

*Serving the communities of:  
Coventry, Newcastle and Shef-  
field*

# The Westchester Times

THE OFFICIAL *Newsletter* OF WESTCHESTER



## 2024

On November 16, 2023, the Board adopted your 2024 Budget with a 6.7% increase which means dues increase \$25 per payment effective your February 1, 2024 payment.

The primary reason for the increase (nearly 80% of it) is to fund the new mailbox project. After months of deliberation the Board approved new mailboxes for homeowners and selected the option offered by Creative Mailbox Design at \$372 per unit. Total cost of the project is \$137K and the project is to be funded by the Association by borrowing from your General Reserves. Your General Reserve account will be repaid over 10 years which is before your roads are due to be repaved again. \$38 of the \$50 increase per homeowner is dedicated to this repayment plan. The balance of the increase will be allocated to "across the board" realized operating increases.

Homeowners have updated homes over the past 20+ years with new roofs, windows and paint and now the Association has contributed to renewing the face of Westchester with updated elegant mailboxes which we are confident you will all be proud of.

Effective next year the Association will budget for the mailboxes to be cleaned and waxed – yes "waxed" – the powder coated aluminum mailboxes should be washed with mild soap and then waxed with car wax to preserve it from fading too quickly and from peeling from the Florida sun. No chlorine should be used on these mailboxes whatsoever. It is best to leave the maintenance of the mailboxes to the Association.

### Westchester Special Taxing District

We want to give a big shout out to all the residents who stepped up willingly to volunteer for a position on the Special Taxing District Board!

### DRB (DESIGN REVIEW BOARD) NEEDS A VOLUNTEER

There is a vacancy on the DRB Committee. If you are interested in the aesthetics and architectural standards in the neighborhood and would like to volunteer on this committee we encourage you to contact us by emailing Manager Leigh at [leigh@pgcf.com](mailto:leigh@pgcf.com).

### 2024 ASSOCIATION DUES

★ The first due date for Association Dues is FEBRUARY 1ST, 2024 (\$400.00)

If you pay your Association dues online through your banking institution please remember to change the amount from \$375 to \$400!

Please also remember to act on the notice giving you 30 days to pay before the account is turned over to the Association's collection attorney. Avoid those hefty legal fees by paying on time.



### Board Meeting schedule for 2024:

**January 25**

**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.

### COVENANT OF THE MONTH

Article VIII Use Restrictions, Section 5. Use of Accessory Structures. Other than the Dwelling and its attached garage, no tent, shack, barn, utility shed or building shall, at any time, be erected and used on any Lot temporarily or permanently, whether as a residence or for any other purpose. No recreation vehicle may be used as a residence or for any other purpose on any of the Lots in the Properties.

Homeowners with fenced in back yards are permitted a shed but same is only permitted with approval and same may not exceed 6ft in total height so that it is completely obscured from street view by an approved 6ft high privacy fence

# ROSATI'S

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- ▲ CHEESE IS GRATED FRESH DAILY

SCAN TO ORDER



## ROSATI'S OF OLDSMAR

3730 Tampa Road, Oldsmar, FL 34677  
 Sunday - Thursday: 10:00am - 9:00pm  
 Friday - Saturday: 10:00am - 9:30pm

FREE

## 12" PIZZA\*

Free Medium 12" thin crust cheese pizza with a purchase of any 16" or larger pizza.

USE CODE: MFP16

FREE

## BREADSTICKS OR CINNAMON STICKS\*

FREE breadsticks or cinnamon sticks with any purchase of \$15 or more.

USE CODE: MFBCS

\*Valid on Rosati's carryout and delivery only. Not valid on catering orders. Valid at Oldsmar location only. Cannot be combined with other offers.

## Time To Take Care Of Your Sweetheart On Valentine's Day

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 Regularly \$109.00  
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## \$200.00 OFF

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## \$ 50.00 OFF

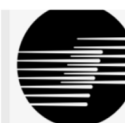
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# Board of Directors

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)

**THE SPEED LIMIT IS 15MPH IN  
YOUR  
COMMUNITY**

**IT IS SET AT 15MPH BECAUSE  
IT IS A FAMILY  
NEIGHBORHOOD**



## Holiday Lights and Décor

Thank you again to all those who put up lights and holiday décor this past holiday season. **This serves to remind that all should have been taken down and stored away by JANUARY 15, 2024.**



## What's New Corner

A new look for Westchester! New mailboxes give the community a face lift!

## 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:

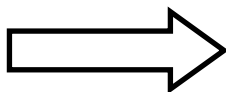
The Property Group of Central Florida  
2753 State Road 580, Suite 202, Clearwater FL 33761  
Phone: 813-855-4860 ext. 316 ~ Fax: 727-238-8801  
Manager: Leigh Slement Email: [Leigh@pgcf.com](mailto:Leigh@pgcf.com)

*- Dear Westchester families -*

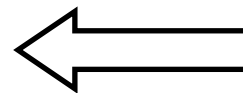
*We trust that the Holidays were enjoyable  
And wish you all a very happy and healthy 2024.*

*Remember your loved ones on Valentine's Day in February  
Thank you for your continued support -*

*From the Board of Directors, Committee members, Leigh  
and 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)**

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- Safe, caring environment
- Excellent family communication
- High-quality Life Essentials Curriculum

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(County)

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*\$200 Registration Fee Credit if  
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- Outdoor Learning
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# Treasurer's Report

## Westchester Treasury Financial Status as at November 30, 2023

As at end November 2023

**Cash :** \$15,626.33  
(includes prepaids \$1,854.48)  
**Reserve Funds:** \$353,573.86  
**Operating Expenses to Operating Budget:** \$216,899.33 / \$221,243.00

### Delinquencies as at end November:

\$891.37 (owed by 7 homeowners)

### Delinquencies as at end December:

\$805.25 owed by 5 homeowners

1 owes interest only \$ 5.25  
2 short paid Feb dues \$ 50.00  
2 owe July dues \$ 750.00

Delinquency rate is 1%

Your 2024 Coupon Booklets were sent out in November 2023. Please note that dues for 2024 increased to \$400 per payment. There is no action required for homeowners who are on Association autopay. If you pay your dues via your personal banking institution **please do not forget to change the amount to be paid from \$375 to \$400.**

## 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



## 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

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 address 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  
Fax: 727-238-8801  
The Property Group of Central Florida  
2753 S.R.580, Suite 202  
Clearwater, FL 33761

## WINTER YARD AND HOME CHORES

The winter months are a good time to spend on the chores and projects that are hard to keep up with in the growing season. The dry season is the ideal time to repaint if your home needs it. The cooler temperatures are best for lawn "weed and feed" applications. If your annual cleaning of concrete or paved surfaces has not been done, now is the time to do it. Here is a list of other chores expected to maintain your home and yard to the standard expected in Westchester:

- a) Trim shrubs and palms;
- b) Prune yard trees;
- c) Weed beds and install fresh mulch;
- d) Clean yard ornamentation (landscape borders, arbors, fountains, statues, benches etc);
- e) Ensure garbage receptacles are appropriately stored out of public view;
- f) Check outside lighting;
- g) Adjust irrigation systems.

When you are sweeping or blowing off your driveways and sidewalks please don't forget to clean the roadway abutting your property of acorns and leaves. If left over time they stain and in some instances may cause damage to the roadway asphalt and curbing. Acorns and leaves should be cleaned up regularly so that they do not end up in the privately maintained storm drain system.

# EXTERIOR PAINTING

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Collins



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- ✓ New A/C System as low as \$65 Monthly \*WAC

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## TWO DECEMBER HOLIDAY HOMES WERE AWARDED

Two December holiday homes were awarded in lieu of a November and a December Yard of the Month Award.

Westchester certainly decorated with holiday spirit this year!

What a treat to drive through your neighborhood and everyone who decorated should consider themselves winners for spreading holiday cheer. With twinkling lights, music and arches we thank you all!!

The two Holiday Homes for 2023 are

11244 & 11534 Cypress Reserve Drive

Congratulations and Thank you for the joy you gave us this past holiday season!



11244 Cypress Reserve Drive



11534 Cypress Reserve Drive

Other 2023 Holiday decorated homes worthy of mention are:

12119 Bishopsford Drive

12121 Bishopsford Drive

11418 Cypress Reserve Drive

11422 Cypress Reserve Drive

11432 Cypress Reserve Drive

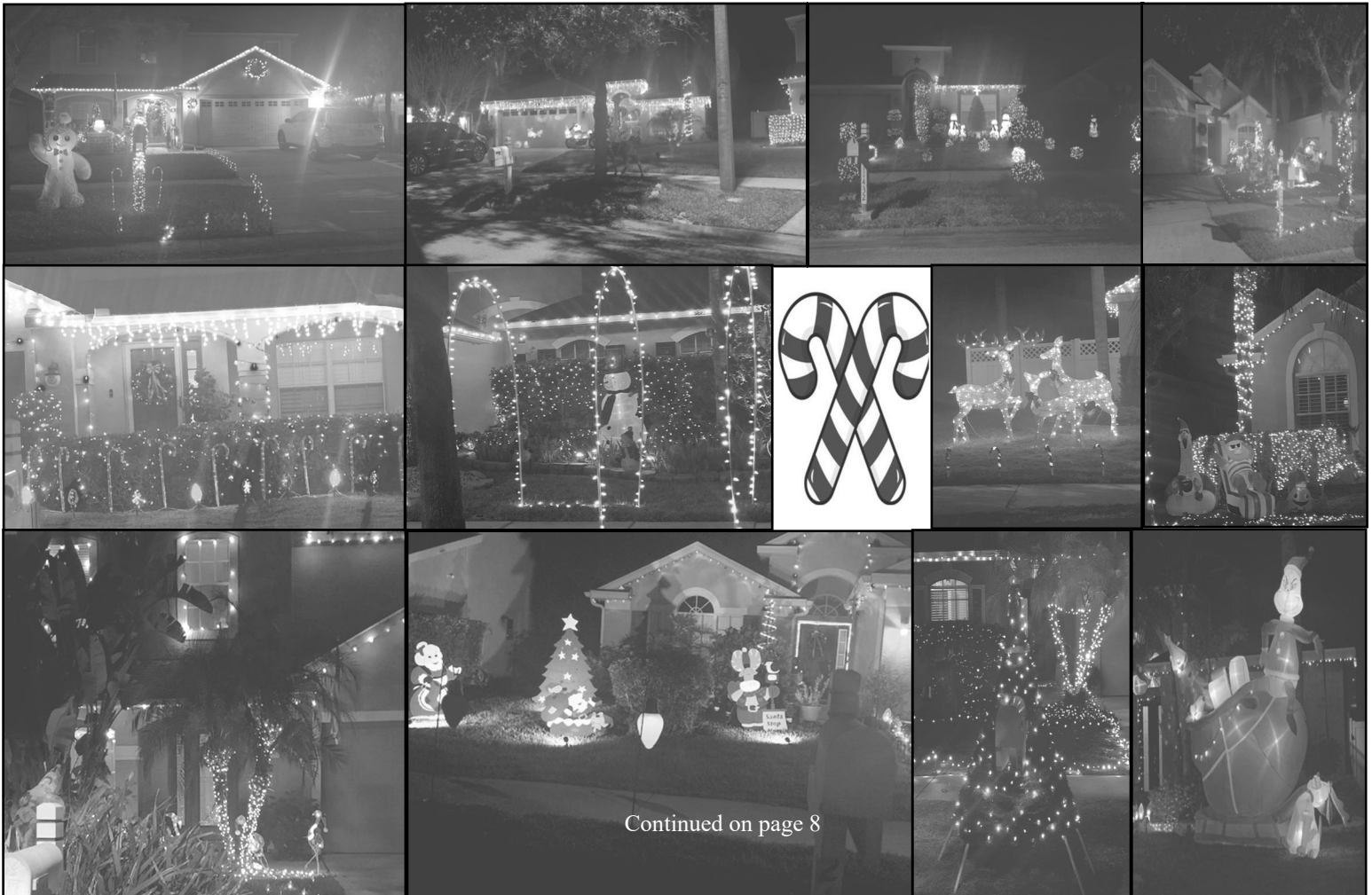
11520 Cypress Reserve Drive

11538 Cypress Reserve Drive

12002 Mountbatten Drive

12017 Mountbatten Drive

The Yard of the Month program will start again in March 2024.



Continued on page 8

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### Gardening Calendar

#### What to plant:

**Bedding Plants:** Plants that perform better in the cooler months include petunias, pansies, verbena, dianthus, strawflower and lobelia. Protect from frosts and freezing temperatures.

**Bulbs:** Many bulbs can be planted now. Provide adequate water to establish and protect from cold weather with mulch. Some to try are Amazon Lily, crinum and agapanthus.

**Azaleas:** With azaleas in full bloom this month, now is a great time to select varieties to add to the landscape.

**Vegetables:** Begin planting warm season crops this month. Beans, peppers, cucumbers, tomatoes and squash can be started while temperatures are cool.

#### What to Do:

**Cold damage to Palms:** If cold weather has damaged palms, proper care may prevent loss of the palm and encourage recovery.

**Prune Roses:** Roses should be pruned this month to remove damaged canes and improve the overall form. After pruning, fertilize and apply a fresh layer of mulch. Blooming will begin eight to nine weeks after pruning.

**Shrubs:** Now is the time to fertilize shrubs. Spread fertilizer evenly over the soil surface and water in. Follow with a fresh layer of mulch, which will conserve moisture and reduce weeds.

**Lawn Weeds:** Apply a pre-emergent weed killer to lawns this month to prevent germination of warm season weed seeds. Timing is important for good control.

**PLEASE REMEMBER THAT RECYCLED WATER IS A  
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