



Westchester Newsletter

Coventry • Newcastle • Sheffield

October • November 2024

In accordance with Florida Statute 720.303.15

THIS PUBLICATION WHICH IS DELIVERED TO EACH HOME SERVES TO REMIND WESTCHESTER HOMEOWNERS THAT THE GOVERNING DOCUMENTS FOR YOUR ASSOCIATION ARE AVAILABLE ON THE WEBSITE @ WESTCHESTERHOA.US

Westchester Flood Zones and Hurricane Evacuation Zones

Flood Zones

FEMA is responsible for identifying Florida flood zones. Flood zones indicate a property's risk for flooding at any time of the year, including as a result of heavy or steady rain. These zones have nothing to do with hurricanes or other emergencies, and everything to do with your property insurance and building requirements.

Interestingly, a home may be in a non-evacuation zone, but still be in a high risk flood zone because of a nearby pond or stream. Alternatively, a home could be in a low risk flood zone, but still in an early evacuation zone because of storm surge projections or high winds. That's why it's important to know both your Flood Zone and your Evacuation Zone, and the difference between them.

Westchester is in Flood Zone AE. This flood zone includes areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Base flood plain elevations have been determined for Zone AE areas.

Hurricane Evacuation Zones

Hurricane evacuation zones are identified by the National Hurricane Center. "...hurricane evacuation boundaries are based on the threat of water, not wind, and nearly all evacuation orders are issued due to threat of inland flooding and storm surge." Westchester is in hurricane evacuation Zone C which is identified as a predicted possible storm surge of at least 22 feet. Interestingly, evacuation zones in our area are very narrow. Just north on Racetrack road to the Waterchase traffic light, the zone changes to zone D (storm surge 31 feet) and to the S. Mobley traffic light it changes to zone E (38 feet). Just about two miles east on S. Mobley, evacuation zones disappear. Evacuation maps were changed in 2022.

Article submitted by John MacConnell

General Observations Noted by your Property Manager

During recent inspections the following items appear to be most commonly noted: **Concrete surfaces**, there are a lot of homeowner's lots with mildewed/dirty sidewalks, entry walks and driveways. If you thought that you would wait for the end of the rainy season to attend to it, then that is the wrong thought process because people fall down when the mildewed sidewalks and walkways are wet not when they are dry.

While you are attending to the power washing of your concrete surfaces please check if your house fascia, home surfaces, landscape borders, landscape ornaments, fencing, etc., need cleaning and get it all done at the same time! If you are doing this yourself and still have some energy left we would love for you to include the roadway galley (Miami curbing) for the width of your lot!

Garage Door Ornamentation-garage door ornamentation including magnetic removable decorative hardware is not permitted in Westchester.

Street Parking! Please do not park like this: Parking on both sides of the road makes it very difficult for the garbage truck, impossible for an emergency vehicle and frustrating for residents.



Halloween Falls on a Thursday night so be ready for early Trick and Treating



October 31st is time for trick or treating. This year, given it falls on a school night (Thursday), you should expect early visitors. Should you not want to participate or have run out of candy please indicate to all the children who took the time to dress up for this tradition by turning off your front porch light. If you would like your Halloween attired children to be featured in the next edition please feel free to send a photo to leigh@pgcf.com

Thank you and Have a Happy and Safe Halloween!

Acceptable hours to trick and treat on a weekday night are 6pm to 9pm.

All Halloween garden décor should be removed by November 16th.



Holiday Décor including Lighting

This serves to remind all homeowners that Holiday Décor including lighting may be put up **NO EARLIER THAN THE WEEK BEFORE THANKSGIVING**; specifically, **NOVEMBER 21, 2024**. All holiday décor including lighting must be packed away by January 15, 2025.

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Treasurer: Garrett Watkins
Director: Leo Hartz
Bryan Coward
Judy Beall

Westchester website:
www.westchesterhoa.us

ASSOCIATION MEETINGS, ATTENDANCE & AGENDAS

Board Meeting schedule for 2024:

**November 7 (Budget Meeting) @ 6:30pm at the
Maureen Gauzza Library**

Above date and time 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. The Association is now emailing the previous Meeting Minutes and Agendas to those who have submitted their email address. Please email leigh@pgcf.com if you wish to be added to the homeowner email distribution list. The Agenda is also posted on the website at www.westchesterhoa.us. 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.

VACANCY ON THE BOARD

Westchester HOA Board of Directors have a vacancy on the Board. The Board will be conducting final interviews and making their decision as to who will fill the vacancy at the upcoming November Board and Budget Meeting. If you are interested then please email Manager Leigh at leigh@pgcf.com.

Westchester Special Taxing District

We wish to thank those who expressed interest in being on the Special Taxing District Board. The enthusiasm from the Westchester residents was more than we expected. The Management company for the Taxing District is truly grateful for how this community step up!



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.

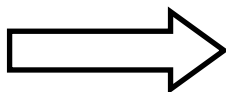
Westchester Of Hillsborough Homeowners Association Inc.
is managed by:
The Property Group of Central Florida
2753 State Road 580, Suite 202, Clearwater FL 33761
Phone: 813-855-4860 ext. 316 ~ Fax: 727-238-8801
Manager: Leigh Slement Email: leigh@pgcf.com

- Dear Westchester families -

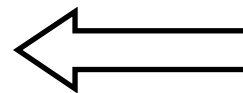
To all Westchester "trick or treaters" have a safe and happy Halloween.

And Happy Thanksgiving to all Westchester families!

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



Management 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 Election Day.



THE OFFICIAL *Newsletter*
OF WESTCHESTER

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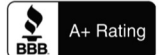
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Treasurer's Report

Financial Status as of July 31, 2024

Cash :	\$71,938.37
(includes prepays \$1,374.60)	
Reserve Funds:	\$346,741.22
Operating Expenses to Operating Budget: \$137,201.32 / \$141,183.00	
Delinquencies as at end July \$16,824.84 (owed by 44 homeowners).	
Delinquencies as at August 20: \$7,956.84 (owed by 24 homeowners)	
4 owes short pays only	\$150.00
19 owe July or less	\$7,254.62
1 owes more	\$552.22

Delinquency rate is 6.5% (less than 30 days from a collection month)



2024 ASSOCIATION DUES

Dues were due **JULY 1ST, 2024**

This payment pays your assessments through to December 31, 2024

Please remember only one friendly late reminder notice is sent by Management before the matter is turned over to the Association's collection attorney. Avoid those hefty legal fees by paying on time.

The amount is \$400

Many homeowners do not know that you are able to pay your association dues directly to your Association's bank at truist.com/payments. To do this you need your Bill Pay Number which you can find on your coupon or you can contact Linda in accounting for this information at 813-855-4860 ext 317

CALL FOR EMAIL ADDRESSES

We now have 309 homeowner email addresses = 84%
We are looking for 100%, so we need to hear from another 62 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

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.

Thank you!



Management Office
2753 S.R. 580, Suite 202
Clearwater, FL 33761
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COVENANT OF THE MONTH

The Association is preparing for the new laws which includes creating a password protected web page with privileged content including but not limited to a list of contracts, list of bids, Board of Directors certificates, budgets, insurance policies and similar. At the last Board Meeting the Board adopted the following Record Inspection and Retention Policy:

BE IT HEREBY RESOLVED the Board of Directors adopts the following Rules and Policy for Official Records:

Retention of Official Records

1. All the official records of the Association as outlined by Florida Statute are to be maintained and retained by the Management Company or a records storage facility secured by the Management Company for 7 years.
2. All the official records of the Association as required in accordance with Florida Statute are to be posted/stored onto a password protected page of the Association's website. The password, which is subject to change from time to time, shall be released to an Owner upon written request to the Association. Written request to the Management Company shall include the full name, the property address and email address of the Owner. The request may be sent by mail, fax or email to the Management Company or to the Association's email address.

Inspection of Official Records

1. The Association shall adopt the Record Inspection Policy of the Management Company as long as such policy may not require a parcel owner:
 - a. to demonstrate the purpose for the inspection,
 - b. state any reason for the inspection; or
 - c. limit the parcel owner's right to inspect to less than one 8-hour business day per month.
2. The Association recognizes that the following records are not permitted to be accessible to parcel owners:
 - a. records protected by the lawyer-client privilege,
 - b. any record protected by the work-product privilege,
 - c. information obtained in connection with the approval of a lease, sale or other transfer of a parcel,
 - d. personnel records (excludes Management Contract),
 - e. medical records of owners,
 - f. SSN, DL, credit card numbers, electronic mailing addresses, telephone numbers, facsimile numbers, emergency contact information, any address for a parcel owner other than as provided for the association notice requirements, and their personal identifying information of any person (excluding the person's name, parcel designation, mailing address, and property address),
 - g. any electronic security measure that is used by the association to safeguard data, including passwords,
 - h. the software and operating system used by the association which allows the manipulation of data,
 - i. a resident directory including telephone numbers may not be shared with an Owner unless all the Owners have had the opportunity to have their telephone number removed from the directory.

YARD OF THE MONTH AWARDS



September Award

12217 Coldstream has such a pretty yard and is the perfect pick for September! Bird of Paradise as well as the Hibiscus is flowering and add tremendous color amongst the variety of plants at this property. Surfaces are spotless and fresh mulch adds the finishing touch to clinch the 190th award!

Congratulations with blooming thanks for your valued contribution to maintaining property values.



October will be awarded to a Halloween decorated home so get decorating!!

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

APRIL MARKS 200TH YARD OF THE MONTH AWARD

Two "fun" decisions were made at the last Board Meeting. Firstly, effective 2025 the yard of the month award will increase from \$25 to \$50! and secondly, at the April Membership Meeting \$200 will be given to celebrate the 200th Yard of the Month Award. The prize money will be divided so that there is more than one winner so the chances are better for all! Everyone, including previous winners, will be eligible. The time to start preparing your yard for this special award is now!



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Community-Wide Garage Sale



With low participation over the past few years the Association has reduced the two garage sales to only one Community-Wide Garage Sale held in the spring on the same

date that Westchase has their spring garage sale.

Therefore, there will be no October sale.

TIME TO GET YOUR HOME AND YARD READY FOR THE HOLIDAYS!

As we approach the end of Summer our attention focuses on the upcoming holiday. Part of holiday prep should be readying your home and yard. Please walk around your home and examine yard and home elements as follows:

- Are garden ornaments and mail post and mailbox clean and free of mildew?
- Are there weed vines, mildew, dirt marks or mud daubers, hornets nests or spider webs evident on the exterior house walls?
- Are your landscaped beds weed-free?
- Is your landscape bed mulch still adequate to protect roots from the cold or occasional freezes we generally get?
- Have you adjusted your irrigation system from the rainy season?
- Are shrubs, trees and palms trimmed?
- Is your screen enclosure clean of mildew?
- Have you applied lawn fertilizer to your grass?

Once these items are checked your yard and exterior home will be ready for holiday lights from Thanksgiving weekend!

WHAT'S NEW ⇒ Speed Tables and Stop Bars were striped with

thermoplastic striping to enhance night time visibility.

- ⇒ New Stop and Street Names signs were installed in Sheffield and Coventry – Newcastle will get theirs replaced in 2025.
- ⇒ Pond #3 behind Bishopsford homes and a small section on Pond#5 behind Cypress Reserve homes have been approved for shoreline erosion control work.

Preparing and Storing an Emergency Safe Drinking Water Supply

Information obtained from IFAS

INTRODUCTION

The purpose of this fact sheet is to emphasize the importance of having a personal safe drinking water supply during an emergency and to describe the steps that Florida's citizens should take to prepare and store drinking water.

WHY STORE WATER?

- Occasionally, Florida is affected by severe weather systems like hurricanes, floods, or other natural disasters. In their wake, people can be left without electric power and/or running water for days or weeks at a time.
- Humans can survive a scarcity of food for weeks but cannot go without water for more than a few days.
- During a natural disaster, normal drinking water supplies can quickly become contaminated without notice.
- The best strategy for an impending emergency is to collect and store a personal safe water supply, which includes water for drinking, food preparation, and personal hygiene

HOW MUCH WATER SHOULD BE STORED?

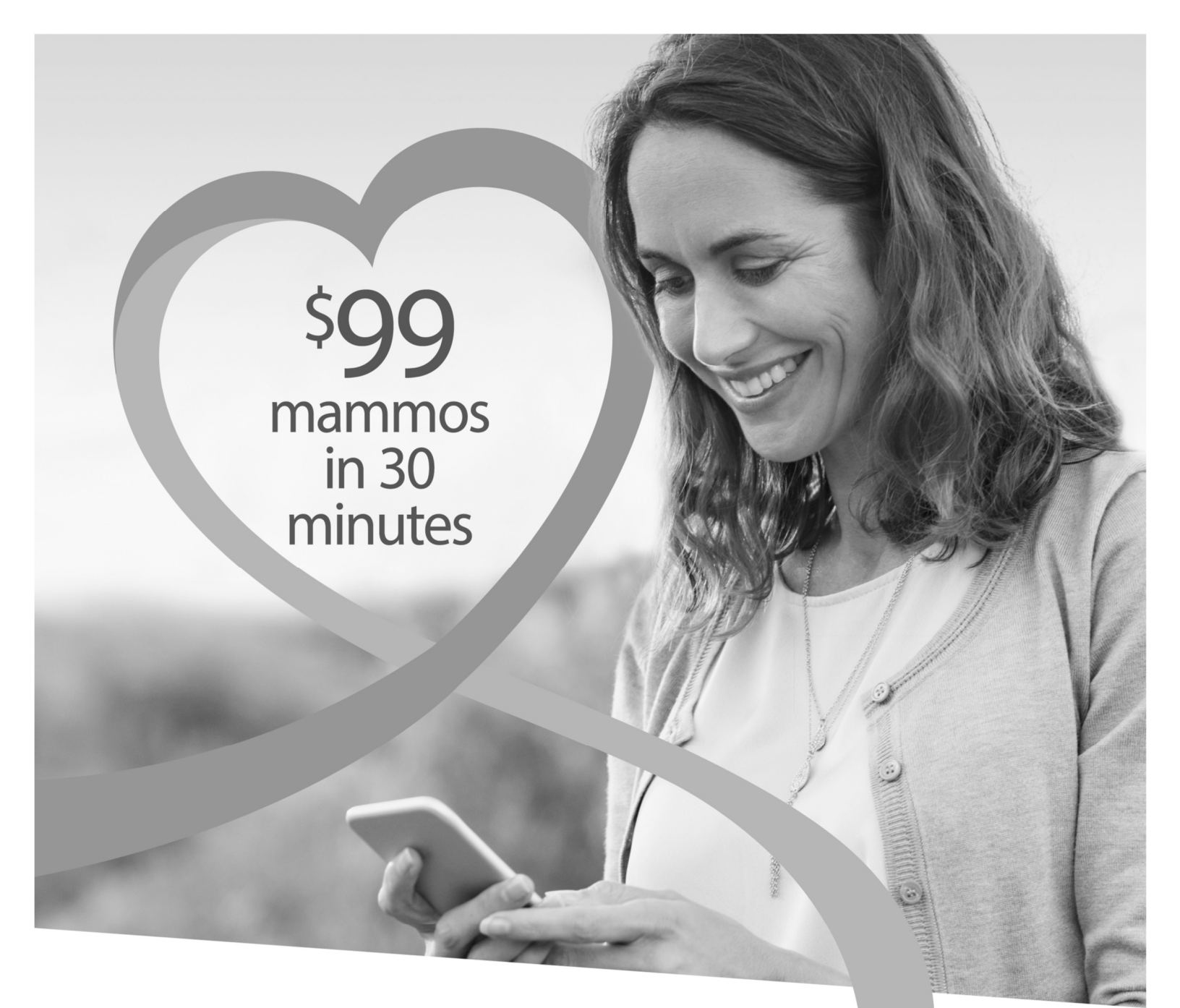
- If your normal water source becomes unavailable or if you are unsure about its fitness to drink, you will need an alternative clean water supply for drinking, preparing food, and personal hygiene.
- You should store enough clean water to allow each person in the household to use 1 to 1.5 gallons per day. Increase the amount stored if there are children, sick people, and/or nursing mothers in the home. If you have pets, store a quart to a gallon per pet per day, depending on its size.
- You should store a minimum 3-day supply of water. If you have the space for it, consider storing a two-week supply.
- Example: A four-person household requiring 1.5 gallons per person per day for 3 days would need to store $4 \times 1.5 \times 3 = 18$ gallons.

WHAT CONTAINERS CAN BE USED TO STORE WATER?

- Water should be stored before a disaster occurs, in thoroughly sanitized food-grade plastic or glass containers with tight-fitting lids. Food-grade plastic containers will not transfer harmful chemicals into the water or food they contain. Examples include containers previously used to store beverages, like 2-liter soft drink bottles, juice bottles or containers made specifically to hold drinking water. If you are going to purchase a container to store water, make sure it is labeled food-grade or food-safe.
- To sanitize containers:
 - First, wash the inside and outside of each container with soap and hot water.
 - Next, sanitize containers with a solution of 1 teaspoon of non-scented household bleach per quart of water. Close the container tightly and shake well, making sure that the bleach solution touches all of the internal surfaces of the container. Let the container sit for 30 seconds and pour the solution out.
 - Finally, rinse thoroughly with plain clean water.
- Avoid using milk containers because they can be hard to clean. Bacteria can grow quickly in a milk container, contaminating the water stored in it. However, if there is no alternative, special care should be taken when sanitizing these containers.
- Avoid using bleach containers for drinking water storage because they are not made of food-grade plastic. Water stored in them to use for washing could mistakenly be used for drinking, with serious consequences.

Do I need to disinfect (add chemicals to) the water? DO I NEED TO DISINFECT (ADD CHEMICALS TO) THE WATER?

- If your drinking water comes from a public supply, no chemical disinfectant is needed. An exception is if an emergency "boil water" notice has been given, in which case you would need to disinfect the water before storing it (see below).
- Although properly stored public-supply water should have an indefinite shelf life, replace it every 6 to 12 months for best taste.
- If the water you are storing comes from a private well, springs, or other untested source, purify it before storage to kill pathogens. Continued on page 11



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Advent Health

Preparing and Storing an Emergency Safe Drinking Water Supply Continued...

HOW SHOULD WATER BE STORED?

- After containers have been filled with clean water, mark them with the words "Drinking Water" and indicate the date of storage.
- Direct heat and light can slowly damage plastic containers, resulting in eventual leakage, so they should be stored in a dark, cool, and dry place.
- Container caps should be tightly secured.
- Store water away from gasoline, kerosene, pesticides, or similar substances because vapors from these materials can penetrate plastic.
- Water can also be stored in a freezer. Frozen water provides the added benefit of helping to keep frozen food cold for a longer time if power is out for an extended period. Use only plastic containers to store water in a freezer, as glass may not be able to withstand the pressure of expanding ice.

HOW IS WATER KEPT SAFE ONCE A CONTAINER IS OPENED?

- To minimize exposure to bacteria, open a container just before use and then refrigerate it if power is available. If no refrigeration is available, keep the container up high, away from children and pets.
- Use water from opened containers within 1 to 2 days if possible.

WHEN IS DISINFECTION OF WATER NECESSARY?

- If your drinking water comes from a public supply and a "boil water order" has not been issued, you can assume that it is safe to drink.
- If there is any possibility that your water source has been contaminated, do not use it for drinking, preparing food, making ice (if you have electricity), or brushing teeth. If you have any open cuts or wounds, do not use it for bathing.
- Sometimes the appearance of water can be a reason for concern. If water appears murky or has a foul taste or smell, it is likely that it is contaminated. Do not consume this water; use an alternative clean source instead.

HOW CAN WATER BE PURIFIED (DISINFECTED)?

BOILING WATER

Boiling water is the most effective way to destroy potential pathogens, including viruses, bacteria and parasites.

- Water boiled continuously for 3 to 4 minutes can be stored in a suitable container at room temperature.
- Aeration can improve the flat taste of boiled water. Aerate water by transferring water back and forth from one container to another. You can also add a pinch of salt for each quart of boiled water to improve its taste.

CHEMICAL TREATMENTS

Chemical treatments like chlorination and iodine tablets are also popular ways to purify water.

- Chlorinate water using basic household bleach (5%–6% sodium hypochlorite) that is unscented and free of any other cleaner or color-safe component. The table below represents the recommended amount of bleach to be used to disinfect water. After mixing in the bleach, let the water stand for 30 minutes. If the water is cloudy after 30 minutes, repeat the chlorination procedure once.
- Iodine tablets will eradicate heat-resistant pathogens. Iodine purification is more convenient and faster than chlorination, but it has limitations.

DISTILLATION AND FILTRATION

Distillation and filtration are newer procedures compared with boiling. In these cases, water is treated physically rather than chemically.

- Distillation involves collection of vapor from boiling water followed by condensation back to a liquid. The condensed water does not contain any impurities that may have been in the raw water. The "flat" taste of distilled water can be improved by aerating it.
- Filtration is a simple process where water is passed through a filter to remove impurities. Mechanical filters like strainers and sediment filters are effective in removing debris and some suspended solids.

REVERSE OSMOSIS

- Activated carbon filtration systems combined with reverse osmosis (RO) are effective in removing total dissolved solids (TDS), turbidity, asbestos, lead, and other heavy metals.
- RO filters can remove pathogens of all sizes but are not specifically designed to do so. Do not rely on an RO water treatment system to remove pathogens from contaminated water.

SUMMARY

- Preparing for an emergency requires only a little awareness and effort.
- Storing water prior to an impending disaster is one of the most important things you can do.
- If an emergency situation is imminent, every household should have at least a 3-day supply of drinking water stored.
- Water from public supplies and bottled water are safe to store without purification.
- Water from a well or spring should be purified before storing.
- Containers used to store water must be clean and food-grade.
- The easiest ways to purify water are to boil it or add basic household bleach.



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- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ Service and Repair on all brands of A/C Equipment
- ✓ A/C Maintenance Plan
- ✓ 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
- ✓ No risk of deadly carbon monoxide poisoning
- ✓ Provides 24/7 protections, whether your home or away
- ✓ Turns itself off when utility power returns
- ✓ 18 Month NO Interest Financing *WAC

**Call Today!
Fixed Today!**

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HAPPY THOUGHTS HAPPY LIFE

