



The Westpark Preservationist

Newsletter of the Westpark Preserve Home Owners Association

Volume 1 Number 1

Edited by J. Peterson

The Bully Pulpit...

The Rules Apply to Everyone

Your Board of Directors of the Westpark Preserve Home Owners Association (HOA) would like to remind everyone, that even though some of the rules and regulations have not been enforced, the HOA will be stepping up enforcement. New and old owners alike, should reference our rules and regulations which can be located on www.Landarc.com in the governing documents section.

2.33. No Waiver.

“Any failure by the Declarant or Association to object to or enforce any of the provisions hereof shall not constitute or be deemed a waiver of the right to object to or enforce such violation in the future by Declarant or the Association against any Owner.”

Car Parking

We should remember that our garages are intended to be used primarily for storage of motor vehicles. There are a number of owners that use their garage only for household storage, which forces them to park their second motor vehicle on the sidewalk, which for obvious reasons, is prohibited. Violations of parking restrictions are going to be uniformly enforced to all owners that park their car on the sidewalk or street. Cars should be parked in driveways or guest parking areas. There will not be selective enforcement of the parking rules; everyone will comply with the rules agreed to by every owner of Westpark Preserve. **If you believe that the parking rules should be changed to allow owners to park their cars on the side walks, voice your opinion to: hoacommittees@gmail.com but comply with parking rules until the rule has changed.**

Rule 2.16

“To the extent applicable, all garages shall be used primarily for the storage of motor vehicles. For those Lots containing two-car garages, no more than two (2) motor vehicles may be parked in the driveway of the Lot at any time. For those Lots with one-car garages, no more than one (1) motor vehicle may be parked in the driveway at any time. Lots with two-car

garages may only have four (4) motor vehicles parked on the Lot at any time; Lots with one-car garages may only have two (2) motor vehicles parked on the Lot at any time.”



Car Washing and Car Repair

Many owners do not know that they are not allowed to wash their cars, or repair their cars in Westpark Preserve. Owners are allowed to make repairs in their garages and make emergency repairs; however, the emergency repairs must be completed within 12 hours.

The restriction on car washing was put in place to prevent excessive water bills being paid by the association. The HOA does have the right to dedicate an area for car washing or time period for car washing, however, the HOA has not acted on this option. **If you believe that owners should be allowed to wash their cars on assigned days or areas, make your opinion known at hoacommittees@gmail.com If there is a majority of owners that want the change, the HOA can begin the process.**

Rule 2.22.

“Automotive Repairs/Maintenance. No maintenance or repairs shall be performed on any vehicles in any portion of the Subdivision unless the vehicle is parked within a garage on a Lot. Notwithstanding the foregoing, in an emergency, maintenance or repairs of vehicles may be performed, but such maintenance or repair must be completed within twelve

(12) hours of such emergency.” “Car washing on any Lot or any area of the Subdivision not dedicated by the Association for such use is strictly prohibited.”



Please limit your Water Usage!

State and county authorities have instituted severe water restrictions as reservoir and aquifer resources have reached dangerously low levels. Please do your part to minimize your personal use. See: http://www.tampagov.net/dept_water

Pet Waste Disposal

Owners are walking out of their homes and stepping in pet feces or have piles of feces outside of their lanai preventing them from breathing or enjoying their home. Owners who have pets are required to collect their pet's waste. The HOA is in the process of installing pet waste disposal cans to make it easier for pet owners to dispose of their pet's waste. Our goal is uniform enforcement of our pet rules for the harmony of our community. Please pick up after your pet; the HOA doesn't want to have to fine owners for failing to do so. But we will.

Rule 2.8

“Owners shall be responsible for prompt removal of any pet litter or waste of their pets.”

HOA Committees

The HOA is forming several committees to address the 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 alternations/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.

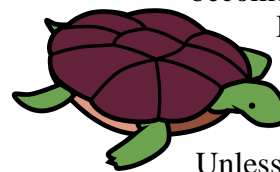
2. **Finance Committee:** Assist Treasurer in developing collections and investment opportunities. (3 members)
3. **Communications Committee:** Enhance homeowner's awareness of rules, rights, and resources of community. Also develop contents of Westpark Preserve Newsletters (3 members)
4. **Social Committee:** Organize and executive “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.

Home Owners Association Board

Justin Fahringer, President, Victor Perez, Marc Muise, Amber Fahringer, & Jim Peterson

Watch Out for our Local Wildlife!

That small lumpy thing you may see on one of our streets may be a turtle. We live in the midst of several conservation zones and wetlands preservation areas. We are therefore privileged to live in a place where encounters with turtles, foxes, raccoons, armadillos, and even wild boars may become part of our everyday life.



Having your pets on a leash will also work to minimize harm.

Unless you have experience, it is best not to try to assist a turtle crossing the street. Some can deliver a decidedly nasty nip! But do drive slowly, and stay alert.

Need Help?

Property Management: Landarc may be contacted on their website at: <http://www.landarc.com>

A new community website is being contemplated by the board to provide a variety of information and services to members. Let us know of any ideas you may have to contribute to such a project. Send to the committee site at: hoacommittees@gmail.com.

Thanks to departing Landarc maintenance worker **Glenn Bach** for his help over the past years.