



Westchester Newsletter

Coventry • Newcastle • Sheffield

April / May 2025

WESTCHESTER ANNUAL

GARAGE SALE



When?

**Saturday May 3, 2025
7:00am - 2:00pm**

Where?

**Westchester
Community**

Please note that individual garage sales during the year are not permitted and displaying the gate code on the keypad for any reason whatsoever is also not permitted!



Westchester is now having one Garage Sale per year, and it is usually scheduled the same day as Westchase's Spring Garage Sale.

We are unsure of Westchase's sale date this year, but your sale date is going to be May 3rd.

- All items for sale should be placed on your driveway by 7:00am;
- Everything should be priced;
- Merchandise should not be displayed on lawns;
- Someone should be in attendance for the duration of the sale;
- Your vehicles should be parked in your garage to ensure proper traffic flow, reduce congestion, and make street parking available to customers;
- This is a garage sale event and not an opportunity to promote personal business or sell new items;
- The gates will be locked open for the Garage Sale hours only;
- Take the opportunity to make room in your garage for the new garbage cans!
- Good Luck and stay safe!

Thank YOU Hillsborough County Commissioner

Westchester was the recipient this year of a Mini Grant offered by the County's Neighborhood Relations Department. Westchester was awarded \$5K and the funds are to be allocated to a bus stop and community enjoyment bench site at the Sheffield entrance. The Board is going to be dedicating the bench to John MacConnell for his valued 13 years of service on the Board and as President for the community for 10 years. The balance of the funds are to go towards a social event. Together we express our gratefulness to the County for this incredible opportunity to add a community feature to be enjoyed for years to come and to promote community togetherness.

The social committee is working hard toward a memorable event.....

See more Social Committee information on page 3.

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Board of Directors

President: Jake Frangie
Vice President: Judy Beall
Secretary: Jesse Kline
Treasurer: Garrett Watkins
Director: Leo Hartz
Director: Evelio Gonzalez
Director: Alex Glass

Westchester website:
www.westchesterhoa.us

ASSOCIATION MEETINGS, ATTENDANCE & AGENDAS

Board Meeting schedule for 2025:

June 26th
August 27th
November 6th Budget



We have a New Neighbor at:

12233 Bishopsford Drive
11205 Cypress Reserve Drive
11309 Cypress Reserve Drive
12039 Mountbatten Drive

Welcome to Westchester!

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

ANNUAL MEMBERSHIP MEETING AND ELECTION

“MARK YOUR CALENDARS TO ATTEND”

APRIL 30th, 2025.

(Wednesday night) @ 6:30pm
At Maureen Guazza Library

Please look out for this all important mailing from your Association. Please read the contents!

Please send completed Proxy Forms if you are unable to attend to Management as directed (by email, fax, mail or drop off).

We will not be changing the gate codes this year.

Please read the Annual Meeting Notice on other important Association updates.

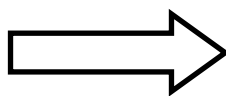
Westchester Of Hillsborough Homeowners Association Inc.
is managed by:

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

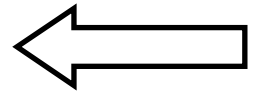
THE OFFICIAL *Newsletter* OF WESTCHESTER

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Management Office
2753 S.R. 580, Suite 202
Clearwater, FL 33761



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.

SAVE THE DATE
APRIL 5! PLAN TO COME
TO OUR SPRING FLING!



Get together with your neighbors to celebrate spring on **Saturday, April 5!** We'll kick things off at 1:45 pm to honor former Board member John MacConnell for his service to the HOA. Join us at the Sheffield entrance at 1:45 for a ribbon-cutting ceremony at the new commemorative bench, which will bear a plaque with John's name, at the bus stop.

Then, at 2 pm, come to the playground on Coldstream Lane in Sheffield for some fun and games—to include a bounce house, inflatable basketball game, double-lane slide, caricature artist, and more! The party will run from 2:00pm-4:00pm pm. Please join your neighbors as we welcome spring in Westchester!

Doreen A. Friel
The Communications Corner

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Westchester Treasury Financial Status as at January 31, 2025

Cash: \$31,874.93 (includes prepays
\$59,677.30)
Reserve Funds: \$332,919.35
Operating Expenses to Operating Budget:
\$13,551.89 / \$20,881.00
Delinquencies as at end January: \$685.13
(owed by 3 homeowners – 1 of whom owes a
short pay of \$25).
Delinquency rate is 0.8%

Manager's Observations

- Garage doors should be fully closed while not in use.
- Artificial vegetation of any kind is not permitted in the visible portions of the lot except that artificial vegetation may be included in your front door wreath. There are some decorative topiaries displayed alongside garages and at entrances which are not permitted unless they are live plants.
- Please remember that ALL exterior projects require approval prior to implementing.

Sheffield Bus Stop

Some improvement is noted but we do need to remind parents to watch their children at the bus stop at all times. The dangers at this busy entrance are real and it only takes a second of distraction for what we don't want to happen to happen. We appreciate that parents are getting together as well but never forget that focus should remain on your child before he or she gets on the bus and from when he or she gets off the bus. All vehicles parked nearby should only be parked for the short time needed for drop off or pickup and no parking is permitted within the area of the gate please.

We also ask that parents watch that their children respect the properties located near the bus stop. Thank you.



Good neighbors may have found your precious item and handed it to Management in the hopes someone calls to claim.

If you have lost an item please call your Property Manager Leigh at (813) 855-8460 ext. 316 to check if we have it for you.

2025 Yard of the Month Award is \$50!

We are kickstarting the 2025 Yard of the Month season by awarding the March **Yard of the Month to John MacConnell at 11601 Windsorton Way in Newcastle**



John is off the Board and is finally eligible!! It is definitely right and fitting that he should get the first 2025 award – John's property is expansive but his tireless and consistent efforts over the years bring such joy every day to those that pass this highly visible corner lot. Thank you John for your contributions towards property values and for being such a wonderful example to the community.

The Yard of the Month April award will go to

12220 Bishopsford Drive. This house was sold in 2021 and the homeowner has brought the lawn into terrific shape, installed new landscaping, cleaned fencing and done so much more to be recognized.

Our Congratulations and Thanks go to both homeowners

Celebrating 200TH Yard of the Month Award in a Big Way

The Yard of the Month gift card value increased this year from \$25 to \$50. This is a huge incentive to join the list of Yard of the Month prized homes.

**Don't forget – stakes are high in May when we will be celebrating the 200th award!!
We are excited to remind you that there will be a total prize money of \$200 and all worthy
yards, including previous winners, will be eligible!!**

**All qualifying yards will be placed in a hat and the drawing of the winners will take place at
the Annual Meeting
First Place \$100
Second Place \$50
Third & Fourth Place \$25 each**



THE YARD OF THE MONTH PROGRAM

A lot of homeowners may wonder what qualifies a home to be awarded the Yard of the Month. Well...there is a checklist but your yard and home must first capture the eye! Once a home and yard is noticed as worthy then the following aspects are checked before making the final decision:

The yard and home should exceed expectation on all or most of the following criteria:-

- lawn is green and healthy;
- plantings are cared for and weed-free;
- home exterior is clean;
- walkways and driveway are mildew free;
- mailbox is clean;
- easement tree(s) is/are trimmed;
- fencing if applicable is in good condition;
- landscaping displays color and variety;
- landscaped beds are weed-free and mulched;
- palms are trimmed and fertilized;
- shrubs are trimmed and fertilized;
- roof is clean;
- garden ornamentation is mildew free;
- edging detail is done regularly and
- that the property is overall maintained in a neat condition

The Yard of the month program runs from March through September. During the months of October, November and December the award goes to holiday decorated homes.

Now you know the secret to joining the elite list of awarded homes.

The program started in July 2006 and to date 175 awards have been given to 149 different addresses.

We thank all the homeowners who have been presented this well-earned recognition and to all of you who have tried we wish you the best of luck!





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CALL FOR EMAIL ADDRESSES

We now have 311 homeowner email addresses = 84.5 %
We are looking for 100%, so we need to hear from another 62 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.

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

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!



Management Office
2753 S.R. 580, Suite 202
Clearwater, FL 33761

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)

BEFORE YOU INSTALL THAT FENCE by Leigh Slement

The maintenance of a common fence between two homes has come up sufficient times to warrant a legal opinion.

It is true that in many states there is a Good Neighbor Fence Law which applies to situations where one neighbor wants a fence to be placed on the boundary line between the adjoining landowners. The law views the fence as benefiting both property owners equally and requires that the homeowners split the cost of the new fence and both owners share the cost of repair and maintenance while the fence exists.

In Florida that law does not apply. There is no law that compels both neighbors to pay for a fence on the boundary line between them unless both parties were in agreement to do so ahead of time. Should two neighbors agree to share the cost of a fence and the maintenance responsibility then it is recommended an agreement between the two parties be drafted and signed.

Legal also confirmed that maintenance including cleaning is the responsibility of the owner of the fence. It goes without saying that this is a hardship if the fence is erected just inside owner's property line. The easiest solution would be to ask the neighbor to allow access to clean, stain in the case of wood and/or to make necessary repairs to the fence.

I have seen during inspections where a homeowner's vinyl fence is dirty or mildewed on the side facing the neighbor. That neighbor is not going to clean it for fear of causing damage to the fence. The owner of the fence must make a plan to clean it. I have also seen a scenario where a neighbor will not edge the fence line for fear of damaging the fence. This results in unsightly high grass along a fence line. I recommend the fence owner speak to the neighbor about chemically treating the base of the fence or coming up with a more permanent solution like stone at the base of the fence line.

Homeowners who apply for a fence should place the good side where applicable outwards to face the neighbor. As part of the application process homeowners who apply for a fence must as part of the application process speak to all affected neighbors about their application for a fence. This is the perfect time to ask your neighbor if they are good to clean and edge their side or if they are happy to give you permission to do same.



The saying "good fences make good neighbors" means that establishing clear boundaries like

a fence between properties helps maintain positive relationships between neighbors by respecting each other's space and property lines; essentially knowing where your property ends and your neighbor's begins can prevent conflicts and promote harmony but don't forget about the plan to maintain that fence going forward. Speak with your neighbor or that fence could quickly turn out not to be so good!



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WEBSITE IS COMPLIANT WITH FLORIDA STATUTES

By January 1st, 2025, all Associations with 100 or more homeowners were to have a privileged page on the website which shall be password protected. This page is to host the Associations Minutes, Association's Budgets and Financial Reports, Association Insurance Policy, a List of Contracts, a List of Bids, Board of Directors Training Certificates and material for any upcoming Membership or Board Meeting. Such meeting material shall include the Agenda, Draft of the proposed Minutes, Financial Report and any other meeting pertinent information.

Your Westchester Website www.westchesterhoa.us has the required content populated to a privileged page. Homeowners must request the password by emailing leigh@pgcf.com. The email request must identify your association and your name and address. Please note that the password provided to those that request it is not to be shared with anyone and that it will only provide the information as stated above. All governing documents as well as ARB forms and information, Resident Handbooks etc., will remain open to the public (including realtors and prospective buyers).

Please note that the mobile version experience is somewhat different from a version as viewed on a computer. To access the public governing docs for your association via mobile go to governing docs on the home page. To access the ARB information click on the 3 bars in the upper right hand corner and select "doc central" and then clicking on the ruler and pencil icon.

The resident handbook can be viewed by clicking on the books icon and the privileged page can be accessed by the lock icon.

