

West Lake News

What is Memorial Day?

It is more than a day off school and work, more than a cookout, it is a day of remembrance. Memorial Day is a solemn day of remembrance for everyone who has died serving in the American armed forces. Veterans Day is not to be confused with Memorial Day; Veterans Day celebrates the service of all U.S. military veterans, while Memorial Day honors those who died while in military service. After World War II, Memorial Day also became a day to pray for peace. Since 1950 every president has included such a plea in his Memorial Day remarks. Since the year 2000, each president has also asked Americans to pause at 3 p.m. local time for a moment of silent reflection.

People gather each year at Arlington National Cemetery, where the president or the vice president of the United States places a wreath at the Tomb of the Unknown Soldier. ("Here rests in honored glory an American

soldier known but to God.") Members of the Army's Third US Infantry ("The Old Guard") place miniature American flags in front of more than 260,000 gravestones at the national cemetery. Communities across the nation hold similar ceremonies, decorating graves, attending parades, giving speeches, remembering the dead, and enjoying food and one another.

What is Independence Day?

Celebrations of the Fourth of July became more common as the years went on and in 1870, almost a hundred years after the Declaration was written, Congress first declared July 4 to be a national holiday as part of a bill to officially recognize several holidays, including Christmas.

The West Lake HOA and Spirit committees hope you enjoy your friends, family, and loved ones during both of these holidays!

In this edition...

- Emergency Procedures Manual
- People & Pet Walking Areas
- Pool & Cabana Rules
- Lift Station—What you need to know
- Summer Activities
- Recipes for all
- And more!

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Coming Soon!

HOA Website—Watch for an email update

Message from the Board

The Board will be forming a Covenants Enforcement Committee and a Grounds Committee and is seeking volunteers for 3 positions on each committee. The purpose of the Covenants Enforcement Committee is to confirm or reject a fine or suspension levied by the Board. For more information, you can review the Community Standards document starting on page 59. The Grounds Committee will be tasked with ensuring the landscape is up to standard and developing plans for ongoing maintenance.

As a reminder, if you have an item you would like to see on the agenda, please send it to Richard Schrutt, RSchrutt@rizzetta.com and the Board will consider it for the next meeting.

The agenda was full but we were able to get through it. A few items were tabled for additional review but here are some of the highlights:

The Board is working with the landscapers to improve the overall look of the neighborhood. We've worked with them to create an improvement plan and you'll be seeing results soon. They'll be replacing plants that were damaged by the January frosts so look for those changes in the coming weeks.

The Board is working with M/I Homes on a punch list of items that need to be addressed as construction comes to an end. One of the main issues are the rocks adjacent to the roads. We are looking at alternative solutions as this continues to be a problem.

Budget variances were discussed and the Owner's capital contribution was addressed in detail by Treasurer Willene Woods. The majority of those funds were used by the

previous Board to make up for prior years' losses. The Board will be completing a reserve study this year and the results will be distributed to all Members.

The Association website should be up and running in June. You'll find sections with documents, forms, the newsletter and FAQs and much more. We'll update you as soon as it's live.

Pool gate fobs and access to the pool area will be timed to limit access to pool hours only.

The Board will be forming the Covenants Enforcement Committee and is seeking volunteers for 3 positions. The purpose of the Committee is to confirm or reject a fine or suspension levied by the Board. For more information, you can review the Community Standards document starting on page 59.

The Board will be reviewing the Community Standards document to clarify some of the language.

The next Board meeting date has not yet been set. Once the date is confirmed you'll be notified via the new website: TownHomesOfWestlake.com, Facebook, NextDoor and via the community message board.

Contact Us

President: Robert Drummer
President@townhomesofwestlake.com

Vice President: Gary Deutsch
VP@townhomesofwestlake.com

Secretary & Treasurer: Willene Woods
Secretary@townhomesofwestlake.com

To email all board members:
BOD@townhomesofwestlake.com

Pool & Cabana Rules



Please take some time to read the amenity rules posted at the pool and in your Book of Community Standards. These rules include the pool and cabana areas. The rules are for safety and also help to keep our insurance costs at a reasonable level, which impacts our dues.

Some highlights are:

- Maximum of 5 guests per household per visit. Members 14-17 are only allowed 1 guest per visit. This means no large private parties are allowed. Pool cannot be reserved
- No alcohol, except at Spirit Committee sponsored events
- No glass bottles
- No food or beverages in the pool or on the pool deck (area where the lounge and umbrella chairs are located). This is per Florida Statute 64E-9
- No floats, large pool toys, etc. in pool
- No loud noise, running, jumping or diving
- Children under age of 14 must be accompanied by an adult at all times
- No swimming before 7AM or after dusk. Swimming outside these hours may result in suspension of pool use and/or trespassing charges

Rodent Alert!



There has been some rodent activity in the neighborhood, which has caused damage to a lanai screen and grill cover. Please remember to clean your grill thoroughly after use and to remove any evidence of human or pet food from your lanai. Hopefully these steps will encourage the creatures to move elsewhere.



People & Pet Walking Areas



There have been privacy concerns expressed by residents due to people walking behind their homes. The following will hopefully clarify the guidelines:

People should not be walking on other people's property without their permission. Lots are 110' deep, which means that lots around the ponds with fountains end on the slopes of the ponds. Perimeter fences are normally on the lot lines and there are no common tracts between the buildings. People should only be walking on the sidewalks and common areas.

Pets are not permitted within retention areas (including around the ponds with fountains), within other natural areas or on another owner's property without that owner's permission. Designated walking areas for pets are along the streets between the sidewalks and paved road surfaces and along common areas at the corners where the pet waste stations are located.



Thanks for being considerate of your neighbors' privacy and properties.



Emergency Procedures Manual



As Hurricane Season begins June 1, we would like to call attention to page 105 of the Book of Community Standards, where all residents of West Lake are encouraged to create an Emergency Procedures Manual for their home and to review the manual often with each occupant of their home. At some point in the near future, the Board will be creating an Emergency Response Team who will develop emergency procedures and contact information for the community. This is also per our Book of Community Standards. Suggested items that should be included in your manual are:

- Photos of home
- Photos or detailed list of home contents
- List of any safety features in the home, including the location and how to operate them, e.g. fire extinguishers
- Location of water shut-off valve and electrical panel with instructions on how to turn off the water and power

- List and location of any hazardous material stored on your property (propane tank for grill, etc.)
- List of vendors who can install hurricane shutters and their contact information
- List of vendors that might be needed for clean-up and repair with their contact information and services they provide
- Contact information for insurance agent and copy of policy (or at least policy #)
- Contact information for Rizzetta
- Location of local emergency shelters and directions to the shelter. If you have a pet, this should be for a shelter that accepts pets. If someone in your household has special needs, this should be for a shelter that can accommodate special needs
- Map of and/or directions for evacuation routes in case of mandatory evacuation
- In addition, please make sure that Rizzetta has your email address and other contact information

Hillsborough County Public Safety Emergency Management website:

<http://hillsboroughcounty.org/en/residents/public-safety/emergency-management>

Information including:

Disaster Planning Guide
Find Evacuation Information
Find My Flood Zone
Flood Information
HCFL Alert Information
Local Mitigation Strategy
Natural Hazard Planning Docs
Pet Friendly Evac Shelters
Stay Safe

Lift Station



What to do if the alarm sounds!

As you may know, the warning alarm on our lift station has been activated several times over the last few months. In order to make sure that the lift station does not continue to malfunction and cause sewage back-ups in our homes, the following steps should be taken if the alarm sounds and the red light flashes.

- Call the number for service on the side of the box under the flashing red light
- Call Rizzetta and notify them that you have called the service company
- After you have actually spoken with either someone at the service company or Rizzetta, you may push the button under the number for the service company to silence the alarm. The red light will continue to flash until someone at the service company releases it

Lift Station Tips

We received tips from the service company to keep the lift station running smoothly (they obtained them from the Wastewater Division at the City of Tampa):

- Don't pour fats, oil or grease down the drains
- Pour used cooking oils/sauces/gravies into a container and allow them to cool. After they cool, they may be disposed of in your trash can
- Don't put anything in your toilet except human waste and tissue paper
- Avoid flushing any cleaning wipes, baby wipes, tampons, dental floss, condoms, large amounts of hair, plastic bags, etc. down the toilet
- Scrape excess foods directly into your trash can before putting your dishes in the dishwasher
- Use your garbage disposal sparingly

Lift Station Services

727.485.7707

Rizzetta & Company

813.933.5571

Advertise with us!

The Board has decided to allow advertising in the newsletter per the Community Spirit Committee Charter Resolution in the Book of Standards. Prices for ads placed in any one future edition of the newsletter are as follows:

Business card \$10

1/4 page \$20

1/2 page \$40

Full Page \$75

If you would like to place an ad for your business, you can email the Spirit Committee at westlakeTHspirit@gmail.com. Please note that it is also no longer acceptable to place an ad for your business on the Townhomes of Westlake Facebook page.



What's Cooking?



Summer Vegetable Salad with Champagne Vinaigrette Dressing

- ❑ 5 oz bag of baby greens (baby romaine, spinach, arugula, radicchio)
- ❑ 1/2 red onion, halved and thinly sliced
- ❑ 1 large yellow squash, sliced lengthwise and cut into matchsticks
- ❑ 2 baby zucchini, cut into matchsticks
- ❑ 1/2 c cherry tomatoes, halved
- ❑ 1 red bell pepper, seeded and thinly sliced
- ❑ 4 radishes, trimmed and thinly sliced
- ❑ 1/2 c shredded aged Monterey Jack cheese

Champagne Vinaigrette Dressing

- ❑ 2 Tbsp champagne vinegar
- ❑ 1 shallot, minced
- ❑ 6 Tbsp extra virgin olive oil
- ❑ Kosher salt and pepper

In a small bowl whisk together the vinegar and shallots. Slowly add the oil in a steady stream, whisking to emulsify. Season with salt and pepper to taste.

In a large salad bowl, toss together the ingredients except the cheese. Add the vinaigrette to taste and toss gently. Garnish with the cheese. Serve immediately.



Blueberry Cobbler

Ingredients - Cobbler biscuit dough

- ❑ 1 1/3 c unbleached all purpose flour
- ❑ 3 Tbsp granulated sugar, divided
- ❑ 1 1/2 tsp baking powder
- ❑ 1/2 tsp salt
- ❑ 5 Tbsp butter, melted
- ❑ 1/2 c milk
- ❑ 1 to 2 Tbsp milk or 1 to 2 Tbsp butter, melted

Ingredients - Filling

- ❑ 4 to 5 c blueberries
- ❑ 1/2 c granulated sugar
- ❑ 2 Tbsp unbleached all purpose flour
- ❑ 1 tsp grated lemon or lime zest (optional)

Preheat the oven to 375 degrees. Have ready an un-greased 8 or 9 inch square baking pan at least 2 inches deep.

Biscuit dough: combine the flour, 2 tablespoons of the granulated sugar, the baking powder and salt. When completely combined, add the butter and milk. Stir just until it forms a sticky dough. Set aside.

Filling: wash and pat dry the blueberries. In a large bowl, combine them with the sugar, flour, and lemon zest, if using. Spread evenly in the baking dish.

Using a tablespoon, scoop the dough over the fruit. There will be just enough to cover the fruit. Either leave the dough in shapeless blobs on the fruit or spread it out. Brush the top of the dough with the remaining 1 to 2 tablespoons milk or butter and the remaining 1 tablespoon sugar. Bake until the top is golden brown and the juices have thickened slightly, 45 to 50 minutes. Let cool for 15 minutes before serving.



Kids Activities in Tampa for the Summer



Regal Citrus Park Stadium 20
 Inside Citrus Park mall has \$1 “family fun” movies all summer long on Tuesday and Wednesday. For the summer schedule visit <https://www.regmovies.com/movies/>

Disney Store has “summer play dates” Starting Monday, July 23rd at 2pm, visit the Disney Store for the kickoff of Summer Play Days! In-store events will occur EVERY DAY from July 23rd – August 26th. Attend 4 events and receive a special gift! Visit or call our local Disney Store for specific event times and details!

Maureen B Gauzza Library kicks off Summer Reading Saturday June 2nd at 3pm with a fun party for kids with a “rock musical” featuring the story of Little Red Riding Hood. Visit <http://www.hcplc.org/events> for TONS of summer events.

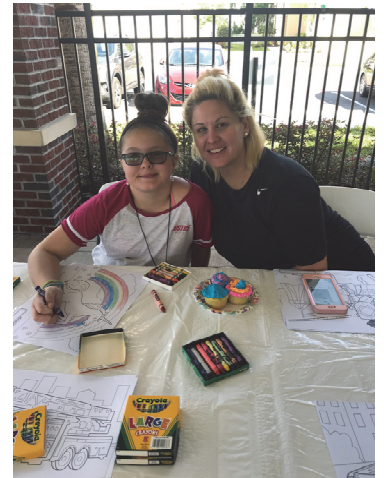
Barnes & Noble Summer Reading Program. Read any 8 books and receive a FREE book from Barnes & Noble. Simply pick up a reading log in stores or print one off the B&N website. Children log the 8 books they read and write about their favorite part and why. Bring the completed reading log into Barnes & Noble between May 15 and September 3, 2018 to receive your FREE book.

Some other day adventure suggestions:

- Weeki Wachee springs (check out their mermaid shows)
- Cypress Forest park rec center in Oldsmar (great splash pad)
- Gator Fred’s
- Airheads Trampoline Park

- Pin Chasers Bowling
- Tampa Firefighters Museum
- Tampa Bay Skating Academy in Oldsmar
- Glazer Children’s Museum
- PK’s Kid Zone
- Chuck E Cheese
- Jump Zone
- Miss Anita’s Crafts (fun crafts for kids, you can find her on facebook)
- Mosi
- The Clearwater Aquarium
- Bush Gardens/Adventure Island

Spring Fun Photos



Spring has sprung!
 So lets get the kids together for a little **FUN**

Saturday, March 24
 10:30—noon
 Townhomes of Westlake Community Pool

Join us by the pool for coloring activity, cupcake decorating and tasty lemonade!



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 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/>

Spirit Committee



Current Spirit Committee Chair members:

Chairperson

Rhonda Erdman

Vice Chairperson/Treasurer

Kelly Hanlon

Secretary

Adrienne Vartanian

Email us at: WestlakeTHspirit@gmail.com.

Calendar of Events

International Mixer & Passport to Fun

June 24, 2:00—5:00 pm

Pool/Cabana Area

HOA Board Meeting

June 26, 6:30pm

Maureen Gauzza Library
(Countryway Blvd.)

Spirit Committee Meeting

June 28, 6:00pm

Location TBD

Spirit Committee Meeting

July 26, 6:00pm

Location TBD

Back to School Party

August 25, 1:00—4:00pm

Pool/Cabana Area

International Mixer & Passport to Fun!



Back by popular demand is the Westlake International Mixer and Passport to Fun! Come show everyone who you are what makes you unique. We think that the food we eat speaks volumes about who and where we are from. We hope YOU bring a dish that best represents you and where you're from. What an awesome way to spend Sunday, June 24 from 2-5 pm: with friends, food, fun and conversation.

Please bring a dish to share, the Spirit Committee is providing refreshments (beer, wine, water, tea and juice boxes). We hope to see you there!