



Too Fast!and badly parked

That's us. At least according to some observers in our community. Now, it's not too difficult to see that there are some cars indeed that are blocking sidewalks or streets, or are inappropriately parked in other ways. And for these we have warnings, fines, and ultimately towing for persistent violators. Speed is a little harder to nail down precisely. It is after all, a moving violation, and beyond a subjective impression of excessive speed, we have few objective measures at this point. The board believes that with more data, we can have a better basis on which to judge what additional measures might be needed to control for excessive speed. We plan to acquire that data, so that we can take whatever action is necessary.

You can help!

It's simple; don't speed. The posted limit is 15 miles per hour. If you sincerely hate speed bumps as much as we do, make a real effort to keep a light foot on the accelerator.

Our speed limit is predicated on the fact that there are small children in our neighborhood, and that their behavior is always somewhat unpredictable. This is physically a small community, so saving arrival time should not be an issue. Enjoy the natural vistas and the beautiful community in which we live. Slow down to take it all in.

Survey coming

Who are we? And what are we doing here? We'll be able to answer those questions and more as the board prepares to issue its first survey of our expectations and preferences.

The information gathered will help us determine what kind of policies we should pursue, and what sort of projects will bring the greatest satisfaction to the majority of our members. We welcome your input as to what concerns we should address. We will consider and perhaps incorporate your suggestions. Write to: jamestp@tampabay.rr.com or Jim Peterson, 6814 Charlotte Harbor Way Tampa, FL 33625



Hot Summer Days Ahead

And with it, more pool usage.

This will be the first year of full use for our swimming pool. On a hot July day, the cool waters of our main community amenity are hard to resist. The important point here, as in all other matters, is to remember that this is truly our property. But it is also shared property. We use it in the expectation and hope that everyone who shares our pleasure and satisfaction in using it will abide by the rules of common sense and a decent respect for the well being of others.

On the other hand, these HOA rules will be enforced, ... with fines if necessary!

1. Children 12 and under, non-swimmers, or others unlikely to exercise mature judgment in health and safety matters, are not permitted to enter the pool area unless accompanied by a resident adult charged with the responsibility for their safety and conduct.
2. Large floating devices or other objects which may pose a hazard or hinder efficient use of the pool will not be permitted.
3. Running, boisterous or rough play, ball throwing, diving or other accident prone and disruptive activities are not permitted.
4. Glass containers of any kind are not permitted within the enclosure area.
5. No food may be brought into the pool enclosure.
6. Alcoholic beverages of any type are strictly prohibited in the pool area. Persons under the influence of alcohol or other intoxicants will be denied access to the pool.
7. Amplified sound equipment is not to be used in the pool area. Please respect the rights of those living nearby the pool; try to keep loud sounds to a minimum.
8. No pets of any kind in or near the pool area.
9. No contaminants of any kind in the pool water.

If anyone is observed flouting these rules, they will be subject to a fine or possible criminal action. These common use rules aren't just from the HOA, most are mandated and enforced by local and state government.

Watch the Lift Station

We have an underground facility located on the eastern end of Charlotte Harbor Way called a LIFT STATION. Its purpose is to pump sewage from our system to the county main. It is electrically powered, which means that in the event of a power outage we may be subject to a backup if our end is overloaded after a time.

The board has signed a contract recently with a very reputable firm to keep the equipment in top running order with regular inspections. In addition, the facility has been fitted with a connection for a generator to keep things going if power goes down.

But it remains possible that we may not be able to use the system. In such an eventuality we will all have to do our part by minimizing usage during the emergency. Your board and committee members and community volunteers will do their best to communicate this information should such a situation arise.

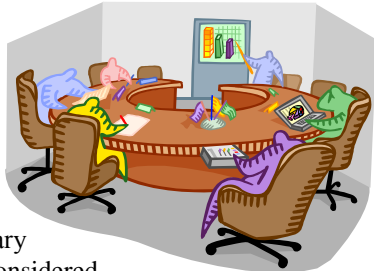
However, for most ordinary times we anticipate little to no problems. No doubt we'll be flush with success.

Slivers off the old Board

Since it's election in November of last year, your board has shown itself to be surprisingly active for such a new entity.

While the board's primary responsibility is often considered to be fiduciary oversight, in this time, the overall interests of the community must also be a matter of some weight and concern. Towards this end, it has devised new traffic markers and signs at the entry gates, installed pet waste devices in three additional locations, put up display cases at the mail kiosk and pool, signed off on numerous contracts, overseen relations with Landarc, and initiated numerous improvements and repairs throughout the community. It has set the basis for all future boards as they consider the scope of their responsibilities. Minutes of past meetings may be seen at <http://www.landarc.com>

If you have questions or concerns that the board, Landarc, or the association committees might address, send a message to: hoacommittees@gmail.com,



Social committee plans...

As of this date no plans have been finalized, but the social committee is anticipating hosting several events designed to bring our community together. What is much needed are more volunteers to help get things started. *Amber Fahringer* is the head of the committee, and she will be more than glad to welcome you to participate. You can reach her by writing to: hoacommittees@gmail.com,

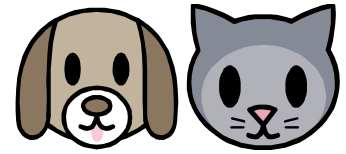
A new website.

is under consideration to support some of the programs to make the life of our community better and more efficient.

See it at: <http://www.westparktampa.com> Volunteers for some of the programs are needed.

Pet Waste Disposal

Few things are more aggravating than stepping out onto our newly trimmed lawn only to find your toes oozing ... Yuck! Owners who have pets are required to leash them, and collect their waste. The HOA has installed pet waste disposal stations to make it easier for pet owners to dispose of such waste. Our goal is uniform enforcement of pet rules for the harmony of our community. Please pick up after your pet; It's not only sanitary and pleasing. It's the law!



Home Owners Association Committees

The HOA continues to encourage residents to join any of the committees intended to address specific needs and concerns of our community. Many of these committees are required in order to have a functioning HOA. The most essential committee is the Appeals Committee, which determines whether owners have violated rules and are liable for fines. Another necessary committee is the Architecture Committee, which grants approvals to owners for alternations/modifications to their townhomes. **If you would like to be a member of any of the committees below, let us know your preference by a letter to hoacommittees@gmail.com, and you will be contacted about your interest.** Here is a list of the committees:

1. **Appeals Committee:** To organize and regulate violations of rules and regulations. (3 members, only non-board). Submit agenda and meeting minutes of committee meetings.
2. **Finance Committee:** Assist Treasurer in developing collections and investment opportunities. (3 members)
3. **Communications Committee:** Enhance homeowner's awareness of rules, rights, and resources of community. Also develop contents of Westpark Preserve Newsletters (3 members)
4. **Social Committee:** Organize and executive "pot lucks", sporting events, and social gatherings to develop community relationships.
5. **Governmental Relations:** Develop and executive strategies to gather governmental support for community improvements.
6. **Disaster Planning:** Develop and organize disaster relief plan for multiple disasters such as hurricane, tornado, flooding, break-in, wild fires etc.
7. **Architecture & Aesthetics:** Review of owner request for alterations/modifications of townhouses and landscaping issues.

Watch Out for our Local Wildlife!



Need Help?

Property Management: Landarc may be contacted on their website at: <http://www.landarc.com>

From: Justin Fahringer, President, Victor Perez, Marc Muise, Amber Fahringer, & Jim Peterson of your Association Board.