



The Westpark Preservationist

Newsletter of the Westpark Preserve Home Owners Association

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<http://www.westparktampa.com>

Edited by J. Peterson



Speed Bumps are looming larger on the agenda. Some residents believe that the community has an obligation to protect small children and pedestrians who may be injured by vehicles exceeding our 15 mph speed limit. Others hold that nearly all cars are obeying the speed limit, or at least staying below 20 mph, and that measures such as speed bumps will unnecessarily degrade the aesthetic appeal of the landscape and damage cars in the process. What seems to be in short supply are reliable facts regarding how we as a community are responding to continuous pleas to obey the traffic rules. Advocates for traffic calming devices in the road, say that they should be installed as a matter of principle regardless of the statistics involved. Others insist on an evidence based decision. Let the board know your preferences and recommendations on this question. If new approaches fail, a decision will come soon.

Our Town

Yes, it's a play by Thornton Wilder, but it also describes our little enclave in beautiful central Florida. To a limited but inevitable extent, what

we are as individuals will be influenced by the place where we live. This town, this neighborhood by intent or default announces to the world what kind of people we are. Thus the architecture, the landscape, and the way we behave, reflect the choices that we have individually made.

As is the case with all human habitations, our homes are an imposition on the natural world that preceded it. And nature, through the mechanisms of deterioration and erosion continuously tries to reclaim its preserve. Fortunately it is possible to live harmoniously with nature and still assert the requirements of our humanity.

To do this we cannot rely solely on Landarc, or the board; every homeowner must be vigilant against the corrosive effects of nature and occasionally the abuses of our own kind. Look around, be sensitive to changes that suggest possible problems, then act to stop, prevent, or reverse them. What lies outside your personal space is the commons you share with everyone. Problems here can be addressed by Landarc and or the board. This land with its lakes and woods and diverse species of animals and birds is truly your land. We are not a collection of fearful strangers hunkered down in concrete buildings, we are, together and individually, the creators of our own unique place in the world. Let it reflect the best of our potential.

Jessie Wert, our Manager moves on.

Jessie, our community manger since the board took control last September has been reassigned by Landarc. We would like to express our thanks to him for the help, and guidance he has provided through this period of transition. In his calm, genteel, yet reassuring way, he has provided much useful information, and been our advocate with the management bureaucracy. Thanks Jessie!

Replacing Jessie, will be **Paul Knuth**, a seasoned veteran of many a community management situation. His depth of knowledge will serve us well. We look forward to working with him.

More practical notes...

In the beginning of September a vehicle apparently crashed into the gate for the fenced in dumpster on the north side area. Repairs (\$900) should be completed very soon. If anyone witnessed this incident or witnesses any future incident of this kind, get the license number, and let Landarc know.

Knowledge base of information about our homes.

As time goes on and appliances, air conditioners, smoke alarms and other parts of our units require service, an important resource could be a base of knowledge and experience that can be shared over the internet. We are in the process of trying to acquire as much information as we can, which will ultimately be published on the website. If you have something to share, send your suggestion, or description, along with photos and/or diagrams, etc. to: knowledge@metrodirect.net

Chips off the old Board

Scapes, our new Landscape Company is interested in getting feedback regarding improvements, including flowers on Linebaugh, and at the front gate. Homeowner feedback is helpful on the types of flowers at the front entrance. Also a new entry plinth will announce our community at this location. A **Proposed Budget** for 2010 has been submitted by our management. Member fees will not go up! **Erosion problems** have become evident behind some of our buildings. The solution involves the installation of gutters and replacement soil now budgeted for 2010.

Hurricane shutters can protect our homes when the big one finally arrives. Protection is only assured when all windows in a building have such shutters. The question is if, when, and how should the HOA install these. Investigation of options and costs continue.

Landscape damage is being caused by impatient drivers who drive around the gate. Measures are being considered to prevent this. Plans for exterior **pressure washing** are also under consideration. The **New Landarc contract** is being reviewed.

Board elections are scheduled for the November meeting. Members are encouraged to run for newly opened positions.

Since you live in this community, it is vital that you share your ideas and observations with the board and other members. The process of governance is as open and accessible as this board could make it. 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 important committee is the Appeals Committee, which determines whether owners have violated rules and are liable for fines. Another essential committee is the Architecture Committee, which grants approvals to owners for alterations/modifications to their townhomes, and sets standards. **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: Urgently needed committee memberships are in **RED**.**

1. **Appeals Committee:** To organize and regulate violations of rules and regulations. (5 members, only non-board).
Finance Committee: Assist Treasurer in developing collections and investment opportunities. (3 members)
2. **Communications Committee:** Enhance homeowner's awareness of rules, rights, and resources. Also develop contents of Westpark Preserve Newsletters & website.
3. **Social Committee:** Organize and execute "pot lucks", sporting events, and social gatherings to develop community relationships.
4. **Governmental Relations:** Develop strategies to gather governmental support for improvements.
5. **Disaster Planning:** Develop and organize disaster relief plan for disaster contingencies.
6. **Architecture & Aesthetics:** Review of owner request for alterations/modifications of townhouses and landscaping issues. Sets Standards
7. **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 for the beauty of 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.