, your daily digest can be a convenient way to know what is coming in the mail—even before you walk to the mailbox.

Another USPS service that may be important to some of our Residents is Hardship or Medical Door Delivery. Residents who have a physical hardship or medical condition that makes it difficult to walk to a curbside or shared mailbox may request an exception for delivery directly to their door. The request generally requires PS Form 1528 along with a statement from your doctor explaining the physical hardship. The paperwork is submitted to your local post office, where the local postmaster makes the determination.

If you believe you may qualify for hardship delivery, don't assume you have to continue making the trip to a mailbox that has become difficult or unsafe to reach. Contact your local post office and ask about the USPS Hardship Delivery process and the documentation required. Requirements and approval are determined locally, and an approved accommodation may be temporary and subject to renewal. For more information about these and other USPS services, visit the official USPS website or speak directly with your local post office. Note: A mailbox may need to be installed to use this service.

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POETIC MOMENTS

Strawberries are sweet to me,
Taste great to me yes,
Strawberry love them

(Submitted by Luana Lopez Rogers)

What Is Free-Form Haiku? No strict counts: You do not need to use the traditional 5-7-5 syllable pattern. Free-form poems usually use fewer than 17 syllables.

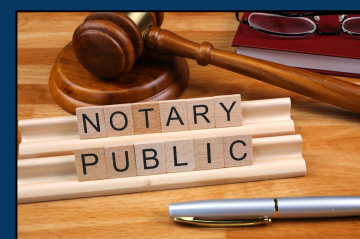
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Contact the Ledger at bphs4u@gmail.com



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Full Statement: bphs4u.com/ledgerbd



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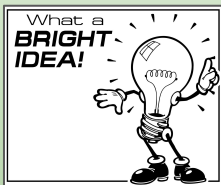
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2027 Pass-Thru Tax Assessments: What you need to know!

Residents should be aware that the December 2026 and January–December 2027 billing statements may reflect changes to the annual pass-thru tax assessment. Under Florida Statutes §193.1555, assessed values for certain properties, including qualifying mobile-home park properties, may generally increase by up to 10% per year, subject to the applicable rules and exemptions. For comparison, in January 2026, the monthly pass-thru tax charged to Residents increased from \$112.61 to \$121.07 per household. Before that, in December 2025, households were charged a one-time catch-up assessment of \$101.56—an unexpected expense for many Residents.

Together, those changes represented roughly a 15% increase compared with the previous year. Because of that history, Residents may want to consider budgeting for the possibility of another catch-up assessment in December 2026 and a change to the monthly pass-through tax in 2027. However, there may be some good news. The Hillsborough County 2027 Truth in Millage (TRIM) information is publicly available on the County's website and is linked below. Based on the proposed millage information currently available, it appears there could potentially be a insignificant decrease in the pass-thru tax for Residents in 2027. If that interpretation is correct, it could also mean that a December 2026 catch-up assessment may not be necessary.

PLEASE DON'T QUOTE ME ON THAT LAST PART! I'm simply pointing out what the available information appears to suggest. If it turns out to be correct, that could be GREAT news for all of us! Let's hope it works out that way!

<>

5 Online Banking Safety Tips Everyone Should Know!

1. Don't Click Banking Links: Avoid links in emails or texts claiming to be from your bank. Type your bank's web address yourself or use its official app. Urgent messages demanding immediate action are often scams.

2. Use Strong Passwords & Two-Factor Authentication: Use a unique, strong banking password and enable Two-Factor Authentication (2FA) whenever available. This makes unauthorized access much harder.

3. Avoid Public Wi-Fi: Never access your bank over public Wi-Fi. Use your cellular connection or a secure, password-protected network.

4. Monitor Your Accounts: Check accounts regularly and enable transaction alerts. Reporting suspicious activity quickly can help limit losses.

5. Never Share Banking Information: Never give your password, PIN, or security codes to anyone who unexpectedly contacts you by phone, text, or email. When in doubt, hang up and call your bank using the number on your card.

Remember: Staying alert is your best defense against fraud. If something doesn't seem right, stop and verify before taking action.

**BE PREPARED
HURRICANE SERVICES**
— PREPARE ★ PROTECT ★ PRESERVE —

Don't wait—prepare today! **Contact BPHS to schedule your FREE consultation.**

John M Jones III, Founder BPHS & Utility Documentation Specialists

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The Digital Local Ledger Business Directory Includes:

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The Local Ledger is looking for Volunteer Writers for:

Human Interest, Community News,
Topics as Assigned, Jokes, Poetry, Parables,
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Local Ledger Customer Appreciation Drawing (C.A.D.)

The Q3 C.A.D. was held at the end of September. Readers had the opportunity to enter for free through the Digital Ledger between July–September (Q3 2026). All eligible free home delivery subscribers were automatically entered with one entry into the drawing. For Q3, two winners were randomly selected to receive a \$25 gift card to a Retailer of their choice. Congratulations to our two Q3 winners:

Kathy Beck: Chose a \$25 Gift Card to Winn-Dixie

Pam Jay: Chose a \$25 Gift Card to Olive Garden

Local Ledger Business Directory Membership

Our Goal here at the Local Ledger plain & simple to build a lasting, community focused resource that helps Strawberry Ridge businesses succeed. A Ledger Membership gives your business year-round exposure through both print and digital advertising—while I personally work with you to keep your advertising fresh, current, and effective. Your Membership Includes:

- 1 Year in the Local Ledger Digital Business Directory.
- Monthly Digital Ad Updates to keep your ad copy fresh & relevant.
- 4 Quarterly Printed Editions with your professionally designed ad.
- Complimentary Community Flyers for additional exposure when needed.
- Personalized Support to help make your advertising work for you.
- All This for Just \$25/Month or \$225 for a full year—a \$75 savings!
- My goal is to help neighborhood businesses succeed—not just sell ads.

Local Ledger Business Directory Subscriptions

The Local Ledger is free to every Resident through a home delivery program, or you can receive four quarterly editions by mail for \$4 /year (covers postage & supplies). Your subscription helps the Ledger tremendously so please sign up today. To request FREE home delivery visit: bphs4u.com/ledgerbd

 **NEW! LEDGER CLASSIFIED SECTION:** Sell it, Share it, and Get the Word out! Got Something to Sell? Offering a service? Now you have an another way to advertise it! ★**ONLY \$10**★ for a large classified ad in one (1) Local Ledger Edition. No monthly commitment or long-term membership or Member Benefits. **Just \$10 per Quarter** to reach Strawberry Ridge Residents through the Local Ledger.

Like to Write? Send Me a Sample! We're looking for Volunteer Writers for:

Human Interest, Community News, Topics as Assigned, Jokes,
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Publication Schedule

Q4 2026 - This Edition

Q1 2027 - Mid-January

Q2 2027 - Mid-April

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Social Organizations can join the
Local Ledger Business Directory:
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QUARTERLY CUSTOMER APPRECIATION DRAWING

The Local Ledger proudly offers a FREE Quarterly Drawing in December 2026 for our Readers.

Prizes: Free gift cards and/or services from members.

Eligible Home subscribers automatically receive 1 entry.

See Rules & Enter : bphs4u.com/ledgerbd

QUARTERLY CUSTOMER APPRECIATION DRAWING Q3 2026 WINNERS

The Drawing was held in September 2026.

Winners were contacted.

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