

# *Westchester Times*

**June  
July  
2011**

*Serving the communities of:  
Coventry, Newcastle  
and Sheffield*



# Westchester Committees

The Property Group of Central Florida  
11902 Race Track Road Tampa, FL 33626  
Phone: 813-855-4860 ext. 316 ~~ Fax: 813-855-5692  
Manager: Leigh Slement Email: Leigh@pgcf.com

### Board of Directors

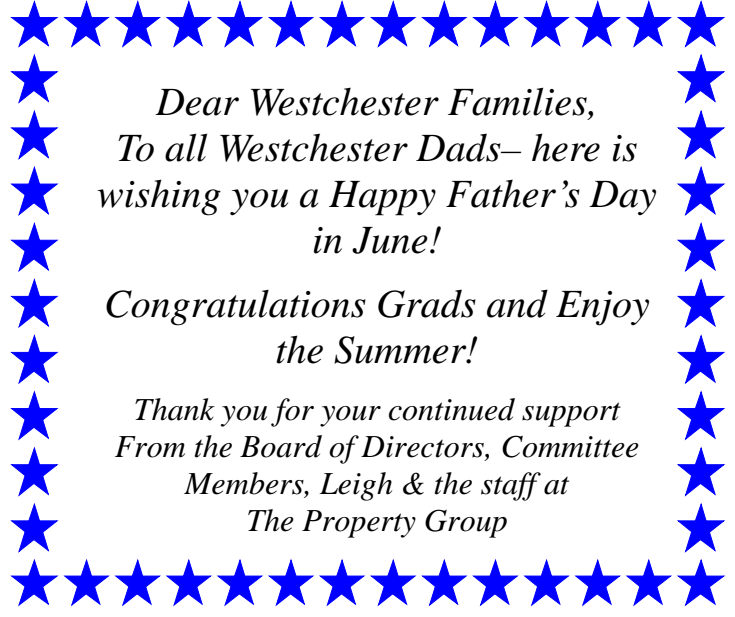
- E-mail: westchesterhoa.org
- C.J. Baier - President
- Ileana Santini- Vice President
- Brad Lawrence - Treasurer
- Jennifer Leuschner - Secretary
- Gerald Fournand - Director
- Director - John MacConnell
- Director - Carl Paret
- Director - Ron Guildo (alternate)



**We Have New Neighbors!!!**

11922 Northumberland Drive  
12137 Bishopsford Drive

Please contact Management at (813) 855-4860 to set you up in the gate directory (for Sheffield and Newcastle homeowners)




*Dear Westchester Families,  
To all Westchester Dads— here is wishing you a Happy Father's Day in June!*

*Congratulations Grads and Enjoy the Summer!*

*Thank you for your continued support From the Board of Directors, Committee Members, Leigh & the staff at The Property Group*

**Welcome!**



All the Governing Documents for the Association are on the website [westchesterhoa.org](http://westchesterhoa.org) and if you were not supplied a set before you closed on your home it would behoove you to take a moment and at the very least review the Restrictions sections. It is most unfortunate when we have to greet a new homeowner with a notice relative to a Covenant infraction – we'd much rather allow you time to settle in, meet your neighbors and enjoy your new home with the knowledge that you are aware of the rules and regulations which you agreed to at closing.

Please contact Management to arrange gate access.

### Upper Tampa Bay Library Hours

Monday through Thursday  
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Friday  
10 am to 6 pm

Saturday  
10 am to 5 pm

Sunday 12:30 pm to 5 pm



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Body Color: Behr Brand : color Elegant Ivory PWN-40  
Trim Color: Dark green



### HAVE YOU SIGNED UP YET TO RECEIVE ASSOCIATION MESSAGES?

If you have not signed up to receive important messages from your Association we encourage you to do so. All you need to do is go to the website at [westchesterhoa.org](http://westchesterhoa.org). It will take you less than a minute to register. Your email address will go to a secure database and you will from time to time receive short messages like association dues reminder dates, meetings, events, etc. This feature enables us to communicate instantly with you. Please sign up and enjoy the reminders and short messages!

Check out the Westchester website at [www.westchesterhoa.org](http://www.westchesterhoa.org). It's loaded with information including newsletters, minutes, business recommendations, our Deed Restrictions in a fully text-searchable PDF file, Property Alteration Form and the Design Review Manual and Color Selection Book, Classified Ads, Contacts Page, Community Information.

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# Property Manager's Corner By Leigh Slement

## ANNUAL MEETING RECAP

Your Association had its Annual Membership and Election Meeting on April 20, 2011. A door prize – very kindly donated by Courtside Grille - was obtained to entice member attendance. Although a quorum was not achieved, attendance by proxy was higher than previous years. Since the agenda did not include any amendments to pursue, a vote was taken not to reschedule. The meeting was then adjourned. The next Annual Membership Meeting will be held in April 2012. The board members present did ask attending homeowners if anyone was interested in a board position. Two homeowners volunteered and were grabbed!

Your Board of Directors for 2011/2012 is

- CJ Baier – President
- Ileana Santini – Vice President
- Jennifer Leuschen - Secretary
- Brad Lawrence – Treasurer
- Gerald Fournand – Director
- John MacConnell – Director
- Carl Paret – Director
- Ron Guido – Director (alternate)

We welcome “a-board” some new volunteers and take this opportunity to thank Bill Friday and Kris Gunderson for serving on the Board over the past year. Your Association retains a seven member Board of Directors which is very encouraging. Committee members were also thanked at the meeting with special mention to the Design Review Board and Welcome Committee who work throughout the year.

## Westchester Treasury Financial Status as at end March 2011

Cash : \$55,604.69  
 Reserve Funds: \$316,838.71  
 Operating Expenses to Operating Budget: \$31,983.42 / \$44,523.00  
 Delinquencies as at end March: \$42,169.76 (54 homeowners)  
*Compared to last year this time: Delinquencies as at end March: \$31,417.49 (63 homeowners)*  
 Delinquencies as at April 29: \$36,514.39 (47 homeowners) broken down as follows:

11 owe late fees only	\$ 52.99
9 owe February dues or less	\$ 2,593.25
6 owe 1 yr or less	\$ 3,128.33*
3 are bank owned	\$ 6,000.00
18 owe more	\$24,739.82*

\*= 24 homeowners' delinquencies are therefore of major concern  
 Current delinquency rate is 10.6%  
*Delinquencies are still far from ideal but the situation is improving rather than worsening.*

**Please note that there will be no Waste Management services on the following Mondays: Memorial Day and Fourth of July**

## LANDSCAPE CONTRACT FOR WESTCHESTER COMMON AREAS AWARDED TO VALLEY CREST

The contract for your community's common areas was put out for bid this year and Valley Crest was chosen out of 4 bids received. Valley Crest is a reputable, large, nation-wide company. Recently, Valley Crest purchased two well known Tampa Bay companies namely Nanaks Landscaping and Raymow. Consequently they will be highly visible within the immediate surrounding area of Westchester as they maintain Associations common areas in Waterchase, Westwood Lakes, etc.. Westchester has utilized the services of a smaller landscape company for a number of years but decided to experience the difference with a large company at not that much more in cost. Since Valley Crest was also willing to provide some landscaping improvements at half price, the Newcastle entry island and replenishing of dead trees lost on Race Track Road will be done this rainy season.

Valley Crest started landscape services to Westchester on May 1<sup>st</sup>. If there are any areas inadvertently missed as a result of the change-over, we will be pleased to hear from you. Nase Landscape will continue to mow foreclosure properties within the community. We look forward to a very successful business relationship with Valley Crest.

## Courtside Grille



Courtside Grille generously donated a \$50 gift card for your Annual Meeting door prize. The names of residents who attended in person or by proxy were eligible for the prize. The winner was Anne Marie Seegers of 12130 Bishopsford who submitted a proxy

and was delighted with the news. It was a well deserved win as Anne Marie was part of the team who walked door-to-door to obtain amendment votes proposed at a previous membership meeting. Congratulations Anne Marie and a big shout out of thanks goes to Andy Friedman, manager of Courtside Grille, for the wonderful door prize. Courtside Grille is your neighbor too, a restaurant to suit all palates. We hope that residents of Westchester will consider supporting local businesses who support your community and newsletter.



## In Memory of Wayne E. Wright



Westchester has lost one of our own. Wayne was involved in a terrible accident that took his life on March 12, 2011. He leaves behind wife Diana Wright and a young daughter Angeolina. The Wright family has lived in the Newcastle subdivision for a couple of years and have made many friends among the neighbors. Their Newcastle neighbors really came together and were able to raise money to help this family. Thanks to all who helped with donations and their personal time. Our condolences are extended to all the family members. Wayne will be missed.

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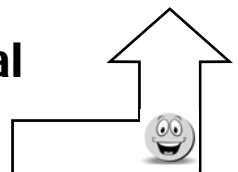
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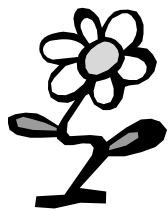
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Westchester Residents

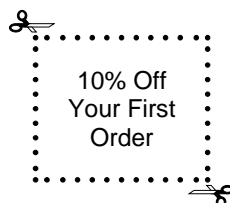
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**Yard of the Month**



*palms, clean paint, new mailbox/post, stained fencing and clean concrete – close to perfection!*

*The yard of the month sign for **May** was awarded to 11206 Cypress Reserve Drive in Sheffield*

*Definitely a case of April showers bring May flowers! This garden is in full bloom – picture pretty! The property also displays healthy, weed-free lawn, trimmed trees and*



*The yard of the month for **June** will be awarded to 12035 Mountbatten. This address displays a weed-free lush green lawn, a clean and freshened mailbox post, clean exterior home walls, trimmed easement tree, spotless concrete and landscape borders.*

*They have an array*

*of plantings in their landscaped beds and the result is a nice variety of both plant material and colors. A very neatly tended property!*

*The exterior work in both yards is acknowledged and on behalf of the community we say thank you for your wonderful contribution towards our property values. Congratulations!*

**- Garbage & Recycling -**

Garbage, yard debris and recycling services are provided by Hillsborough County and these services are paid for by your property taxes. The County utilizes the services of :

Waste Management of Tampa  
3411 N 40th St.  
Tampa, FL 33605

Residential/Business Ph: (813) 621-3053 Fax: (813) 740-8210  
email address: CentralFloridaService@wm.com

Garbage Pickup Days: Monday & Thursday  
Recycling Pickup Day: Monday  
Yard waste Pickup Day: Monday

Hillsborough County offers curbside recycling to all single-family homes within unincorporated Hillsborough County including Westchester.

Recycling collection is once per week.

Go to: [hillsboroughrecycles.org/binRequest.php](http://hillsboroughrecycles.org/binRequest.php) to request a free bin

**Fun Facts:**

Recycling 870 phone books (about 1 ton):

Saves 24,000 gallons of water — Saves 3700 barrels of oil  
Saves enough energy to light 6 homes for a year

**Westchester Covenant of the Month**

As the topic of sidewalk responsibility came up at the recent Annual Meeting it is appropriate to address that in this section. Per the Association's attorney the Declaration requires owners to maintain their lots. However, the Plat dedicates the sidewalks to the County and, therefore, in his opinion it is the responsibility of the county to maintain them. The bottom line is that regardless of who is responsible for the maintenance and repair of the sidewalks there is nothing in the documents that leads him to conclude the Association is responsible to maintain them.

Extracted from the Plat section under Dedication: Ryland Group (the Developer) dedicates... "to the public a utility/sidewalk easement over said easements along with the right of ingress and egress thereto for the purposes of operating, maintaining, repairing and replacing the water, sanitary sewer facilities and sidewalk within said easements"

If there is a trip hazard on the sidewalk section in front of your home please call the Hillsborough County Transportation Maintenance Division (813) 554 5006 or (813) 272-5912 and put in a request for repair. If they should say that they are not responsible you may direct them to the plat map for your address and tell them the sidewalks are dedicated to them to repair.

**GARDEN CALENDAR FOR JUNE**

*What to plant...*

**Annuals:** Annuals that can take full sun during the increasingly hot summer months include celosia, portulacas, vinca and some coleus.

**Palms:** Summer's warm, rainy weather is the perfect time to plant palms.

**Herbs:** Plant heat loving herbs, including basil, Mexican tarragon, and rosemary.

**Vegetables:** Vegetables to plant now are okra, southern peas and sweet potatoes.

*What to do...*

**Pests:** Monitor the garden weekly for harmful insects. Knowing which insects attack a plant can aid in identification and treatment.

**Irrigation:** June is normally the start of the rainy season, but if rainfall has been spotty, monitor lawns for drought stress and water as needed.

**Propagation:** Now is a good time to produce more plants by air layering, grafting, division or cuttings.

**Palms and Cycads:** Watch for nutrient deficiencies or environmental problems with palms and correct using an appropriate treatment.

**Pruning:** Many summer flowering shrubs, like hibiscus, oleander, and crepe myrtle benefit from frequent light pruning during the warmer months.

**Lawn problems:** Lawn insects are very active during the warm months. Check frequently for damaged areas and keep insects in check with early treatment.

**SUMMER reminders:**

- 1) School will be out and many children will be out and about. Please pay special attention to your speedometer!
- 2) Please report any suspicious activity to the sheriff's office.
- 3) Cars parked outside should be locked and garage doors closed at all times. Remember to remove all valuables from your driveway parked vehicles.
- 4) If you are going on vacation cancel your newspaper delivery and make arrangements for your mail. Notify a neighbor of the date you are leaving and returning.

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