

West Lake News

Volume 1, Issue 2

Resident Board Member to be Elected

The community of West Lake is growing quickly. There are over 120 homes closed in the community with many others scheduled to close over the next couple of months. We have now reached that first magical point in our association's transition to homeowner control of the Board of Directors and on May 25, we will be holding an official election for one board member seat. At this Special Membership Meeting, one of the Developer appointed Board members will resign and one homeowner will be elected to serve on the Board of Directors.

All owners will receive a mailed notice about the time and location of the Special Membership Meeting. Those interested in being a candidate for the board position should complete the Candidate Interest Form that will be included in the mailing. The completed form must be returned to the management company by the specified date and time in order to have your name included on the Proxy Ballot. A second mailing about this meeting will be sent to all owners approximately two weeks prior to the meeting date. This mailing will contain a copy of all the candidate interest forms that were received and a Proxy Ballot. It's important that you complete your proxy and send it to the management company if you do not plan to attend the meeting. Should you later decide to attend the meeting, you will be given your proxy at sign in and can cast your vote in person.

At our current rate of growth, the developer projects that full transition to owner control of the Board will occur in early 2018. Florida Statute states that the developer must complete the transition process ninety days after 90% of all homes that can be built within the community have closed. This will be the second magical number in our association's transition process when the remaining developer board members resign and all three members of the Board are elected from among homeowners.

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This issue of the newsletter is being mailed to all owners of record. Additional copies may be obtained at the model sales office.

Future issues of the newsletter will be emailed. Please be sure that you have your correct email address on file with the management company.

Getting the Spirit

Welcome to all new residents of West Lake and a hello to those not so new!

Sometimes after closing on our home, moving and settling in, establishing new routines, and with so much information provided to us at the beginning, some things may not be on the top of our priority list to remember. For example, what happens as a community or what are the community activities we can participate in once we have moved in and settled. The details of the actual West Lake community itself may get lost in the shuffle. If you have not heard about the Spirit Committee or if other things pushed it to the back of the priority list, then we invite you to be a part of the planning and development of our growing community.

The West Lake Board of Directors created the Spirit Committee to develop and nurture a feeling of community within West Lake through interactive social opportunities and communication programs such as this newsletter and the Facebook Group. The committee is comprised of volunteer residents who meet on the fourth Thursday of each month. This committee is open to all residents of West Lake.

Thus far, the Spirit Committee has hosted an International Pot Luck Dinner in the fall and a Holiday Social in December with Karaoke, great holiday refreshments and beverages and best of all, the opportunity to meet other residents. The committee is busy planning other social events and the purchase of games and equipment for our community such as a popcorn machine, lawn games, pool games and pop-up tents.

This is an exciting opportunity to become a part of the creation of our West Lake "Community Spirit" that will develop into lasting friendships of residents who take pride in making our neighborhood a safe and fun place to live. Your participation and suggestions are valuable for us. The next Spirit meeting is scheduled at the pool on April 27 at 6:30 PM . Come join us!

From the Manager...

Todd King

Summer is just around the corner, which means the kids will be out of school and the community will be bustling with activity from people at the pool to kids riding bikes throughout the community. Please remember to slow down and watch your speed when you are within The Townhomes at West Lake community and to watch for other residents and their children who may be in the street. With that being said, street parking at anytime is definitely not permitted. The roads of the community are very narrow, which means you are blocking someone else's ability to safely back out of their driveway and/or the line of sight for oncoming traffic. By doing this, you cause a potential barrier for children or animals to dart out between cars into traffic causing a potential fatal accident. Let's all have a safe and happy summer! Remember to do your part to help protect those who live within the community.

**Join us on Facebook at [https://www.facebook.com/groups/
TownhomesOfWestlakeHOA/#!/groups/TownhomesOfWestlakeHOA/](https://www.facebook.com/groups/TownhomesOfWestlakeHOA/#!/groups/TownhomesOfWestlakeHOA/)**



Mark your Calendar for Saturday June 17th. The Spirit Committee will team up with a local food truck to visit our community for our first Pool Party of 2017. Come spend the afternoon with us and meet your neighbors. Enjoy lawn games, socializing and good food. Residents are responsible for purchasing their food and beverages. Detailed information related to time and the food truck will be provided at a later date. Watch your email for details.

Meet & Greet

New to West Lake or
been living here for months -
*everyone is invited to Meet
and Greet your neighbors at
the pool*

May 5

6:30 PM—8:30 PM

Drinks and
hors d'oeuvres will
be served.



Name Me

&

Logo Contests

All great newsletters need a name and a logo that sets it apart. This is the second quarterly edition of our West Lake newsletter. Unfortunately, we did not have a winner of our Name Me Contest that was announced in the first edition. So, the Spirit Committee is giving you a *second* chance with our *second* newsletter. Plus, we're adding a new dimension to the contest - creating a logo. There is a \$25 prize for the winner of each contest. Put your creative skills to work and send your names and logos to the committee for consideration. The committee will select the one that best suits our community theme. Entries can be emailed to bvalenti@mihomes.com.

Introduce yourself to the neighborhood!

If you would like to be featured in an upcoming newsletter, we invite you to send us a photo of yourself or your family with a little description about you. You can include information such as your first name(s), where you're from, what you do for work or for fun... really anything you would like to share with the community. If we get enough participants we will dedicate an entire newsletter edition to featuring everyone's story. You can respond by emailing your photo and information to bvalenti@mihomes.com by Friday June 30th. We hope to hear from all of you.

If you are not receiving email blasts from the Association and would like to, please complete the form below and send to bvalenti@mihomes.com and tking@rizzetta.com

**TOWNHOMES OF WEST LAKE COMMUNITY ASSOCIATION, INC.
AUTHORIZATION FOR ELECTRONIC NOTIFICATION**

Owner _____ Lot _____ Block _____

Address _____

Telephone # _____ home) _____ (cell)

Email Address _____

I would like to receive all association official meeting notices and mass mailings such as newsletters and flyers by the following method:

Electronically via email

Via USPS

In _____ the event that my association publishes a directory, I authorize the following information to be included:

Home telephone number

Cell telephone number

Email address

If offered by my association, I would like to be included in voice messaging of association notices and reminders.

Signature of Owner(s)

Date

NOTE: You may revoke your decision to receive electronic notices by sending a letter to the Board of Directors with your request to be removed from the electronic notice

Please Scoop the Poop

Our community has many, many doggies who live here with their humans. Every one of us that owns a dog is required to clean up after them...it's in our governing documents, there are county ordinances, EPA standards, and most importantly...**it's just the right thing to do!** Nobody "likes" to do it, it's gross. It's bad enough to have to scoop your own dogs' poop but why should a neighbor (possibly someone who doesn't even own a dog) have to deal with it? Here are some other good reasons to **Scoop the Poop.**



To keep our community beautiful. The appearance and quality of the common areas and lawns are known to affect home sales! It's ugly and gross to look at, and...have you ever stepped in it? Enough said!



Dog poop is unhealthy. Abandoned waste can contain diseases and parasites that can make other dogs or people sick (mostly little kids!) that come into contact with it. Ringworm, roundworm, salmonella and giardia are examples of such bacteria that are easily transferable upon contact. Ringworm can remain infectious in soil and water for YEARS. Besides just the discomfort from becoming ill, vet and doctor bills are costly and will not make your fellow neighbors very happy!



Uncollected feces attracts rodents!



Uncollected waste gets washed into our water system with rain and can be harmful to aquatic life. Not to mention, no one wants to drink poop water! The EPA was forced to deem it a 'nonpoint source of pollution' in 1991, which put poop in the same category as oil, grease, herbicides, insecticides and toxic chemicals.

So, here are a couple things to remember:



If you forget to bring a bag, remember the location and go home or to one of the waste stations, get a bag and then return to SCOOP THE POOP. There are products available like leashes that have bag dispensers attached to make this easier to always have a bag.



If your dog has diarrhea, do not allow them into any common areas until they are better.



If you find a waste station in disrepair, out of bags or over-flowing please contact Rizzetta at (813) 933-5571.



If you see a neighbor that is walking away from the scene...please offer them a bag (they will get the hint!).



If your kids walk the dogs, make sure they know the rules and are following them. Make sure they have a bag when they leave the house and follow-up about any "activity" during the walk.



Don't use the excuse "I didn't see where he went". You know your dog is going to poop. It's probably the main reason you're taking him out. Keep an eye on him until he does. Find it. Clean it up.

Spirit Committee
April 27, 6:30 PM
Pool Office

Meet & Greet
May 5,
6:30—8:30 PM
Pool Lanai

Mother's Day
May 14

Special Membership Meeting &
Board of Directors Meeting
May 25, 6:00 PM
Location to be announced

Spirit Committee
May 25.
Immediately following the Special
Membership Meeting

Memorial Day
May 29

Flag Day
June 14

Food Truck Social
June 17—time to be announced
Pool Area

Father's Day
June 18

Spirit Committee
June 22, 6:30 PM
Pool Office



Directory

Rizzetta & Company
(813) 933-5571
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625
Todd King, Community Manager
tking@rizzetta.com

Architectural Applications
Melissa Weisner, Community Admin
mweisner@rizzetta.com

M/I Homes Customer Care
(813) 290-8303
customercaretampa@mihomes.com

Home Team Pest Control
(813) 886-4700

TECO - Streetlight Repair
(813) 223-0800 or
<https://secure.tampaelectric.com/tampaelectricsecure/forms/residential/streetlightout/>

Home Team

Your monthly assessments cover the cost of pest control and the monitoring of the Sentricon termite system. The Association contracts with Home Team to provide these services for all of the townhomes in West Lake. If you experience problems with ants, roaches, termites, etc. please contact Home Team directly at (813) 886-4700 Identify yourself as a resident of the Townhomes of West Lake Community Association. Check out their website to learn more about your Taexo and Sentricon systems and how your home is protected.

<https://pestdefense.com/tampa/tampa-south/>