



# The Westpark Preservationist

Newsletter of the Westpark Preserve Home Owners Association

Volume 1 Number 3

[www.westparktampa.com](http://www.westparktampa.com)

Edited by J. Peterson

## Landarc to continue as Property Manager

Our Pulte inherited property management company has approached the end of the contract period. During the past 3 months, the board has investigated a number of different service providers to manage the financial and physical well being of our property. We have subsequently learned a great deal from our investigations about the services on offer and how they differ, and what criteria to apply in making a good choice. There appears to be a fair number of capable and competent companies out there, and the choice was difficult. But in the end, we decided that despite some bumps in the road, we would appoint Landarc for another year of service. We reached an equitable arrangement on compensation which we believe will save us money and provide better service.

If you have any concerns or problems, please notify Landarc. If after allowing due time for a resolution there seems to be any problems with the response, then notify the board. Our board contact page on the website at <http://www.landarc.com> provides a way to do this.

## New Home for our Community Website

Another service that Landarc will provide is housing our website, which is currently only partially developed, and which resides at the address under the banner of this page. This will make things decidedly more convenient for us. But we in the community will have to get involved in order to make the site truly useful for such things as car pooling, babysitting, activity notifications and countless other information exchanges that will make us truly a community. You too.

## Speed signs Re-placed



By now you may have noticed that the speed limit signs in the entry drive have been moved to different locations. It is hoped that their message will have more impact as viewed from these perspectives. We hope you wish to avoid other more stringent measures as much as we do.

## Marc Muise leaves board

Marc who has been a tireless worker on behalf of the community has for health reasons, had to leave the board. He gave a considerable quantity of energy and time to us and in particular brought his great expertise to bear on matters concerning the physical infrastructure. We all wish him well, and hope he will be back with us soon.

## New Grounds keeping contract signed

You may notice new crews performing our landscaping work. They belong to the *Scapes Environmental Group* of Tampa. We look forward to the fine job their reputation suggests. For more information, see their website at: <http://www.scapesgroup.net> They won the contract not only because of their reputation, but because they met our requirements at one of the lowest bids offered.



## When Good Sprinklers go Bad

If you happen to see water gushing from a pipe without a sprinkler head, or one that is damaged, please call Landarc to let them know about it. Getting it repaired as quickly as possible saves us money and avoids messes and possible erosion due to ground saturation.

## Endless Reminders Department

Apparently for some few of us, civilization takes a bit of getting used to. So here reposted, are a few helpful hints:

1. Dog (and cat) owners are responsible for making sure their pet's waste does not pollute our commons. We have gone to some trouble to place convenient receptacles around the property to eliminate the eliminations.
2. Sleepy residents are most appreciative of a quiet environment after 10 PM. Loud raucous parties inside or out, may well invite the interest of law enforcement authorities.
3. Trash should always be deposited in the dumpster unit. Close to, or along side of just does not count. Regular offenders may be trashed!
4. No food in or near the pool! And the same for animals and untended small children. They invite sharks, and other sorts of unpleasantness.
5. If speed limits are not observed, we may observe the violators, who will then receive tickets. Also, our stop signs are not merely suggestions. Stop now, or be stopped later!



Since you live in this community, it is vital that you share your ideas and observations with the board and other members. We have tried to make the process of governance as open and accessible as

possible.

There will be an election in November, and the board can use fresh minds in its deliberations. Yours may keep us on the right path!

## 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 alterations/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](mailto: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 execute "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.
8. **Parking committee:** Considers the needs of the community in regards to the allocation of parking spaces and whether new rules are necessary or new parking spaces be provided.

**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, and Victor Perez, Amber Fahringer, & Jim Peterson of your Association Board.**