

**URGENT - Breaking News HOA meeting, Friday July 25th to be held
Picnic area (Amber Lane) at 7:00 pm**

RAINBOW HILLS ESTATES

Home owners Association

Correspondence address for HOA – R.S. Anderson - Treasurer

8390 Lake Hill Court, Spring Hill Florida 34608

Website: <https://www.rainbow-hills-estates.org/> - EMAIL: rainbow.hills.estates@outlook.com

To all residents of Rainbow Hills Estates,

July 2025

UPDATE - Suncoast News publication June 16, 2025 (published on Rainbow Hills Estates website)

“County Line Road project: An 18.89-acre development north of County Line Road received a 3-2 recommendation for approval despite concerns from Rainbow Hills Estates residents. The mixed-use project would include 4 single-family homes, 170 townhomes, 15 apartments, and commercial space.

Commission members acknowledged traffic concerns on the increasingly busy County Line Road, with Chairwoman Kathryn Birren calling it “a real nightmare if you have to make a left.” However, the majority felt that construction timelines of 2-3 years would allow infrastructure improvements to catch up. The **County Commission will consider the request at its Aug. 5 meeting.”**

As stated, several Rainbow Hills Estates residents and Board members attended the recent Zoning Meeting. The developer shared plans for a strip mall with apartments above, followed by townhomes and single-family lots. The total number of units remains unclear. No improvements to County Line Road were included — no turn lanes, road widening, or solutions for current traffic issues. When concerns were raised about the difficulty of turning left out of our neighborhood, the only response was a plan to extend Pot of Gold Lane to Gulf Coast Blvd — a proposal that does little to solve the real traffic and safety concerns. Which is nonconforming and extremely high density to this mostly rural and single family adjacent neighborhoods.

Our HOA meeting will be held on **July 25, 2025, at 7:00 PM** to inform the Rainbow Hills Estates community about the proposed development project, answer questions, and provide details about the upcoming **Commissioners Meeting on August 5, 2025**, where the zoning proposal will be voted on.

As this meeting was arranged on short notice, we kindly ask that you bring a lawn chair and your own refreshments. Your presence and participation mean so much — let’s come together, prepared and united, as a community.

President - Patricia Hyler 352-346-6465
Treasurer - Raysa Anderson 609-658-7683
Maintenance-Laura Kacerik 727-919-0831

VP - Ann Marie Schrecengost 727-364-9231
Secretary - Lynne Summers 540-270-6262
Compliance Officer – Bob Weaver 804-426-4674