



Westchester Newsletter

Coventry • Newcastle • Sheffield

AUGUST • SEPTEMBER 2026

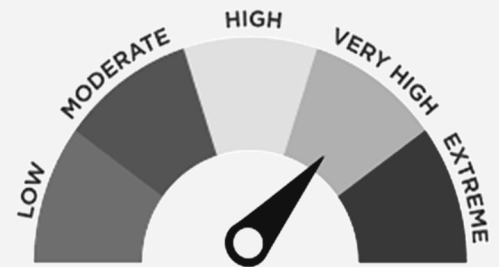
HOW DO THE COUNTY WATER RESTRICTIONS AFFECT WESTCHESTER RESIDENTS

Hillsborough County has extended water restrictions to October 1st.

Westchester residents are fortunate enough to enjoy reclaimed water to irrigate lawns and landscaping any day of the week so long as reclaimed water is not used between 10am and 4pm. If you have installed new sod and need to water daily you may do so but timers need to be set after 4pm and before 10am each day. Please note that the times reclaimed water may not be used is year-round i.e. it is not limited to the water restriction period. In addition you should not allow ponding or run-off from your reclaimed water system and you should have a rain gauge.

Yard water features, car washing and pressure washing:

- Water features are only permitted to run 4 hours per day;
- Car washing with potable water is permitted using hoses equipped with self-canceling or automatic shutoff nozzles, sponges and buckets and is only allowed on potable watering day:
- Monday: Addresses ending in 0 or 1
- Tuesday: Addresses ending in 2 or 3
- Wednesday: Addresses ending in 4 or 5
- Thursday: Addresses ending in 6 or 7
- Friday: Addresses ending in 8 or 9.



Water Supply Risk

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 that can be removed with a broom or other dry methods.

The HOA is not permitted to enforce items which require the use of potable water.

All potable water use should be done frugally – do not allow water to run in your bathroom or kitchen sink unnecessarily, cut down shower time by even a minute, fill up pool to where necessary only etc.

Wasteful and unnecessary water use

Per Hillsborough County: The following wasteful and unnecessary water use activities are also prohibited for all water sources, at all times, and for all property owners:

- a) Allowing water to flow from an unattended hose, unless that water is discharged from a functional water-to-air air conditioning unit, residential reverse osmosis treatment system, or similar device.
- b) Hosing-down a driveway or other impervious surface to remove grass clippings or other debris that can be removed with a broom or other dry methods.
- c) Hosing-down a building or other structure to remove cobwebs or other material that can be removed with a broom or other dry methods.
- d) Allowing water to flow from a broken sprinkler head, outdoor faucet, or other malfunctioning plumbing or irrigation system component.
- e) Allowing water to be dispersed without any practical purpose to the water user.
- f) Allowing water to be dispersed in a grossly inefficient manner, regardless of the type of water use.
- g) Allowing water to be dispersed to accomplish a purpose for which water use is unnecessary or which can be readily accomplished through alternative methods without water use.

For More Information or Updates relative to Hillsborough County Water Restrictions go to: HCFL.gov/WaterRestrictions OR Google: Hillsborough County Water Restrictions and select the hcfl.gov site for the most accurate information

PROTECT WHAT MATTERS MOST

HAVE A FILTER, OR BE THE FILTER

- ✓ Reduce micro-plastics
- ✓ Remove Chlorhine
- ✓ Better health (skin & hair)
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- ✓ And More

More information contact as :

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*With the purchase of a whole house filter. Not to be combined with any other offer.

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(A \$595 value)

*With the purchase of a whole house filter. Not to be combined with any other offer.

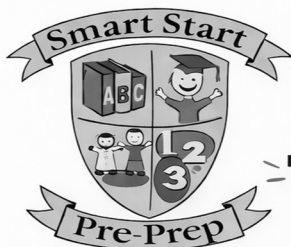
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FILTER**

*"For my family,
peace of mind
starts with pure
water. Trust
One Green Filter."*

Thaddeus Bullard AKA WWE Legend Titus O'Neil
Father, Tampa Bay Area resident and
Community Leader



NOW ENROLLING!



- INFANT, TODDLER, TWOS PROGRAM
- PRESCHOOL / VPK
- HOLIDAY, SPRING & SUMMER CAMPS
- BEFORE/AFTER SCHOOL CARE

EXTRACURRICULAR ACTIVITIES
INCLUDE: DANCE, SPANISH,
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WE NEED YOUR EMAIL ADDRESSE

We have 94.8% but we are looking for 100%, Email 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 EXAMPLE :
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



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

Dear Westchester families

Congrats to all the 2026 Westchester
Graduates!

Wishing you all a healthy and safe Summer and
a happy Labor Day weekend in September

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

At Your Finger - Tips Association Manager's Tip

HCFL Alert is Hillsborough County's official mass notification system. Always be the first to know what's happening in your community with HCFL Alert, Hillsborough County's official notification system. When you sign up, choose which updates you'd like to receive and how you'd like to receive them, including:

- Emergency alerts, like hurricane evacuations or flood warnings
- Severe weather alerts
- Major road closures
- County events
- County closures
- Funding and grant opportunities

To receive alerts that matter most to you, you will need to provide basic details to create an account:

- Name
- Email
- Phone number
- Location name and address

What you will receive is:

Timely, location-specific alerts, like nearby road closures, weather alerts, or emergency notifications. Your information is secure and private. It's only used to deliver alerts you choose to receive. Personal information is not sold, shared, or public record.

GO TO: <https://hcfl.gov/residents/public-safety/emergency-management/hcfl-alert> & SIGN UP NOW

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

Publisher: IKare Publishing
For Advertising Contact: 813-991-7843
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

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 New Neighbors at...

12134 Bishopsford Drive 05/22/26

11529 Cypress Reserve Dr 06/01/26

11602 Windsorton Way 06/18/26

Welcome to Westchester!

Please contact Management at

(813) 855-4860 to set you up in the gate directory (for Sheffield & 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 Designed Just for Kids



Kids deserve care that feels made for them. Our pediatric ER offers child friendly spaces and pediatric trained teams dedicated to help ease fear and bring comfort. Open 24/7, we're here with trusted emergency care to support your child — and your family — when it matters most.

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ER4Children.com


AdventHealth
for Children

A part of AdventHealth Tampa

Your Westchester Special Taxing District NEEDS Trustees

The Tax District which is responsible for maintaining the median plantings, the ponds and banks off Countryway Blvd., from Race Track Road to the library is in need of MORE members. If there are not enough members then Hillsborough County will dissolve the taxing district and take over management. The district calls for a 9 member Board and they are currently short of members. Current trustees have confirmed that very little time is needed to commit to this all important Board. If you have a few hours to spare a year then please consider volunteering.

No special expertise is required to be on this Board. Only requirements are:

1. To be a registered voter in the district
2. Meet 3-4 times per year at the library for about an hour
3. And because this is considered an elected office, there is the basic Form 1 Statement of Financial Interests that must be filled out. It DOES NOT require you to list your annual salary/income, but it does require that you list the sources of your income, any real property you own, and any major investments/liabilities over \$10,000 individually.

Please contact leigh@pgcf.com with your interest. We ask for your earnest consideration to join this beneficial and necessary organization.

2026 ASSOCIATION DUES

Dues were due JULY 1ST, 2026

This payment pays your assessments through to December 31, 2026
Please remember 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.

The amount is \$450

Many homeowners do not know that you are able to pay your association dues directly to your Association's bank at **truist.com/payments**. To do this you need your Bill Pay Number which you can find on your coupon or you can contact Linda in accounting for this information at 813-855-4860 ext. 317

COVENANT OF THE MONTH

Article VIII Use Restrictions Section 2. Structures

States: "No Structure shall be erected nearer than 25ft from a front Street Line or 10ft from a side Street Line. No structure shall be erected nearer than 5ft from a Side Yard Line or nearer than 10ft from a Rear Lot Line.

The term structure shall not include a fence..."

(the above setback requirements exclude pools and screen which may be located respectively 5ft and 3ft from the rear lot line.)

Please note that Hillsborough County's setbacks differ for structures other than pools and screen enclosure but the setbacks as recorded in your Declaration supersede the County setbacks.

Article VIII Use Restrictions Section 6. Nuisances

Extracted from the Covenant is "nor shall anything be done on any Lot which may become a nuisance, or an unreasonable annoyance to the neighborhood"

We bring this up as some residents allow their dogs either outside or on their lanai to bark for long periods of time. This is especially annoying on weekend mornings when some residents are trying to sleep!

Please obey signage posted at retention ponds/waterways

No fishing, wading, swimming or boating is permitted. The notice is there for your protection and the insurance the HOA has is based on the fact that the Association's governing documents disallows these activities.

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!



One Board Vacancy up for grabs!

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.

Seeking another Welcome Committee Member!

We are looking for another member to help out Tracey on the Welcome Committee. Anyone interested in joining this fun committee should contact Manager Leigh (leigh@pgcf.com)

There is a seat on the Board that is vacant and the Board will be interviewing interested candidates.

Thank you for your consideration!

Mailbox and Mailpost Care

Mailboxes and Mailposts are the responsibility of the owner for which it serves.

Regular care and attention will benefit you in the long run. Please wash your mailbox/post with regular dish soap and once dried apply a car or airplane wax. Bird droppings and the harsh sun will both adversely affect your mailbox if this process is not done regularly.

Thank you for your part in keeping your mailbox as good as new.

**BE PREPARED FOR
HURRICANE SEASON**
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yourself with shelters and
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Treasurer's Report

Westchester Treasury
Financial Status as at May 31, 2026

Cash : \$43,850.51 (includes prepaids
\$15,732.06)

Reserve Funds: \$401,580.00

Operating Expenses to Operating

Budget: \$89,074.50 / \$104,080.0

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

Delinquencies as at end May: \$1,165.18
(owed by 8 homeowners).

Delinquencies as at end June: \$ 920.25
(owed by 5 homeowners)

3 owe interest only \$ 20.25

1 owes short payment \$ 50.00

1 owes 2 payments \$ 850.00

Delinquency rate is 0.5%

Yards of the Month

June Award went to 11433 Cypress Reserve.

This new winner is totally deserving! The landscape bed is full of texture with filled decorative pots and varying mulch displayed artistically within a bed of a variety of well-tended plantings. We need to add that this display is beautifully bordered by a great lawn!

All other elements of the home and yard complement this standard of care!



Happy 4th!! **The July award goes to 11934 Northumberland Drive.** Original homeowners who last won in October 2009!

The lead up walkway to their front door is lined with bright and colorful flowers and their US Flag is proudly flown amongst a newly mulched bed of healthy plantings. All other aspects of the home and yard are also recognized to be above the expected standard.

Thank you both for the time and work you apply to

your home and yard – it shows!

In recognition you both receive the honor of Yard of the Month and a \$50 Lowes Gift Card with thanks from your Community!!

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 information, meeting minutes, budgets, insurance and Board information as required by law.

Message from the Architectural Review Board

Summary of what is needed for common projects:

House Repaint: application form with color code and description of body color (main house color), trim color and accent color and locations of where the accent color is desired is to be stated (i.e. front door, garage, soffits, fascia etc.). If a preapproved Scheme is selected you may state the Scheme # and specify where the accent color is desired + contractor's COI (certificate of insurance with valid dates)

New Roof: application form confirming dimensional shingles will be installed with the color selected by the applicant + contractor's license + contractor's COI (certificate of insurance with valid dates);

Fencing: application form describing material, style, color and height of fencing to be installed + lot survey showing placement of fencing + contractor's license + contractor's COI (certificate of insurance with valid dates) + confirmation in writing that affected neighbors have been consulted and have no objections to the fencing plan and material and style of fencing;

Generator: application form with picture of generator to be installed + lot survey identifying where on lot the generator is to be located + contractor's license + contractor's COI (certificate of insurance with valid dates)

Roof Solar Panels: application form describing project + contractor's roof plan of where the panels will be placed + contractor's license + contractor's COI (certificate of insurance with valid dates)

Hurricane Protection: application form describing the project + picture of the hurricane protection to be installed + contractor's license + contractor's COI (certificate of insurance with valid dates)

Paver Projects: application form describing the areas where pavers are to be installed + a lot survey highlighting the areas + picture of paver color + contractor's COI (certificate of insurance with valid dates)

Pools and Screen Enclosures: application form describing the project + contractor's license + contractor's COI (certificate of insurance with valid dates) + contractor's plan of the project depicted on a lot survey + \$500 construction deposit check in favor of Westchester HOA

Landscape Projects: application form describing the project + lot survey + hand drawn plan of landscape changes and what trees, plants, border, mulch are to be installed + contractor's COI (certificate of insurance with valid dates)

If you are doing the work yourself then Contractor information does not apply.



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