



Westchester Newsletter

Coventry • Newcastle • Sheffield

February / March 2025

Oh, What Joy there was in Westchester during the Holidays!



HO HO HO!



I will see you next year!

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Due to many of us struggling to pay our bills, we are offering a **Valentine's Day \$500 gift card** on top of all our discounts and rebates with the purchase of a new A/C and Heating System.

We hope you and your sweetheart have a beautiful Valentine's day.

Estimates are free.



Offer only good for the month of February 2025.



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Board of Directors

President: Jake Frangie
Vice President: Judy Beall
Secretary: Jesse Kline
Treasurer: Garrett Watkins
Director: Leo Hartz
Director: Evelio Gonzalez
Director: Alex Glass

Westchester website:

ASSOCIATION MEETINGS, ATTENDANCE & AGENDAS

Board Meeting schedule for 2025:

March 27th
April 22nd Annual
June 26th
August 27th
November 6th Budget

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.

Dear Westchester families,


We trust that the Holidays were enjoyable and wish you all a very happy and healthy 2025.

Remember your loved ones on Valentine's Day in February.

Thank you for your continued support.

From the Board of Directors, Committee members, Leigh & the staff at The Property Group

Holiday Lights & 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, 2025.

Westchester Of Hillsborough Homeowners Association Inc.

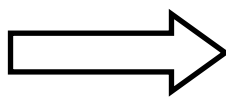
is managed by:

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

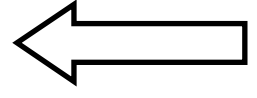
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Management Office
2753 S.R. 580, Suite 202
Clearwater, FL 33761



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.

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Convenient Health Care Under One Roof

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


AdventHealth
Care Pavilion



BUDGET 2025

On November 7, 2024, the Board adopted your 2025 Budget with no increase in dues. Dues will remain at \$400 a payment during the 2025 calendar year payable February and July.

While there was no increase in dues a fluctuation in board members was experienced at the same meeting but only briefly! Two candidates volunteered to fill the vacancy created by John MacDonnell's retirement as a board member. While the board was deliberating on who to select Bryan Coward offered his seat on the board! Bryan's work commitments have increased to the extent that he cannot provide the time needed and we thank Bryan wholeheartedly for the time he spent serving your community. Both Alex Glass and Evelio Gonzalez live in Sheffield and were given a warm welcome to the board.

The Budget Meeting was John MacConnell's last meeting as a Board member! He has provided unwavering dedication and commitment to Westchester and we will be forever thankful!

Thank you John!

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.

We have a New Neighbor at...

12033 Northumberland Drive

Welcome to Westchester!

Please contact Management at (813) 855-4860 to set you up in the gate directory (for Sheffield & Newcastle homeowners)



Westchester Treasury Financial Status as of November 30, 2024

Cash : \$8,679.27 (includes pre pays \$1,779.25)

Reserve Funds: \$330,805.19

Operating Expenses to Operating Budget:
\$217,311.45 / \$221,859.00

Delinquencies as at end November:
\$1,543.75 (owed by 6 homeowners
2 of whom owe less than \$60).

Delinquency rate is 1.6%

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, arches, giant decorations we thank you all!!

The two Holiday Homes for 2024 are

12023 Mountbatten Drive

12223 Bishopsford Drive



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

The Yard of the Month program will start again in March 2025 and remember the award will increase in 2025 from \$25 to \$50 and in April there will be \$200 offered for the 200th award - huge competition is expected!

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Carrollwood

1535446741

CALL FOR EMAIL ADDRESSES

We now have 310 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!



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Clearwater, FL 33761
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(depending on intersection lights we are 10-12 minutes from our former office)



Completed

Pond Erosion Project is complete!

The pond erosion project for two pond shorelines is complete and the results are quite staggering – homeowners abutting the improved shoreline have realized around 5ft more.

The look is extremely natural and we look forward to it outlasting its expected 15 year useful life!



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.

This is my hand.
My hand will do
A thousand loving things for you.
And you will remember
When I am tall..
That once my hand was just this small.
HAPPY VALENTINES DAY!





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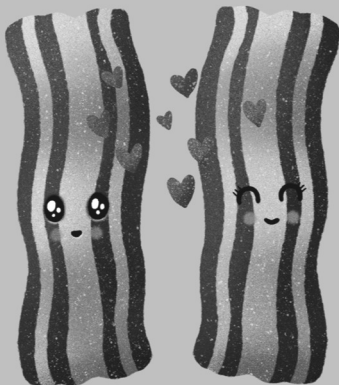
**Call Today!
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What did the bacon say to the other bacon on Valentine's day?



Don't go bacon my heart!

What did the muffin say to the other muffin on Valentine's day?



I'd be muffin without you!

What do farmers give for Valentine's Day?



Lots of hogs and kisses.