



The Westpark Preservationist

Newsletter of the Westpark Preserve Home Owners Association

Volume 2 Number 1

www.westparktampa.com

Edited by J. Peterson

Westpark Preserve HOA elects a new board for 2010

Board of Directors Elected for One Year Term:

Member at Large: Tony Carlesimo

Treasurer: Victor Perez

Secretary: Amber Fahringer

Vice President: Brenden Chiamonte

President: Jim Peterson

Foreclosure for Non-payment of HOA Fee Is mandated by our documents!

Make sure your fee payments are up to date. These are difficult times for many people, our members included. But our constitution mandates that association fees cannot be carried beyond a certain time before penalties are imposed. Ultimately, just like mortgage holders, HOAs must foreclose on severe delinquencies. If you are having a problem, call Landarc to see if arrangements can be made to catch up.

Architecture committee prepares to adopt standards for new technology and changes to HOA specifications for such things as screen doors, solar power and hot water installations, windows, flags, and decorations among other things. As the community develops, our documents may allow us to take advantage of innovative technologies. Justin Fahringer heads the committee. Contact him at: hoaccommittees@gmail.com If you need approval for a change to your unit, contact [Landarc](#) for help.

Erosion problems on Estero Bay to be repaired.

Late last year some erosion became evident behind units on Estero Bay and Westpark Blvd. Estimates have been obtained, and work has been started to correct the situation, and prevent future trouble. Weather allowing, work should be completed by the end of March.



Otters at play...aren't they always?

Send us your pictures of local fauna.

Mini grants from Hillsborough County approved for self rule Education. Places available for Sat. March 27th

The altruistic reason for board training is that a better-educated board makes better decisions. They are more successful at every level, from building better neighborhoods to implementing realistic budgets to minimizing liability exposure. If you want to participate now or in the future in the governance of our community, please call to get a place on this March 27th weekend opportunity. 7 places are already reserved, 3 are still available. ...and it's a free lunch and lots of giveaways from local vendors. Call 531-8138 to reserve one of the available spaces.

Gates of hell to get pearly —new features being added

Homelink compatibility, improved lighting, and telephone voice clarity, are among the new features being considered by the board, to make our entry gates easier to negotiate. To get in without a fob, just press # on the kiosk interface, and your code number. Contact Landarc immediately if any problems arise.

Social Committee plans a full season – Join in!

Committee chair, former president, Justin Fahringer has outlined some ambitious plans to bring the community together in various ways.

For frustrated recyclers on the North side, he would like to solicit “Recycling Buddies” from the south side who will help them by allowing recyclables to be placed alongside their own.

Coming this Spring we hope to have a “Meet your Neighbors Social”. Stay tuned for further details.

We need help planning for all this plus a community garage sale for later this year. Let’s empty our garages.

Website continues to improve...

While a full scale rollout of the new Landarc website won’t happen until August, we have established a degree of connectivity that should provide much more information and in a much easier way. Now, you will need only to get to the Landarc.com site to have full access. But we still need your participation to realize the full benefits of the web to our community life. Specifically, we need volunteers to coordinate the baby sitting, car pooling, and other participatory services. These things are not provided by Landarc, and depend purely on the 120 signed up residents to make them work. This is another way to help build a genuine sense of community. Send your ideas or research to: jamestp@westparktampa.com

Elegant New Entry Sign to announce our Community on Linebaugh



Well, maybe not this sign; perhaps something a little more tasteful. Your board is working on it now.

Watch for Survey coming in March

Also available at www.Surveymonkey.com/WPP673

Reach your board directly (on administrative matters only) at the special mailbox in the Kiosk under the display on the west side. The Address is:

6810 Big Cypress Way Tampa, FL 33625

It’s your Neighborhood. Make a difference!

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, 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. **Nominating Committee:** Selects candidates to run for the board.

When driving, watch out for our local wildlife!



Need Help with any Current Problem? Property Manager: Landarc may be contacted on their website at: www.landarc.com or, call 1-(888) 646-9888 - Between 9-5 M-F

You can avoid having your car towed

by the simple expedient of not parking in the street or blocking a sidewalk. Thanks.

Please do not abuse with refuse.

Maintenance reports that the doorways of some units have been found strewn with cigarette butts. This makes everybody’s property look bad. We don’t want anyone to be fined for this; please keep it clean!