



The Westpark Preservationist

Volume 3 Number 1

www.westparktampa.com

Edited by J. Peterson

Watch what you put on the Commons

Your property begins and ends at the interior walls. Almost everything else is part of our common property. If any kind of personal property is placed in the commons, it is subject to the disposition of the Association. Thus, it may be removed, and either stored (at a fee), or discarded, or even sold with no compensation to you. In addition, you may be subject to violation procedures, possibly resulting in a fine.

This may sound harsh. But think of the possible consequences. Anything you place in the commons, that causes an injury to someone, may place both you and the association in legal liability. And, because it is on the commons, it means that anyone may use it, damage it, or even appropriate it without any recourse for you.

But this is precisely why we have an architecture committee, chaired by *Tony Carlesimo*. They will consider and propose standards for all aspects of the commons and your interface with the common areas. This is not about busybody regulation, but about maximizing the potential uses of our commons in service to everyone's interest.

Standards approved by the board can potentially allow for the construction of playgrounds, nature trails, gardens, a small center building, and other more personal improvements such as; patios and solar panels for power and hot water. These will not only create more satisfaction and convenience in living here, but increase our property values.

Be a good citizen! Join a Committee

The Disaster Preparedness, Architecture, and Social committees especially need help now. The development of our community's social infrastructure goes a long way to making this a good place to live. Contact: boardofdirectors@westparktampa.com or our manager to find out how you can help.

Lights out?

If street lights fail (not normal on-off cycling) note the number on the pole, and contact **Paul**.

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

Be anonymous, or include your name and return address so that we can respond to your question or comment.

Or E-mail us at: boardofdirectors@westparktampa.com

~ OR ~

If you need Help with a problem in the common area, see our Property Manager, **Paul Knuth**, who may be contacted at Paul.Knuth@vestaforyou.com

or, (727) 713-0755 between 9-5,

M-F, or contact Vesta on their website at:

<http://vestaforyou.com>

July 4th Flag Raising Social Set



Thanks to **Brenden Chairamonte**, we received a special Grant from the county, we will be dedicating a new flag pole and special lighting on the fourth. Among the accoutrements will be music (soft), speeches (short), Brunch (delicious), and fireworks (spectacular). The installation will be at the front of the pool cabana entry where the walk splits. The morning ceremony will reflect the diversity of our country, and the need we all have to come together to

make good lives for ourselves and others.

The details for the event are being handled by the social committee. You are invited to contribute your hands and heart to this occasion.

Contact **Amber Fahringer** of the Social Committee (305) 775-3001 to learn how you can help.

So, you're becoming a Landlord...

Selling or renting your property? Treasurer, **Victor Perez** reminds us there are no exemptions from the obligation to pay the fee. Be aware that if the fee is not paid, the association can foreclose on your unit. If renters are occupying it, the HOA can collect from the rent to satisfy any fee debt. Contact Manager, **Paul Knuth**

Air Conditioner Recall

It appears that coils in some of our AC units suffer from a factory defect that may cause their premature expiration. Lennox has issued a recall for many 13HPB series units manufactured with serial numbers 5805M thru 5807L. Lennox will provide affected owners with a **free** replacement coil.

Since this is an owner responsibility, you must personally respond to the letter you will be receiving from Lennox. Because this recall is so large, it may take some time before all work is completed. **Have patience**; most units are expected to continue to work fine. There is no deadline on this recall. Access to your home will be necessary to complete the approximately 3 hour job.

Annual Garage Cleanout Coming!

Got a garage full of well used goods needing to be relocated? Extra-large collection bins will be temporarily made available on Saturday June 11th in the central part of Westpark Blvd. Take the opportunity get rid of old appliances, furniture, and any other trash. But remember...

The regular trash collection bins on the north side are for the use of those of us without garages only. Use by others is a violation and is subject to penalties. Please respect the rights of all.

Playground Possible

The board has discussed, and several members have expressed great enthusiasm, for the idea of creating a playground(s) on the property. But what is needed (aside from official permission) to give the idea the extra "umph" it needs to be implemented, is a major expression of interest on the part of members. Write or e-mail the board with your ideas about this effort. Remember, that nothing much happens without the substantial member desire to see it happen.

boardofdirectors@westparktampa.com

Expecting or New to Motherhood? Join the Westpark Mother's Club

Moms and expecting women in our community are invited to share experiences in a new club. Parents and their children are at the heart of any successful community.

The first meeting will be held June 25th, 11am. Contact Amber Fahringer for more info. (305) 775-3001

Please Report document Violations

Help us maintain a viable and safe community.

Hits and misses- The problem list

1. Trash cans must be used for pickup. You may not leave trash out in a plastic or paper bag. Bins may be put out at 7 PM of the preceding day, but must be back inside by 7 PM of the day it is picked up.
2. Parking violation notices are being passed out now. If you don't want to pass out when you get them, just don't park on the street or across the sidewalk.
3. When using the table umbrellas at the pool pavilion, please roll them back to the closed position. Leaving them open will cause them to be severely damaged by any high winds.
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 the approval of the *Architecture Committee* before proceeding: arcom@westparktampa.com
5. If you are selling your home, contact **Paul** to arrange to have the gate open when you schedule an open house.
6. Please check the external condition of the building in which you are living from time to time. If you see any damage or potential problems, let our manager, **Paul** know.

Watch out for me!



Westpark Preserve HOA Board

Directors are Elected for a One Year Term:

President: Jim Peterson

Vice President: Brenden Chiaramonte

Treasurer: Victor Perez

Secretary: Amber Fahringer

Member at Large: Tony Carlesimo

Check our Community Websites

for more info about our neighborhood:

www.westparktampa.com and/or

<http://vestaforyou.com>