



# Clear answers for complex women's care.



## Advanced Gynecology Experts

From overactive bladder to chronic pelvic pain, gynecologic conditions can quietly disrupt your life. AdventHealth helps you take back control, with specialists dedicated to uncovering complex and sometimes unexplained symptoms. With options like robotic-assisted surgery and nerve-stimulation technology, you have more minimally invasive ways to find lasting relief. Same-day procedures may also be available to fit your schedule and give you the confidence and control to feel whole.

Talk to our specialists about your options.

[AdvancedGYNEExperts.com](https://www.AdvancedGYNEExperts.com)

  
**AdventHealth**  
Carrollwood

# Board of Directors

President: Jake Frangie  
Vice President: Judy Beall  
Secretary: Jesse Kline  
Treasurer: Garrett Watkins  
Director: Alex Glass  
Director: Cody Rodski

Westchester website:  
[www.westchesterhoa.us](http://www.westchesterhoa.us)

- Dear Westchester families –  
We wish you a joyful Passover and  
Happy Easter in April  
and  
To all Westchester Moms a  
Happy Mother’s Day in May!  
Enjoy Memorial weekend and  
Thank you for your continued support -  
From the Board of Directors, Committee Members,  
Leigh & the staff at The Property Group

## At Your Finger - Tips Association Manager’s Tip

How to Report a Hillsborough County Damaged  
Water Meter Cover

- ◆ Go to [hcfl.gov](http://hcfl.gov)
- ◆ Go to bottom of the page to the blue footnote section and select “at your service”
- ◆ Choose category “water and sewer”
- ◆ Continue as a guest
- ◆ Complete the form and hit “submit”
- ◆ Be sure to mention that it is a safety issue!

This is a good site to report other items like dog bites, mosquito service, code enforcement, County water leaks and water quality.

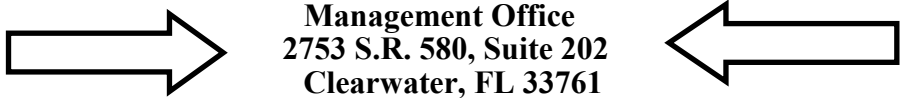
**Think good thoughts,  
say nice things,  
do good for others.  
Everything comes back.**

Westchester Of Hillsborough Homeowners Association Inc.  
is managed by:  
The Property Group of Central Florida  
2753 State Road 580, Suite 202, Clearwater FL 33761  
Phone: 813-855-4860 ext. 316 ~ Fax: 727-238-8801  
Manager: Leigh Slement Email: [Leigh@pgcf.com](mailto:Leigh@pgcf.com)

## THE OFFICIAL *Newsletter* OF WESTCHESTER

**Publisher: IKare Publishing**  
**For Advertising Contact: 813-991-7843**  
**[www.ikarepublishing.com](http://www.ikarepublishing.com)**

This newsletter is mailed to the residents of Westchester at no cost to the community. IKare Publishing is not responsible for the actions or credibility of any advertisers in this newsletter. It is the individual’s responsibility to check references on all advertisers. IKare Publishing is not responsible for content and as editor reserves the right to edit



Directions from Westchester:  
Turn left onto Race Track Road;  
Turn right onto Forest Lakes Boulevard;  
Cross Tampa Road and proceed on Forest Lakes Boulevard to S.R. 580;  
Turn right onto S.R.580;  
Cross McMullen Booth Road in left lane;  
Turn left onto Charles Avenue (opposite Countryside High School entrance);  
At 4-way stop turn left into Colonial Center parking lot (face brick building with colonial columns)  
We are on the 2nd Floor at the end of the left side passage – Suite 202  
(depending on intersection lights we are 10-12 minutes from our former office)

Sports signs, and of course advertising signs, are not permitted in front yard.  
Homeowners may have an alarm sign, and if home is for rent or for sale ONE ONLY PROFESSIONALLY MADE FOR SALE OR FOR RENT SIGN MAY BE DISPLAYED. Campaign signs may only be displayed 2 weeks before Election Day and must be taken down promptly the day after Election Day.

### We have a New Neighbor at...


**12206 Coldstream Lane**

Welcome to Westchester!

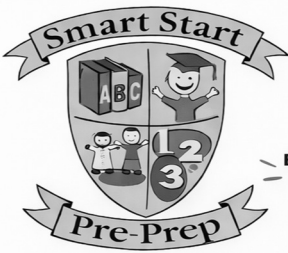
Please contact Management at (813) 855-4860 to set you up in the gate directory (for Sheffield and Newcastle homeowners)



**Don't FORGET!**  
**Don't forget to let your Association know**  
Please don't forget to inform us if there is a change in ownership at your address due to a marriage, a divorce, or a death. By notifying us we avoid addressing communications incorrectly and making everyone uncomfortable.  
Thank you!



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12 YEARS

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- Full and Part Time Programs
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“CELEBRATING QUALITY CHILDHOOD EDUCATION SINCE 1993”

# IKarePublishing Advertising

Getting Started.....



## Contact

Phone: 813.991.7843  
Email: ikarepublishing@gmail.com  
Website: ikarepublishing.com

## Receive Information

We will email you rates, maps, ad dimensions, all the information you need to get started.

## Ad Information

If you do not already have an ad to submit, we will work with you to create a customized ad.

## Communities

### Areas we are currently covering

Some of the communities we publish for: Arbor Greene, Bay Crest Park, Calusa Trace, Charleston Corners, Cheval, Country Place, Countryway, Dana Shores, East Lake Woodlands, Fawn Ridge, Heritage Harbor, Lexington Oaks, Longleaf, Northdale, Plantation Palms, Stonebrier, The Eagles, Twelve Oaks, Van Dyke Farms, Villages of Bayport, and Westchester.

Publishing community newsletters since 1978!

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**NO CROWDS. NO GUESSWORK.**  
Personal coaching. Smart technology. Proven results.

CALL OR TEXT TODAY FOR

# 2 FREE SESSIONS

Westchase | 12950 Race Track Rd | Suite 105 | Tampa | 813.961.0001

Carrollwood | 3802 Ehrlich Rd | Suite 101 | Tampa | 813.600.1666

## TheExerciseCoach.

Because of the freezes experienced in January this year the Yard of the Month program is going to commence April 1st as opposed to March 1st.

Reminder: The recognition is reward enough but it comes with a \$50 Lowes Gift Card which sweetens the award considerably!!



## RENTAL RESTRICTIONS AND WAIT LIST POLICY

This serves to remind owners that Westchester amended the governing docs in September 2009 and added occupancy and rental restrictions. The amended docs included the definition of a "single family" to mean: "No more than a single family shall occupy each Dwelling. "Single family" shall mean one (1) or more persons related by blood, adoption, or marriage. If persons occupying a Unit are not all related by blood, adoption or marriage, then occupancy of such Unit shall be limited to a maximum of two (2) persons and their respective children. "By blood" shall include only children, grandchildren, grandparents, brothers, sisters, parents, wives and husbands, and no other kinship. Notwithstanding anything contained herein, in no event shall the occupancy of any Dwelling be greater than two (2) persons per bedroom; provided the Board of Directors in its sole discretion may allow more occupants than otherwise permitted by this paragraph in order to accommodate hardship cases. "Occupancy" shall be deemed to mean staying overnight in a Unit for a total of more than thirty (30) days, either consecutively or non-consecutively, in any year. The Board shall have the further authority to promulgate rules to maintain the integrity hereof."

### The following rental restrictions were added:

Article VIII Section 22: stipulates a limit of 7% of the homes within the association may be rented or leased at any given time. Based upon 368 homes, the total number of units that may be leased is 26.

Article VIII Section 23: stipulates that all rental properties shall obtain and maintain a full service landscape contract (including pest control, lawn fertilization and tree and shrub pruning and trimming).

Article VIII Section 24: stipulates that rentals/leases must not be less than one year.

Article VIII Section 25: stipulates that the occupants agree to abide by the governing docs.

### **The Board of Directors adopted the following wait-list procedure:**

#### Rule 14. Rented Units Rules

In accordance with Article VIII of the Covenants, Section 21 as amended, Registered Rental Owners renting their home must provide and maintain with the Association current Form A information. Owners are obligated to provide tenants with a copy of all governing documents and rules and regulations for Westchester. Owners are held ultimately responsible for the actions of their tenants.

The maximum rentals permitted in the Association is 7% (26 homes).

The Association maintains a Rental Wait List.

- ◆ All homes which are registered and approved rentals shall retain rental status until such time as ownership changes by any form of Deed recorded into the Hillsborough County official records (including Quit Claim Deed);
- ◆ Once the available 26 rental spots (7%) have been registered the Association shall maintain a Wait List on a first-come, first-serve basis;
- ◆ At such time as one of the rental spots becomes available the spot shall be offered to the homeowner who is recorded on the Wait List as next to be offered;
- ◆ The homeowner who is offered the spot has 90 days from date of offer to rent out the home and submit Registration paperwork including a copy of the lease;
- ◆ If the offered homeowner is not able to find a tenant within the 90 days then the offered homeowner must forfeit the right to rent to the next homeowner on the Wait List;
- ◆ If the homeowner who forfeited wishes to remain on the Wait List then the forfeited homeowner must go to the bottom of the Wait List;
- ◆ The only leasing exception the Board will consider is a military deployment which should not exceed 3 years. Proof of the military deployment will be required.
- ◆ Onus is on the landlord homeowner to ensure that the Association has a current Registration Form and Tenant Lease on file at all times.



### **Westchester Treasury**

#### **Financial Status as at December 31, 2025 (year-end)**

**Cash :** \$711.81 (includes prepays \$4,084.95)

**Reserve Funds:** \$354,356.10  
(General:\$326,388.10/Mailbox \$27,968.00)

**Operating Expenses to Operating Budget:** \$236,680.94 / \$250,616.00

**Under Budget** by 5.6% (Mailbox, Signs and Sidewalk Budgets were not fully expensed due to cash flows)

**Over Budget:** Gate repairs went over budget in 2025

#### **Delinquencies as at end December:**

\$400.00 (owed by 1 homeowner)

Delinquency rate is 0.27%

### **Westchester Treasury**

#### **Financial Status as at January 31, 2026**

**Cash :** \$42,657.68 (includes prepays \$60,427.85)

**Reserve Funds:** \$352,087.85  
(General:\$324,119.85/Mailbox \$27,968.00)

**Operating Expenses to Operating Budget:** \$14,697.32 / \$20,816.00

**Delinquencies as at end January:** \$400.00

(owed by 1 homeowner)

Delinquency rate is 0.27%

### **YOUR FIRST SEMI ANNUAL PAYMENT TO YOUR ASSOCIATION WAS DUE**

**FEBRUARY 1, 2026**

**PLEASE REMEMBER DUES INCREASED FROM \$400 TO \$450 PER PAYMENT**



### **COMMUNITY WEBSITE**

Westchester's Website is:

[www.westchesterhoa.us](http://www.westchesterhoa.us)

Please email [leigh@pgcf.com](mailto:leigh@pgcf.com) for the password to the Residents Only section which contains meeting info, meeting minutes, budgets, insurance and Board information as required by law.

# Health Care Designed for Your Convenience

When life is nonstop, health care appointments shouldn't slow you down. At AdventHealth Care Pavilion Westchase, we provide comprehensive services for your whole health — all in one place. Flexible and extended hours help you schedule an appointment that works for you, so you can focus on the moments that matter most.

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- COOK ANNIVERSARY DINNER

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KEEP AMERICA BEAUTIFUL AFFILIATE

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Email: [info@keptbb.org](mailto:info@keptbb.org)

Volunteer opportunities always available at KEEP TAMPA BAY BEAUTIFUL

For more information go to  
<https://www.kepttampabaybeautiful.org/>

Are you interested in getting involved in your community? Hillsborough County Commissioners are seeking residents to serve on several County citizen advisory boards and committees.



Hillsborough County Florida

## APPLICATIONS ARE NOW OPEN FOR:

- Anti-bullying Advisory Committee
- Building Board of Adjustment, Appeals, & Examiners
- Code Enforcement Board
- Code Enforcement Special Magistrate
- County Internal Auditing Committee
- Cultural Assets Commission
- Healthcare Advisory Board
- Health Council of West Central Florida, INC.
- Hillsborough County Hospital Authority Board
- Historic Resources Review Board
- Human Relations Board
- Land Use Appeals Board
- Mechanical Board of Adjustments, Appeals, & Adjustments
- Plumbing & Gas Board of Adjustment, Appeals, & Adjustments
- Public Library Board

### COUNTY NEWS

From the desk of Sandy Murman (no longer Commissioner but staying in touch to keep us informed)



#### Why Tampa is betting \$1.5 billion in its next airport terminal

Recently, the Hillsborough County Aviation Authority Board of Directors approved the 100 percent design for Airside D and authorized a \$902 million supplemental contract, allowing the project to move into vertical construction later this year. The 600,000-square-foot terminal is scheduled for completion in late 2028, with public opening planned for 2029.



Construction is beginning for Tampa's Westshore Interchange project, which will cost an estimated \$1 billion as of September 2021, according to FDOT. "What we're doing is increasing capacity," Zachary Stringer, the special projects construction manager with FDOT said.



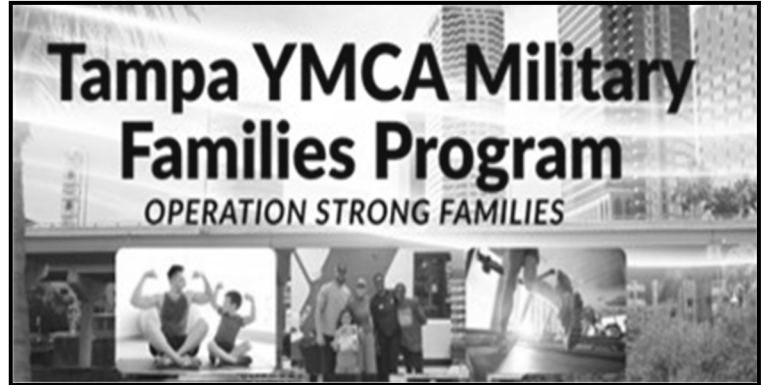
#### 2026 State of the Region report

The Tampa Bay region continues to see economic growth in employment and income. But a new study finds that housing costs remain a major concern. Tampa Bay Partnership's Regional Competitiveness Report determined that average wages have increased and household median incomes have gone up. However, its not increasing fast enough to keep up with the price of housing.

Continued on page 8



**3 Tampa Bay-area beaches ranked in the top 10 'best of the best' for traveler.** If you're looking to soak up some sun with a beach day, the Tampa Bay area has three beaches that were recently ranked the "best of the best" by Tripadvisor. TripAdvisor ranked Clearwater Beach, Siesta Beach and Honeymoon Island as three of the 10 best beaches in the U.S.



**The Operation Strong Families program**, funded by the Children's Board of Hillsborough County, supports active military and veteran families. This family program for parents and children meets two evenings per week for 10 weeks for 60 minutes each time .

**MOSI unveils new name and expansion plans**

MOSI used chemical reactions to transform a sign bearing its former name, the Museum of Science & Industry, into its new name during a press conference on Tuesday. MOSI officials said the new space will allow it to quadruple the number of school field trip students and school break campers each year.



**CALL FOR EMAIL ADDRESSES**

We now have 322 homeowner email addresses = 87.5%  
We are looking for 100%, so we need to hear from another 46 addresses!!

We also need to be notified if your email address changes please.

**Format to send an email**

.....  
Email to: leigh@pgcf.com

Subject: INSERT YOUR STREET ADDRESS EG. 12345 Bishopsford Drive

Body of Email: I or we (state names as per deed) do hereby consent that this email address may be used for Association communications and electronic voting

**END EMAIL**

.....  
Because Florida Statute requires that members have to consent in writing to online voting we are asking that you provide such consent at the same time. Please remember that you would have to notify us if your email address changes.

Please be assured that your email address would ONLY be used for Association business purposes. THANK YOU

**Do You Want Copies of Financial Reports?**

1. An association with total annual revenues of \$150,000 or more, but less than \$300,000, shall prepare compiled financial statements.
2. An association with total annual revenues of at least \$300,000, but less than \$500,000, shall prepare reviewed financial statements.
3. An association with total annual revenues of \$500,000 or more shall prepare audited financial statements.

Copies of "Board approved" CPA prepared financial report can be obtained by making a Member request by email, fax or in writing to:  
Leigh Slement

leigh@pgcf.com  
Fax: 727-238-8801  
The Property Group of Central Florida  
2753 S.R.580, Suite 202  
Clearwater, FL 33761