



# The Westpark Preservationist

Volume 2 Number 3

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

Edited by J. Peterson

## The 2011 Budget has been approved.

Adding to the holiday lift will be the fact that fees will be receding about \$50 per month. During 2010, the board was able to negotiate some fortuitous contracts that helped us accumulate a surplus. Of course, bad debt from some defaulting homeowners created some uncertainty last year, keeping things a little higher than they would otherwise have been. But with our present stability and the outlook slowly improving, we hope to maintain the fees at this point or possibly lower, if always variable circumstances permit. A copy of the new budget has been posted to the website for your perusal. If you have questions, please come to the membership meeting on December 1<sup>st</sup> to ask them, and also participate in the election of the 2011 board.

## Hurricane season recedes

Lucky us! 16 named storms, and all of them missed not only us but our state as well. We can't count on this good fortune holding however. Our security-Emergency Committee did not get enough interest from the community to be able to carry out its important functions if we had a severe storm. Since this kind of planning is best done in the quiet atmosphere of the non-storm season, we will continue to try to organize ourselves, just in case. Contact [secemcom@westparktampa.com](mailto:secemcom@westparktampa.com) for more info.

Reach your board directly (on administrative matters only) at the special box in the Mail Kiosk under the display on the west side. No need for a stamp; just drop your note in the slot. Or, if you want to send us a letter, the Address is:

**6810 Big Cypress Way Tampa, FL 33625**

Don't forget to include your name and return address so that we can respond to your question or comment.

~ OR ~

**If you need Help with a problem, in the common area, see our** Property Manager: **Landarc** may be contacted on their website at: [www.landarc.com](http://www.landarc.com) or, call 1-(888) 646-9888 - Between 9-5, M-F

## Annual Membership meeting

Will be held this year at the Hampton Inn at 5628 West Waters Ave. at 7 PM December 1<sup>st</sup>. At this meeting, we will elect the 2011 Board. Go to our website for further information.

Driving? Watch out for our local wildlife!



## That Vision Thing

Board members had a breakfast retreat to discuss the future of West Park Preserve, and to outline a foundation of basic goals and directions for our community. We discussed the effect of new city transit services, the possibility of including a nature trail and Playground on the property, commercial development on Linebaugh, and other matters. But we need input from members to gauge how strongly you feel about these issues. write to : [boardofdirectors@westparktampa.com](mailto:boardofdirectors@westparktampa.com) to let us know your thoughts and ideas.

## Westpark Preserve HOA Board

Directors are Elected for a One Year Term:

**President:** Jim Peterson

**Vice President:** Brenden Chiamonte

**Treasurer:** Victor Perez

**Secretary:** Amber Fahringer

**Member at Large:** Tony Carlesimo

## Architecture Committee needs Members as it prepares to adopt Standards . Please join!

A community like ours needs to serve its members by making itself an attractive place to live not only for members, but for prospective buyers. New technology and attractively landscaped commons help to maintain property values, so that when the time comes to sell, our members can be assured of great buyer interest. Not only that of course, but ours should be a wonderful place to live. (over)

## Architecture Committee...

Changes to HOA specifications for such things as screen doors, solar power and hot water installations, windows, flags, and decorations among other things are necessary in this competitive environment. We are grateful that board member, *Tony Carlesimo* has agreed to head up the committee. Contact him at:

[arcom@westparktampa.com](mailto:arcom@westparktampa.com)

If you need approval for a change to your unit, contact [Landarc](#) for help.

## The Social Committee is now ably

Led by *Amber Fahringer*, who is eager to enlist your help in creating events to help build friendships among neighbors, and a sense of community among all of us. Contact her at [socom@westparktampa.com](mailto:socom@westparktampa.com) to learn how you can help.

## Bird Migrations in Season

Keep an eye out for our feathered cousins. Cranes have been known to land on the Boulevard occasionally to complain about their loss of habitat. Keep an eye out for them. We are a natural preservation area and we want to keep alive the natural beauty that makes this such a special place to live.

## A second trash bin

has been added to the collection area in the north. Also, the lid on the main bin has been repaired. Please do not leave trash anywhere but in the bins.

**Check our website** for more information about your neighborhood: [www.westparktampa.com](http://www.westparktampa.com)

## 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 Appeals Committee, which determines whether owners have violated rules and are liable for fines is well staffed. Both the Architecture Committee, and the Disaster/security committee are currently in great need of membership. **If you would like to be a member of any of the committees below, let us know your preference by a letter to [gencom@westparktampa.com](mailto:gencom@westparktampa.com) and you will be contacted.**

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:** Develops contents of Newsletters and website (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/Security Planning:** Develop and organize disaster relief plan for multiple disasters such as hurricane, tornado, flooding, break-ins, wild fires etc.
7. **Architecture & Aesthetics:** Review of owner requests for alterations/modifications of buildings and landscaping issues. Sets standards for future changes.
8. **Nominating Committee:** Selects candidates to run for the board.

## You can avoid having your car towed

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

### Hits and misses- The problem list

1. Some drivers have been observed speeding **into** the community through the **out gate. This is highly dangerous!** If anyone gets the license plate number of such a vehicle, please contact Landarc to report this.
2. You may not perform repairs on your car that involve anything other than simple, things like changing a flat, or wipers, or cleaning the interior, on the property. Major disassemblies are not allowed.
3. Selling or renting your property? Let the HOA know about it. In any case, there are no circumstances that will exempt you from the obligation to pay the fee.
4. If you want to install a screen door, new windows, patio, satellite dish, or a statue of Rocky on your front entry, you will need to solicit the approval of the **Architecture Committee** before proceeding.
5. Please don't litter, or let animal feces from your pet go uncollected. There are violation fines, and in some cases, state fines to consider.
6. As the present drought continues, please do your part to conserve water in all your household activities.
7. Have questions about the current landscaping? Contact Landarc to find out the status of anticipated upgrades.