



Westchester Newsletter

Coventry • Newcastle • Sheffield

JUNE • JULY 2026

ANNUAL MEETING RECAP

The Annual Membership Meeting was held on April 29th and although a quorum of 30% was not established we had a fair turnout of owners present in person.

Actionable items like election of Directors could not take place but the floor was opened for homeowner input.

The following items were discussed:

Dog barking complaints;

Rear fence complaint;

E-Bikes, electric scooters and dirt bikes not obeying basic traffic rules like obeying speed limits, stopping at stop signs, driving in single file without passengers, driving on the right side of the road, having lights on the device at night, yielding to pedestrians on the sidewalks and operating with both wheels on the ground. Parents of under “driver’s license” age kids are encouraged to sign their child up for a course on traffic rules before giving them such a device. The stories of “I nearly hit a child coming out of nowhere on one of those devices” are becoming too frequent. We encourage residents to let us know if you know of a child who uses such a device with total disregard of basic traffic rules because we need to reach out to their parents.

Other items discussed were: The Race Track Road buffer trees, increasing the height of the perimeter walls, blocking off roadway for children to play, cross walk in front of Sheffield, do not block intersection at Newcastle and the common area behind Northumberland homes.

The Board did not meet after the Membership Meeting as a quorum of Directors could not be established.

We thank those who attended and will be looking into the various issues.



WATER RESTRICTION REMINDER

Strict water restrictions went into effect April 3rd particularly for those irrigating with potable water.

Please check out the following information at the following Hillsborough County website: HCFL.gov/WaterRestrictions.

The following is highlighted:

-Reclaimed water use for irrigation is permitted any day of the week but it is **prohibited** between 10am and 4pm. Reclaimed users must prevent runoff/pooling and are encouraged to have an automatic rain-sensing device or shut-off switch.

- **-Hand watering** of plant material other than lawn areas is limited before 8am or after 6pm
- **-Car washing** is allowed at home using hoses equipped with self-canceling or auto shutoff nozzles, sponges and buckets and is only permitted on your lawn watering day if you use potable water and if you use reclaimed cannot be done between 10am and 4pm.
- **-Pressure washing** of sidewalks, driveways, patios and other impervious surfaces is allowed for public health and safety or an annual pressure washing in preparation for painting and sealing. Pressure washing should not be used to clean away materials than can be removed with a broom or other dry methods.

Please visit the website for the full information including watering in new sod/landscaping, water features you have at home etc.

Hillsborough County Code Enforcement regularly enforces county ordinances for year-round watering restrictions. Observed violations may result in citations starting at \$100.

The restrictions are in effect from April 3, 2026, through July 1, 2026. This schedule may be reduced or extended depending on conditions.

JULY 4TH FIREWORKS

Per Florida Statute, HOA’s cannot disallow fireworks for July 4th and New Year’s celebrations.

Every caution should be applied to use them safely so that they do not damage neighbors screen enclosures, association roadways and park improvements.



PLEASE SPEAK TO YOUR MOWING SERVICE



The growing season will be here soon and lawns need mowing weekly.

We would appreciate your asking your mowing service crew members to not blow grass clippings, leaves, etc. off your lawn onto the street, **into the storm drains** and/or onto neighbor’s yards!

NOW ENROLLING!



- INFANT, TODDLER, TWOS PROGRAM
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Westchase | 12950 Race Track Rd | Suite 105 | Tampa | 813.961.0001

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

TheExerciseCoach.

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

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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- 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 determine if a tree needs a permit to remove. Measure the circumference of the tree at breast height (4ft above grade). Divide the measurement by Pi (3.14). The result is the DBH (diameter at breast height). A permit is required if the number is 12" or more. This applies to all palms as well except Queen Palms which do not need a permit. You can obtain a permit from Hillsborough County at **DEPARTMENT Development Services**

EMAIL: NaturalResources@HCFLGov.net
PHONE (813) 627-1300

The County may condition the removal with a 1" diameter replacement tree(s).

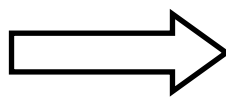
OR If the tree is dead, diseased or clearly of danger to person or property you can obtain an arborist report confirming the need to remove. Once you have obtained either a Hillsborough County permit or an arborist report you can apply for Association approval. The Association will honor the decision of the County or Arborist and may or may not require a replacement tree.

Dear Westchester families -

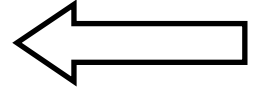
To All Westchester Dads a
Happy Father's Day in June
And have a happy Fourth of
July Westchester!

We hope all Westchester
students are proud of their
academic accomplishment
and wish them a safe and
happy Summer.

From the Board of Directors,
Committee Members, Leigh
and the staff at The Property
Group.



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.

We have a New Neighbor at...

11434 Cypress Reserve Drive

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!

ER Care Close to Home



When you or a loved one is experiencing chest pain, stroke symptoms or severe stomach pain, every minute matters. With convenient locations throughout Carrollwood, the ER experts at AdventHealth are always nearby to provide the care you need to help you feel whole.

4345172639

 Find your nearest location.
TheERExperts.com

In case of a medical emergency, call 911.


AdventHealth
Carrollwood

DO YOU HAVE ISSUE WITH STANDING WATER IN THE SIDEWALK SECTION AT THE FRONT OF YOUR LOT?

Standing water in the sidewalks in front of homeowner's lots can be very frustrating as it usually means one has to constantly sweep it out and pressure wash sidewalks more often than necessary. This issue is probably the result of years of blowing the lawn clippings back onto the lawn which has raised the turf grade OR the sidewalks have sunken over time likely due to the underlying ground not being sufficiently compacted.

Irrespective of the reason, it makes no sense for the Association to replace what are essentially good sidewalks and because there is a simple and effective means to remedy.

First you have to study where the water is standing and determine the lowest spot. At that low spot location dig out a 5 inch wide gully in your easement turf from the sidewalk to the roadway gutter. This will channel the water directly into the roadway gutter. The channel will need attention from time to time to make sure it is free and clear of obstructions like grass runners, weeds etc. This solution is perfectly acceptable to the Association and it is easy enough to do yourself.



SUMMER REMINDERS

- 1) Please pay special attention to your speedometer! Please remember that street parking is prohibited and poses a danger when children are playing.
- 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. The gates are merely a deterrent. They are not a guarantee for your personal possessions.
- 4) If you are going on vacation cancel your newspaper delivery and make arrangements for your mail.
- 5) If staying at home please note fishing is not permitted in Westchester ponds.
- 6) RV's are only permitted on the driveway one day to load and one day to unload. Otherwise, they are to be stored out of public view.
- 7) Boats are only permitted on the driveway for the time it takes to wash. Otherwise, they too must be stored out of public view.

Reminders that apply all year!

- a) Don't forget street parking is not permitted
- b) The speed limit is 15mph in the neighborhood
- c) Pick up after your pets and dispose the poop appropriately
- d) E-Scooters/E-Bikes and similar are to obey all traffic laws and yield to pedestrians on sidewalks.



ALLIGATOR MATING SEASON

The Alligator mating season is during the months of April, May and June. They have an agenda and if you do not interfere with them, they will extend the same courtesy to you. The objective is to coexist with wildlife and enjoy it from a distance!

If you notice an alligator which approaches rather than retreats then it is obviously being fed and has become aggressive as a result of the feeding. Such gators can be reported to the nuisance alligator hotline by calling 1-866-392-4286.



2026 ASSOCIATION DUES

Next due date for Association Dues is JULY 1ST, 2026

Please remember that the dues are \$450 and that only one friendly late reminder notice is sent by Management before the matter is turned over to the Association's collection attorney. Avoid those hefty legal fees by paying on time.

Association Volunteers are Required

Once again we are calling out for volunteers! There is a seat on the Board that is vacant and the Board will be interviewing interested candidates. If you have a little time to dedicate to your association we would love to hear from you. Please contact Manager Leigh (leigh@pgcf.com) to request a Nomination Form.

We are also looking for someone for the Welcome Committee. We have someone who has been doing it since August 2022 and deserves a helper or replacement! It is a fun committee as you get to drop off a gift and meet someone who is excited about moving into the neighborhood. Please reach out to Leigh at leigh@pgcf.com if you would like to take this on.

Thank you for your consideration!



COMMUNITY WEBSITE

Westchester's Website is:
www.westchesterhoa.us

Please email 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.

THURSDAY AFTER WORK:


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Westchase

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 833-779-4326


Advent Health
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Yards of the Month

The Yard of the Month program started again on April 1st. **April Award went to 11406 Cypress Reserve.** The landscaped



beds are full of plant variety and color which are highlighted by the surrounding healthy

lawn. This first time winner deserves praise as every element of home and yard reveals care and pride

The May award goes to **11206 Cypress Reserve Drive** who last won in the same



month in 2011 – must be because of all the flowers!! The landscape

is full of color for Spring and this homeowner too has full landscaped beds with tremendous variety, great looking grass and clean surfaces.

Thank you both for the work you apply to your home and yard – it shows!

In recognition they receive the honor of Yard of the Month and a \$50 Lowes Gift Card with the Association's thanks

REMINDER FOR PET OWNERS

“DON'T FORGET THAT DOGGIE DO BAG AND PICK UP AFTER YOUR PET(S)”

Special Request: Please do not throw your dog poop bags in the bins at the park. The odor is not pleasant while trying to enjoy the park!

What to Do Every Month:

- Adjust irrigation based on rainfall
- Deadhead flowers to encourage new blooms.
- Monitor the garden for insects and disease.
- Plant trees, shrubs, and perennials and water until established.
- Mow lawns at recommended heights: St. Augustine: 3-4"



Financial Status as at March 31, 2026

Cash : \$73,173.66 (includes prepays \$14,544.00)

Reserve Funds: \$399,726.03

Operating Expenses to Operating Budget: \$50,919.54 / \$62,448.00

(under budget status is as a result of some line items are only expensed seasonally)

Delinquencies as at end March: \$7,962.90 (owed by 22 homeowners).

Delinquencies as at April 24: \$3,381.48 (owed by 15 homeowners)

3 owe interest only \$ 20.25

11 owe Feb or less \$ 2,511.23

1 owes more \$ 850.00

Delinquency rate is 3.2% less than 60 days from a collection month

Next Payment is due July 1st

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

GARDEN CALENDAR 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.

WHAT TO DO IN JULY What to plant...

Annuals: Summer annuals to plant now include celosia, coleus, torenia and ornamental peppers.

Bulbs: Butterfly lily, gladiolus and society garlic are bulbs that can be planted during the middle of summer.

Palms: Continue planting palms while the rainy season is in full swing. Support large palms with braces for 6-8 months after planting. Nails should not be driven directly into a palm trunk.

Herbs: While summer is too hot to start herbs from seeds, many will do well if started from small plants.

What to do...

Trees: Prepare for hurricane season by checking trees for damaged or weakened branches and pruning if needed.

Lawn Insects: Lawn pests can be a problem this time of year. Before treating, find out if an insect is the culprit and treat only the affected area.

Irrigation: An inexpensive rain shut off device can save money by overriding an irrigation system when it rains. If one is already installed, check that it is operating properly.

Pests on Ornamental Plants: Small white dots on the leaves of azaleas and other ornamental plants may indicate lace bugs at work. Spraying forcefully with water helps control this pest.

Citrus: Check citrus trees for damage to fruit or leaves and take action to minimize the effect on developing fruit or the overall health of the tree.



Nothing for kids to do?

Summer camps to the rescue!

Hillsborough County's popular and affordable summer

camps offer hours of indoor

and outdoor games and a variety of recreational and team-building activities. Open registration for traditional summer camps begins at noon Saturday, April 4. Camps are offered for kids ages 6-12, and from 12-15, and adaptive recreation for kids ages 5-18. The camps are open from 7:30 a.m. to 6 p.m. Monday through Friday, from June 9 to Aug. 8



Port Tampa Bay to build fourth cruise terminal as demand grows

Port Tampa Bay, Florida's fourth busiest cruise port, is set to become bigger and busier. Local officials are moving forward

with plans to build a fourth cruise terminal as demand continues to grow. According to Port Tampa Bay data, the cruise port welcomed a record 1.66 million passengers in 2025.

BE PREPARED FOR HURRICANE SEASON

Now is the time to familiarize yourself with shelters and evacuation routes
Visit <https://hcfl.gov/residents/public-safety/emergency-management>

CALL FOR EMAIL ADDRESSES

We now have 327 homeowner email addresses = 88.8%
We are looking for 100%, so we need to hear from another 41 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