

# West Lake News

A Publication of the Townhomes of West Lake Community Association, Inc.

Volume 1, Issue 3

## Street Parking

*by Rhonda Erdman*

All board members quickly learn that about the troublesome trio for homeowner associations - people, pets, and parking. Parking enforcement by the association can be an especially frustrating problem for both the board and residents, because it concerns one of the most valuable items in a homeowner's possession, their vehicle. This makes homeowners particularly sensitive when the board takes an action against wrongfully parked vehicles and can result in an angry reaction from the homeowner.

The Streets within West Lake are owned and maintained by the association and the governing documents do not allow for on street parking. The association has the authority to regulate the streets within our development. Why the need for not allowing parking in the streets of West Lake you ask?

1. Safety for all.
2. The association is responsible for maintenance of the roads, rocks in the right-of-way, sidewalks, and landscaping. Street parking causes damage to these areas. As a result of vehicles parking partially on the street and/or driving into the driveway at an angle, the association has had the expense of repairing water meter valves and the inconvenience of water shut-off to the whole community.
3. Street parking blocks other residents from backing out of their driveways.
4. The streets are designed for two way traffic only and cannot accommodate parking on the streets. Street parking can create a problem if emergency vehicles need to come through our development.
5. Vehicles parked on the street are unsightly for our community.

The *ad hoc* Parking Committee has been working to come up with a solution to the parking situation in West Lake. We are very close to solving the problem in a manner that we hope will please the majority of residents. With the limited amount of parking spaces in West Lake, we ask everyone to be respectful of an almost impossible parking situation knowing that the committee has all residents' needs and wants at heart.

Effective with the publication of this newsletter, there will be no street parking allowed in our community. We do not want to have any vehicles towed or booted, but we do want every resident and their guest to know that the association can and will enforce this regulation by towing, booting and/or levying fines.

## Parking Survey Results

*ad hoc Parking Committee*

Thank you to everyone who completed the parking survey to help identify the parking needs of our Westlake residents! The *ad hoc* Parking Committee was tasked with collecting and analyzing the data received to make a recommendation to the association’s Board of Directors on how to best reallocate some of the 62 guest parking spaces to resident parking spaces.

The survey showed that 13% of respondents need an extra parking space for a company car, for a college student at home or for an extra vehicle in addition to the ones in their garage and driveway spaces. 20% of respondents indicated they need an extra space because they are using their garages for storage instead of vehicles, and another 22% reported they need an extra space but did not indicate the reason. 46% of respondents indicated they did not need an extra space.

In the open-ended “parking concerns” section, the topics that were mentioned most in the parking surveys received were guest parking and street parking. 46% of respondents indicated they want guest parking or that there is not enough guest parking. 2% of respondents indicated that guests should not be accommodated over residents. 52% did not mention guest parking. 4% of respondents indicated street parking should be allowed, 26% of residents mentioned there should be no street parking.

For detailed results and comments from all surveys received, please send an email to [WestlakeParking1@gmail.com](mailto:WestlakeParking1@gmail.com) with “Survey Results” in the subject line. Names and addresses of individual responses will not be identified in order to respect privacy.



Roseate Spoonbills enjoying a snack in a West Lake pond.

Courtesy of Willene Woods

### A Reminder from our Postal Carrier



It is USPS policy to return all mail and packages that have not been picked up after 10 days. Please make sure you are checking your mail regularly and make arrangements when you will be out of town.

Join us on Facebook at <https://www.facebook.com/groups/TownhomesOfWestlakeHOA/>

## SHEET PAN NACHOS

By Rhonda Erdman

With football season here we thought a recipe for a football party would be appropriate. It's sure to please football fan and is fairly simple to prepare. ENJOY!

12 oz. ground chuck  
1/2 cup chopped yellow onion  
1/2 tsp. ground cumin  
1/2 tsp. chili powder  
1 tsp kosher salt, divided  
1 tsp black pepper, divided  
9 oz. corn tortilla chips  
1 (15 oz.) can pinto beans, drained and rinsed  
12 oz. pre-shredded Mexican 4-cheese blend (about 3 cups)  
1/2 cup minced red onion  
1/4 cup pickled jalapeno slices  
1 medium-size ripe avocado, diced  
1/2 cup sour cream  
1/4 cup chopped fresh cilantro  
1 cup jarred salsa  
1 lime, cut into wedges

1. Preheat oven to 400 degrees F. Place ground chuck and onion in a large nonstick skillet over medium. Sprinkle with cumin, chili powder, and 1/2 teaspoon each of salt and pepper. Cook, stirring often, until meat crumbles and is no longer pink and onions are softened, about 8 minutes. Transfer mixture to a plate lined with paper towels to drain.
2. Line a large rimmed baking sheet with aluminum foil. Spread chips across pan in a single layer with as little overlap as possible. Top chips evenly with meat mixture, beans, and cheese.
3. Bake in a preheated oven until cheese melts and just begins to brown in places, about 8 minutes. Remove chips from oven, and top with onion, jalapeno, avocado, sour cream, and cilantro. Serve salsa and lime wedges.

***GO BUCCANEERS!***

## Fall Back for Daylight Savings Time

Daylight Savings Time ends on November 5 at 2:00 AM. Remember to change all clocks back one hour. With shorter daylight hours, the Pool access hours will be changed for safety purposes. When the change occurs, access cards will not open gates after the close time.



## Halloween Safety

This year Halloween falls on a Tuesday and you can be sure the streets will be busy with children showing off their costumes and filling their bags with candy. There are a few things you can do to make sure everybody has safe and fun night.

~Decorate costumes and bags with reflective tape or stickers and, if possible, choose light colors.

~Choose face paint and makeup whenever possible instead of masks, which can obstruct a child's vision.

~Have kids carry glow sticks or flashlights to help them see and be seen by drivers.

~When selecting a costume, make sure it is the right size to prevent trips and falls.

~Children under the age of 12 should not be alone at night without adult supervision. If kids are mature enough to be out without supervision, they should stick to familiar areas that are well lit and trick-or-treat in groups.

~Slow down and be especially alert in residential neighborhoods. Children are excited on Halloween and may move in unpredictable ways.

~Take extra time to look for kids at intersections, on medians and on curbs.

~Enter and exit driveways slowly and carefully.



## BOOK OF STANDARDS

For many of you, this is your first experience living in a community with a homeowners association (HOA). To take the mystery out of this community concept and to make all residents aware of their obligations as well as the those of the HOA, the Book of Standards was created. You were provided a copy on a thumb drive at your closing.

The purpose of this Book of Standards is to provide an explanation of the Association's governing documents and to give the Members of the Association an overview of how the Association functions in an easily understood format. This book reviews the rights and obligations of Members and leaders of the Association and presents a compilation of the Association's adopted Architectural Guidelines, policies, rules and regulations and copies of forms. We hope you'll take time to review it. Contact your community manager if you can't find it and want a PDF emailed to you.

## Volunteer Today

Volunteers are needed for the Spirit Committee and the Covenant's Enforcement Committee. Please consider becoming an active participant in your community association. For information on the committees and how you can participate, email [bvalenti@mihomes.com](mailto:bvalenti@mihomes.com).



## West Lake Streets Named for Birds

by Lynn Rowe

The great article on Crepe Myrtles in our last newsletter inspired me to wonder about the names of our streets here. So while waiting for a service contractor to come to my home, I did some research about the namesakes of our streets.



### CAROLINA WREN

Carolina Wren is the South Carolina state bird. Second largest wren of the species in the United States. There are seven subspecies of this wren with one being the Florida wren- found from Gainesville, Florida and southward. Lifespan at most is about 10 years. Their habitat is dense cover of forests, edges of farmland and suburban areas. They are found in the eastern half of the United States to the northernmost locale (southernmost Ontario as long as winter is mild) and extends to northeasternmost New Mexico. Being generally inconspicuous, they avoid the open for extended periods of time but when in the open, they investigate their surroundings and are rarely stationary. After finding a mate, pairs maintain a territory. Carolina wrens are both genetically and socially monogamous and will usually mate for life. Mate changing is rare. Both sexes give out alarm calls, but only males sing to advertise territory. These wrens raise multiple broods during the summer breeding season. Their natural habitats include various types of woodland such as oak hardwoods and mixed oak-pine woodlands, ash and elmwoods, hickory-oak woodlands with a healthy amount of tangled undergrowth. They prefer brushy edges, swamps, overgrown farmlands, and suburban yards with abundant thick shrubs and trees, and parks. This wren also has an affinity for dilapidated buildings and unkempt yards in man-made areas. They are seen on the ground foraging for various insects and small tree frogs and small lizards. They sing during the daytime except during harsh winters. They have a repertoire of many different songs with repetitions of the songs but are most often seen and not heard. The bird rose to fame in 2000 when featured on the South Carolina coin of the 50 state quarters.



### FOX SPARROW

Red Fox Sparrow – is a large American sparrow that has been subdivided into four different sub-species. The Red Fox Sparrow was so named for the red fox color although some of the western fox sparrows are dark in color. They have large, round-bodied sparrows with stout bills. They scratch around on the ground for seeds and insects. They also eat berries and even small crustaceans on the coasts. Their habitat are thickets of varying vegetation from brush in swamps to forests and mountains. Their nests are near the ground in stumps or crotches of trees.

*Continued on next page.*

### *Fox Sparrow continued*

They are found throughout the North American continent but are seasonal in warm weather only in the northernmost parts in Alaska and Canada. They have hitched rides on transport and have been found in Ireland and Germany. Fox Sparrow fossils from 11,000 years ago have been found in California, Virginia and Pennsylvania. The longest life span of the Fox Sparrow was found to be 10 years. They establish breeding territories and mate off within a week of establishment of the territory. They breed up to two times per year. The hatchlings become independent and fly in about 10 days. They reach maturity to breed in a year. Except during breeding they often spend time alone or in small groups and do not associate with other sparrows. These typically shy birds only become defensive when their nest territory is invaded by other birds. They defend their territory by darting at the invader, forcing them to leave. Fox sparrows tend to be monogamous and solitary while breeding. The male usually sings in the general area of the nest, while keeping himself hidden. Their song is said to be a rich and beautiful whistled song and is said to be the finest among sparrows. It has inspired naturalists who penned poetic discourse of its song. During summer they sing vigorously at any time from before dawn until long after dark, in fair weather or foul. During migration they sing during the day and migrate or fly at night and are strong direct fliers. Fox sparrows are protected under the US Migratory Bird Treaty Act.



### **CROWNED SPARROW**

(White) Crowned Sparrow – These sparrows appear during the winter time over much of North America and the west at other times. It is the most common winter sparrow. This sparrow is a medium to large sparrow with a small bill. The head can look distinctly peaked or smooth and flat, depending on the bird's attitude. First impressions of White-crowned Sparrows tend to be of a plain, pale-gray bird; but a closer look one is drawn to the very bold black-and-white stripes on the head. Their habitat is low to the ground in shrubs or brush and also tundra, high alpine meadows, and forest edges. Their diet is of seeds, insects, grains and berries. They can be found as far south as Cuba, throughout Mexico and to the northernmost part of North America to the Arctic Circle. The White Crowned Sparrow can travel as much as 300 miles in one night. Alaskan sparrows travel about 2600 miles to sunny southern California. During migration they can stay awake for as long as two weeks. Interesting to note is that scientists interested in movement and energetics have discovered that White-crowned Sparrows can run on a treadmill at a pace of about one-third of a mile an hour without tiring. These sparrows will share territory with Fox Sparrows but will chase several other types of sparrows until they leave. Males do most of the singing although females sing a much quieter and variable song. Different populations of White-crowns often have local "dialects" in their songs, and these have been studied by scientists in some regions. When these sparrows arrive on their breeding grounds males and females quickly pair, then wait until snow has melted enough to begin nest building. At the end of summer the pairs break up and winter separately, but when both members of the pair return the next summer, about two-thirds of the pairs re-form. After the young birds leave the nest they are unstable for a few days but learn to fly in a week. Siblings may stay together for a few months after fledging. The oldest recorded was about 13 years old. There are about five subspecies. There is also a Gold Crowned Sparrow that leaves in summer to northernmost Canada and Alaska. Gold-rush miners noted the bird's melancholy song seemingly reflecting the bleak beauty of its surroundings.





## Safe Medication Disposal

The Hillsborough County Sheriff's Office has installed permanent drug drop-off boxes at four patrol district offices. Citizens are now able to properly dispose of unwanted, unnecessary and expired prescriptions, over the counter medicines and veterinarian prescriptions. The drop off boxes are available 24 hours a day, seven days a week. The drop-off location closest to West Lake is located at 7202 Gunn Hwy.

Acceptable items to be placed in drop boxes are prescription drugs, over the counter medications, vitamins, samples, veterinary medications, ointments, and lotions. Please do not place sharps, needles, liquids, thermometers, bloody or infectious waste, medication from businesses or clinics, or hydrogen peroxide in these boxes.

If you are unable to go to the drop box, consider disposing of pills and liquids using the following steps:

- Keep the medicines in the original container to help identify the contents if they are accidentally ingested.
- Remove the label or mark out your name and prescription number for safety.
- For pills, add some water or soda to start dissolving the medication. For liquids, add something inedible like cat litter, dirt or cayenne pepper.
- Close the lid and secure with duct tape or packing tape.
- Place the bottle(s) inside an opaque (non-see-through) container like a coffee can or plastic laundry bottle.
- Tape the container closed.
- Hide the container in the trash. Do NOT put it in the recycle bin.

Although the FDA lists certain medications that can be disposed of by flushing down the toilet or sink drain, please consider not flushing unwanted medication down the toilet or drain in order to prevent contaminating Florida's aquatic environment. Please help keep unwanted drugs out of the wrong hands, decrease substance abuse, and protect our wastewater plants and environment by following these simple steps.



# Calendar

Spirit Committee  
October 26, 6:30 PM  
Pool Office

Spirit Committee  
November 16, 6:30 PM  
Pool Office

Board of Directors Meeting &  
Annual Membership Meeting  
November 30, 6:00 PM  
(Notice will be mailed to all members.)

December 2, 2:00 - 4:00PM  
Holiday Celebration  
Amenity Center

## Holiday Celebration

We're celebrating the Holidays on December 2 with a dessert smorgasbord and entertainment from 2:00 - 4:00 PM. Plan to attend and share our West Lake holiday cheer with our troops - many of whom are from the Tampa area. Please join us as we create cards and videos that will be sent to the men and women serving our country overseas and who cannot be with their families this holiday season. Watch for more details on this fun sharing event.



# Directory

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

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

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

Home Team Pest Control  
(813) 886-4700

TECO - Streetlight Repair  
(813) 223-0800 or

## 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 Taexxo and Sentricon systems and how your home is protected.

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