

APRIL • MAY 2024

*Serving the communities of:  
Coventry, Newcastle and Sheffield*

# The Westchester Times

THE OFFICIAL *Newsletter* OF WESTCHESTER



## COMMUNITY-WIDE WESTCHESTER ANNUAL GARAGE SALE

**Date: Saturday MAY 4, 2024  
7:00AM – 2:00PM**

Please note that individual garage sales during the year are not permitted and displaying the gate code on the keypad for any reason whatsoever is also not permitted!

Westchester is now having one Garage Sale per year and the day is scheduled the same day as Westchase's Spring Garage Sale.

- All items for sale should be placed on your driveway by 7:00am;
- Everything should be priced;
- Merchandise should not be displayed on lawns;
- Someone should be in attendance for the duration of the sale;
- Your vehicles should be parked in your garage to ensure proper traffic flow, reduce congestion, and make street parking available to customers;
- This is a garage sale event and not an opportunity to promote personal business or sell new items;
- The gates will be locked open for the Garage Sale hours only;
- Take the opportunity to make room in your garage for the new garbage cans!

## ANNUAL GENERAL MEETING & ELECTIONS



## ANNUAL MEMBERSHIP MEETING AND ELECTION

**"MARK YOUR CALENDARS TO ATTEND"  
APRIL 25th, 2024. (Thursday night) @ 6:30pm  
At Maureen Guazza Library**

Please look out for this all important mailing from your Association. *Please* read the contents!

Please send completed Proxy Forms if you are unable to attend to Management as directed (by email, fax, mail or drop off). **The gate codes are changing this year so it is important that you open this mailing and take note of the important Association updates including the new gate codes!**

### Reclaimed Water Interruptions

The County is pretty good about posting on the County website (hillsboroughcounty.org OR hcfl.gov) any expected or experienced reclaimed interruptions.

If you have trouble with your water, check with the website and type in "Reclaimed Water" into the search bar provided in the top right corner.

### ATTENTION PET OWNERS

Please be responsible. Always pick up after your pet and always keep your pet on a leash when walking your pet.

The leash must be held by someone who is able to control the pet.

Check your fenced in areas regularly for holes where your pet could get out. Please be responsible.

★ **NAEYC & Gold Accreditation**

★ **93% ELCHC Quality Rating**

★ **200+ 5-Star Reviews**

"The classes are enriching, engaging and safety-first."

Victoria  
★★★★★

"The only place my family trusts for our son. The facility is beautiful, always clean and tidy."

Scott  
★★★★★



VPK Camp

**Special Promotion:**

One week of VPK for **FREE**, no commitment!!



Want to know more?

**VPK OPEN HOUSE!**

APRIL  
27TH

&

MAY  
18TH

**12-2pm**

Explore Syllabus - School Tour - Teacher Meet & Greet - Have Fun!



813-816-0417 westchase@kiddieacademy.net www.kiddieacademy.com/westchase

# Board of Directors

President: Jake Frangie  
Vice President: John MacConnell  
Secretary: Jesse Kline  
Treasurer: Garrett Watkins  
Director: Leo Hartz,  
Bryan Coward

Westchester website:  
[www.westchesterhoa.us](http://www.westchesterhoa.us)

## SPRING YARD AND HOME CHORES

Spring is here and outdoor chores are in order:

- a) Service your mowers as they are about to work again regularly!
- b) Adjust your sprinkler times for the drier months expected through May
- c) Check your lawn and resod areas which were too weedy during the last growing season
- d) Prune shrubs and yard trees when new growth begins: The end of the dormant season is a good time to prune many trees and shrubs.
- e) Replace winter annuals
- f) If you have azaleas in your landscape they need to be pruned after blooming
- g) Prune spring flowering trees and shrubs after blooming: Prune after the last flowers fade but before new buds set in mid to late summer
- h) February and March are when palms and ornamentals should be fertilized
- i) Mulch conserves moisture during dry weather and minimizes weeds in landscape beds.
- j) The drier months are ideal for completing jobs like exterior home repainting. Association approval is required.
- k) Clean Mailboxes and mail posts.
- l) PLEASE COLLECT FALLEN LEAVES FROM THE ROADWAY AREA ABUTTING YOUR LOT
- m) If you did not clean your concrete surfaces after the last rainy season you would have received a letter to do it now.

## Don't forget to let your Association know

Please don't forget to inform us if there is a change in ownership at your address due to a marriage, a divorce, or a death. By notifying us we avoid addressing communications incorrectly and making everyone uncomfortable.



Have you lost a set of keys, jewelry, wallet, driver's license or anything similar in the community? Good neighbors may have found your precious item and handed it to Management in the

hopes someone calls to claim. If you have lost an item please call your Property Manager Leigh at (813) 855-8460 ext. 316 to check if we have it for you.

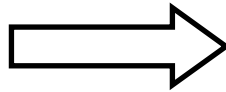
Westchester Of Hillsborough Homeowners Association Inc.

is managed by:

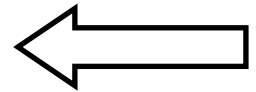
The Property Group of Central Florida  
2753 State Road 580, Suite 202, Clearwater FL 33761  
Phone: 813-855-4860 ext. 316 ~ Fax: 727-238-8801  
Manager: Leigh Slement Email: [Leigh@pgcf.com](mailto:Leigh@pgcf.com)

*Dear Westchester families –  
We wish you a joyful Passover & Happy Easter in April  
and  
To all Westchester Moms a Happy Mother's Day in May!  
Enjoy Memorial weekend.*

*Thank you for your continued support -  
From the Board of Directors, Committee Members, Leigh & the  
staff at The Property Group*



**Management New Office**  
**2753 S.R. 580, Suite 202**  
**Clearwater, FL 33761**



Directions from Westchester:  
Turn left onto Race Track Road;  
Turn right onto Forest Lakes Boulevard;  
Cross Tampa Road and proceed on Forest Lakes Boulevard to S.R. 580;  
Turn right onto S.R.580;  
Cross McMullen Booth Road in left lane;  
Turn left onto Charles Avenue (opposite Countryside High School entrance);  
At 4-way stop turn left into Colonial Center parking lot (face brick building with colonial columns)  
We are on the 2nd Floor at the end of the left side passage – Suite 202  
(depending on intersection lights we are 10-12 minutes from our former office)

Sports signs, and of course advertising signs, are not permitted in front yard. Homeowners may have an alarm sign, and if home is for rent or for sale ONE ONLY PROFESSIONALLY MADE FOR SALE OR FOR RENT SIGN MAY BE DISPLAYED. Campaign signs may only be displayed 2 weeks before Election Day and must be taken down promptly the day after

## Approved Mailbox Post and Trim Colors

**Body Color:** Behr Brand : color Elegant Ivory PWN-40

**Trim Color:** Dark green

## THE OFFICIAL Newsletter OF WESTCHESTER

**Publisher: IKare Publishing**  
**For Advertising Contact: 813-991-7843**  
**[www.ikarepublishing.com](http://www.ikarepublishing.com)**

This newsletter is mailed to the residents of Westchester at no cost to the community. IKare Publishing is not responsible for the actions or credibility of any advertisers in this newsletter. It is the individual's responsibility to check references on all advertisers. IKare Publishing is not responsible for content and as editor reserves the right to edit articles for content, length, grammar, and readability.

# hello Spring

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Regularly \$109.00 / First Time Customers  
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Starting at.. **\$1,990**\*

(\*..for 1 Story Homes Up to 1,800 Ext. Sqft; Upcharge for 2 Story Homes)

## INTERIOR PAINTING

Starting at **\$295 / Bdrm**\*

(\* Standard height/size bedrooms (8-10ft. <150sqft); Ceilings, Closets & Woodwork  
carry addtl charge. Expir. Date: 06/01/2024)



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David  
Collins

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**813-368-9899**





## Westchester Treasury Financial Status as at December 31, 2023 (year-end)

**Cash :** \$12,325.02 (includes prepays  
\$14,080.86)

**Reserve Funds:** \$344,811.85

**Operating Expenses to Operating  
Budget:** \$242,703.26 / \$241,340.00 (0.5%  
over budget)

**Delinquencies as at end December:**  
\$805.25 (owed by 5 homeowners)

**Delinquencies as at end January:** \$405.25  
owed by 2 homeowners (1 owes July dues +  
1 owes short pay)

Delinquency rate is 0.5%

**Your first payment to Westchester was  
due February 1, 2024. Please note that  
the Association dues are now \$400 per  
payment.**

The next due date is July 1st, 2024.



## ASSOCIATION MEETINGS, ATTENDANCE & AGENDAS

### Board Meeting schedule for 2024:

March 28  
April 25 (Annual Membership Meeting)  
June 27, August 29  
November 7 (Budget Meeting)

*Above dates and times are subject to change.*  
Please see Notice Board for Board Meeting  
posting.

Agendas are posted on the website at least 48  
hours before each regular Board Meeting.  
All homeowners are very welcome to attend  
any and all of the Board Meetings. Now that  
the Agendas will be posted – you can go  
online to [www.westchesterhoa.us](http://www.westchesterhoa.us) to see the  
Agenda and if something on the Agenda  
interests you please attend as you will be  
given the opportunity to speak. The Board  
usually allocates some time at the end of a  
meeting to take homeowner input on Agenda  
items.

## CALL FOR EMAIL ADDRESSES

We now have 297 homeowner email addresses = 81%  
We are looking for 100%, so we need from another 71 addresses!!  
We also need to be notified if your email address changes please.

Format to send an email

.....  
Email to: [leigh@pgcf.com](mailto:leigh@pgcf.com)

Subject: INSERT YOUR STREET ADDRESS EG. 12345 Bishopsford Drive

Body of Email: I or we (state names as per deed) do hereby consent that this email ad-  
dress may be used for Association communications and electronic voting

END EMAIL  
.....

Because Florida Statute requires that members have to consent in writing to online voting  
we are asking that you provide such consent at the same time. Please remember that you  
would have to notify us if your email address changes.

Please be assured that your email address would ONLY be used for Association business  
purposes.

## Do You Want Copies of Financial Reports?

1. An association with total annual revenues of \$150,000 or more, but less than \$300,000, shall prepare compiled financial statements.
2. An association with total annual revenues of at least \$300,000, but less than \$500,000, shall prepare reviewed financial statements.
3. An association with total annual revenues of \$500,000 or more shall prepare audited financial statements.

Copies of "Board approved" CPA prepared financial report can be obtained by making a  
Member request by email, fax or in writing to: Leigh Slement

[leigh@pgcf.com](mailto:leigh@pgcf.com)  
Fax: 727-238-8801  
The Property Group of Central Florida  
2753 S.R.580, Suite 202  
Clearwater, FL 33761

## Monthly Observances In April 2024

Autism Awareness Month	Jazz Appreciation Month	National Month of Hope
Canine Fitness Month	National Adopt a Greyhound Month	National Pickleball Month
Counseling Awareness Month	National BLT Sandwich Month	National Soft Pretzel Month
Dog Appreciation Month	National Brunch Month	National Stress Awareness Month
Esophageal Cancer Awareness Month	National Card and Letter Writing Month	National Volunteer Month
Filipino Food Month	National Donate Life Awareness Month	Parkinson's Awareness Month
Global Astronomy Month	National Garden Month	Prevent Lyme Disease in Dogs Month
International Guitar Month	National Grilled Cheese Month	Sexual Assault Awareness Month
	National Inventor's Month	

# ROOF LEAKS?

## WE CAN REPAIR THEM!

### ***GUARANTEED!***

**Call Now**

**(813) 985-0841**

**Roof Repairs - *Specializing in tile roofs***

Our services include ...

- Tile Roof Repairs
- Shingle Roof Repairs
- Flat Roof Repairs
- Roofing Maintenance Services  
(including periodic reviews of your roof)
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**GET SCREENED TODAY.**



# Early detection saves lives.

Schedule your colonoscopy.

Most people do not experience colorectal cancer symptoms until it's too late, but if detected early, it's more than 90% curable. A colonoscopy is the most effective screening method for finding and removing pre-cancerous polyps, preventing cancer before it even starts. That's why we're urging everyone ages 45 and over to get screened today.

 Schedule your screening at  
**YourColorectalExperts.com**

  
**Advent Health**  
Carrollwood



## MAILBOX CARE INSTRUCTIONS FROM THE SUPPLIER

Thank you for purchasing your new Creative Mailbox Designs mailbox! Your new mailbox

comes with a standard one year warranty against manufacturing or material defects. We wish to help offer you some tips to extend the life of your mailbox so it may continue to give you many years of enjoyment and longevity for your investment.

Imagine what would happen to your automobile finish if you left it on the street in the sun baking and never washed it for years. It isn't hard to envision the results. Your new mailbox is no different. It requires care and attention to maintain and extend its beauty. Caring for your new mailbox is as easy as 1, 2, and 3!

1. Pick up some Rain-X® Spot Free Car Wash and Lime-A-Way® spray at your local auto parts store.
2. These products, when used as directed will clean and protect the surface from most water spots and grime.
3. For stubborn stains, use Lime-A-Way® spray, rinsing thoroughly when complete to remove any residual chemicals. Follow with a good cleaning using the Rain-X® Spot Free Car Wash to help repel spots and stains.
4. Most boxes can be cleaned using Rain-X® Spot Free Car Wash alone, allowing more time to sit back, relax, and enjoy your new mailbox!

Other tips:

1. We would like to caution the use of Lime-A-Way®: This product should only be used if Rain-X® Spot Free Car Wash does not remove all of the stains. Lime-A-Way® is a caustic product and can harm automotive paint finishes and could shorten the life of your mailbox finish if not used properly and thoroughly removed from the painted surface after application.
2. Keep yard caring equipment like weed whackers and tillers away from the mailbox and hand trim those areas to reduce the risks of damage.
3. Do not allow a sprinkler system to spray on the boxes directly. Many sprinkler systems have hard water, chlorine, sulfides and other contaminants which can damage protective coatings like paint and powder coat, greatly reducing the life span of your investment.
4. Do not hang, lean, shake or allow children to play on the mailboxes. This can cause damage to your product if enough force is administered.
5. Always look in your rear view mirror when backing out of the driveway. You just washed and waxed your mailbox, as well as your car, and we don't want to see either of them blemished in any way.

If you have any questions or need any replacement parts, please contact our Customer Service Department at  
Toll Free at 855.253.MAIL / 855.253.6245.



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**FLYER DESIGN**

**WEBSITE DESIGNS**

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**MARKETING MATERIAL**

**MERCHANDISE DESIGN**

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**EMAIL: CONTACT.RU.DESIGNS@GMAIL.COM**

## DAILY REMINDER

I need to contact  
IKare Publishing  
to place my ad in my  
community newsletter

813.991.7843

## DREAMSCAPE SERVICES, INC.

- ✓ Full Service lawn maintenance
- ✓ Weed and pest control
- ✓ Fertilization

dreamscapeservicesinc@gmail.com

**813•593•0000**

## MAILBOXES ARE IN.... DO'S AND DON'T'S MOVING FORWARD

The Mailbox install project was very successful and considering the magnitude of the job it was surprisingly painless. Creative Mailbox Design proved extremely responsive and easy to work with.

Moving forward homeowners are responsible for the mailbox. Should something happen to your mailbox and you need repair you must call Creative Mailbox Design Customer Care Team Member Jessi directly at

**(813) 291-0064. Sending pictures in advance to**

**Jessi@CreativeMailboxDesigns.com would be helpful and speed up the process.**

"Please do not use products to clean your mailbox - see page 8 of this newsletter for Care Instructions from the mailbox supplier."

Even though there is a donut around the base it is recommended that you install a border around your mailbox. A good example that we saw is as follows:



## HILLSBOROUGH COUNTY IS ASKING FOR WESTCHESTER RESIDENTS INPUT—YOUR PARTICIPATION IN A SURVEY IS VERY IMPORTANT FOR FUTURE COUNTY VEHICULAR TRANSPORTATION

From Sr. Public Information Specialist  
Rochelle Juette

The Hillsborough Transportation Planning Organization (TPO) would like to invite you to actively participate in shaping the future of transportation in Hillsborough County.

We are excited to announce the launch of the Access 2050 Long Range Transportation Plan survey. This plan will serve as a visionary roadmap for our transportation network for the next 25+ years. With the rapid changes in technology, demographics, and environmental concerns, it's crucial that we develop a comprehensive and forward-thinking transportation plan.

Survey participation will help us unlock a vision for Hillsborough's transportation future. We aim to create a transportation system that safely connects our communities, provides access to economic opportunities, and ensures the availability of needed goods and services. **The survey will be open through April 15, 2024.**

We are excited about the potential impact of the Access 2050 Long Range Transportation Plan, and we would love to have your involvement. We would be thrilled if you could spread the word about this project and encourage community participation. Together, we can shape the transportation landscape for generations to come.

We look forward to receiving your homeowners input and working together to create a visionary transportation plan for Hillsborough County.

To learn more about the Access 2050 Long Range Transportation Plan and how you can get involved, visit our website, [Access2050.org](https://Access2050.org) and Take the Survey!!

## COVENANT OF THE MONTH

Article VIII Use Restrictions, Section 16. Signs. No sign, billboard or advertising of any kind shall be displayed to public view on any of the Properties without the prior written approval of the Design Review Board (DRB). Any such request submitted to the DRB shall be made in writing, accompanied by a drawing or plan for one (1) discreet professionally prepared sign not to exceed 24" in width and 18" in height, to be attached to a 2 x 4 no higher than 3 feet from the ground. Such sign shall contain no other wording than "For Sale" or "for Rent", the name, address and telephone number of one registered real estate broker, or a telephone number of an Owner or his agent. In no event shall more than 1 sign ever be placed on any Lot. A standard real estate broker sign substantially meeting these requirements may be placed on the Lot without DRB approval....Except as hereinabove provided, no signs or advertising materials displaying the names or otherwise advertising the identity of contractors, subcontractors, real estate brokers or the like employed in connection with the construction, installation, alteration or other improvement upon or the sale or leasing of the Properties shall be permitted.

*A number of advertising signs are seen on lots typically when painting, roofing, landscaping or interior home improvements or window installations are in progress. These signs are NOT permitted and homeowners must tell their vendors not to display them please.*



## What to Do With Your Landscaping Every Month:

- Adjust irrigation based on rainfall
- Deadhead flowers to encourage new blooms.
- Monitor the garden for insects and disease.
- Plant trees, shrubs, and perennials and water until established.
- Mow lawns at recommended heights: St. Augustine: 3-4"



# Convenient Health Care Under One Roof

When there isn't a moment left in your day, you need your health care to be convenient. With primary care, specialty care, lab, and advanced imaging all in the same location, AdventHealth Care Pavilion in Westchase makes sure the care you need is just around the corner. So, you can get back to life's important moments.

**Online Scheduling. Walk-ins Welcome.  
Evening, Weekend and Same Day Availability.**

 [AHCarePavilionWestchase.com](https://AHCarePavilionWestchase.com)

  
**AdventHealth**  
**Care Pavilion**



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With 21-Point Seasonal Tune-Up

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Mention this ad for  
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Service Call

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A  
\$99.00  
Value



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bayside-ac.com

info@bayside-ac.com



LIC.#CA-CO57711



The Yard of the Month  
Award program started  
again on March 1st

#### March Award

The first award of the season goes to **12043 Mountbatten Drive**. This address first won in August 2017. In 2022 a new homeowner bought the property and they have maintained the standard to make their lot a double winner! Lots of color in the landscape and the lawn is healthy. Everything else on the property is in very good condition. Thank you for keeping this property on the award list!



#### April Award

The April yard of the month will be awarded to a new winner at **11209 Cypress Reserve Drive**. They have a wide variety of colorful plants in their beds which are doing very well under large well pruned oak trees. Their lawn looks good having just come out of the dormant season. All beds are weed-free with stone mulch which adds another texture and color to the yard. Thank you for your obvious diligence to your yard and home!



Both winners will receive a Lowes Gift Card with the Association's recognition.



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with any repair**

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Valid on HVAC and Plumbing service appointments. Other  
restrictions may apply. Expires 4/30/2024



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**AIR CONDITIONING • PLUMBING • ELECTRICAL**

**SPECIAL  
OFFERS**

**UP TO  
\$2100 OFF  
New HVAC System**

Coupon must be presented at time of estimate.  
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coupon per household. Other restrictions may  
apply. Expires 4/30/24

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- ✓ A/C Tune-Up & Inspection
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- ✓ Up to 5 years NO interest \*WAC
- ✓ New A/C System as low as \$65 Monthly \*WAC

### PLUMBING

- ✓ Plumbing Inspections
- ✓ Stoppages, Leaks, Drain Cleaning
- ✓ Water Heater Repairs & Replacement
- ✓ Tankless Water Heater
- ✓ Water Treatment & Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Repipe
- ✓ 18 Month NO Interest Financing \*WAC

### ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting
- ✓ Whole Home Generator
- ✓ Electrical Maintenance Plan
- ✓ 18 Month NO Interest Financing \*WAC

### GENERATORS

- ✓ Generac Guardian Series Generator
- ✓ Installation Whole Home & Portable Generators
- ✓ Serv & Maint of Cornerstone installed Generators
- ✓ Runs on natural gas or liquid propane for days to weeks
- ✓ Protects your home automatically when the power is out
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- ✓ 18 Month NO Interest Financing \*WAC

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