

West Lake News

Volume 2, Issue 1

HOMEOWNER ELECTIONS COMING IN APRIL

by Rhonda Erdman

THE TIME HAS COME-Transition of the HOA Board of Directors - Transitioning from Developer to Owner Control.

Transition is the transfer of control of a community association's Board of Directors from developer appointed members to an owner elected board comprised of property owners who live within the community.

The current HOA Board wants to make sure that a seamless handover of control is set up for success. The transition from developer to elected HOA Board Members can effect the community for many years to come, so we ask each one of our residents to take this transition very seriously. We ask that you actively participate in the election of your new board members by attending an event pool side on April 5, 2018 from 7:00 - 8:30 pm. This will be an opportunity to meet the candidates who are running for the HOA Board.

Keep in mind the folks running for one of three open seats should be individuals who are both qualified and invested in a successful outcome for this community. Please make sure the candidates running for the board understand the duties and goals of managing a community association. All candidates need to be in attendance on April 5 and should be prepared to give a short summary of their background and the reason they would make the best candidate to be on the HOA Board. This will also be a time for them to mingle with our residents and for the residents to ask them questions.

Take the Spirit Survey

Please take a few minutes to help the Spirit Committee in planning events and activities for West Lake. Inserted in this issue of the *West Lake News* is a survey that will assist the committee in planning the types of activities that residents will enjoy and support plus ensure that we plan for all ages of residents and spend our budget dollars wisely. Once you have completed the survey, please scan and email it to WestlakeTHspirit@gmail.com or drop it off at 11531 Crowned Sparrow Dr. Thank you for your participation.

WESTLAKE TOWNHOME ASSOCIATION, INC. PARKING UPDATE

By Richard D. Schrutt, LCAM

We just wanted to take this time to give you an update on the parking changes in your community. Parking stickers have been issued and are still being issued. If you have not received your parking stickers for your vehicles please be sure to park in your driveway or garage to avoid having a sticker placed on your window and marked for towing. The Board and Parking Committee have finalized the marking of the Guest and Resident spaces in your community. They will be marked in the following manner.

All Parking bumpers will be painted white with black lettering distinguishing either Guest or Resident. At the end of each space you will have a small square attached to the line, white for Guests and Yellow for Residents. These spaces will begin to be marked the 12th of February and full enforcement of parking will start.

All Guest spaces are for Guest stickered vehicles only. All overnight Guests will need the Guest Card hanging in the rearview mirror to avoid towing. Residents with stickers are not allowed to park in Guest Parking. Guest parking during the day will not be monitored at this time, the Board will announce when this will start. If you have guests please have them utilize these spaces. If you know you are having a gathering and may have guests stay over please make sure to contact Rizzetta to pick up temporary passes, an expiration date will be punched into the pass, even if you do not end up using them you will have them. All Resident spaces are for Resident stickered vehicles only on a first come first serve basis. Should these spaces be occupied, please utilize you drive way. **NO STREET PARKING WILL BE ALLOWED DAY OR NIGHT**

If you do need to pickup a sticker we are open from 8:00 am to 4:30 pm. Give us a call and we will make sure someone is available for issuance. If you complete the application ahead of time and email to either rschrutt@rizzetta.com or Mweisner@rizzetta.com we will start the process so you do not have a delayed experience. Please make sure your vehicles are present to have the stickers placed.

As parking is limited, parking for an extended period of time, or storing vehicles in the guest spaces for more than 48 hours is prohibited. Guest/Resident parking is on a first come first serve basis with a Guest pass present in clear view from the rearview mirror in the vehicle.

If you have any questions or concerns please feel free to contact property management at 813-933-5571.

WEST LAKE PONDS

West Lake ponds and mitigation areas are teeming with aquatic life and vegetation. We enjoy seeing beautiful birds like the Roseate Spoonbill, Cormorants, Gulls, Herons, and a variety of ducks. And with spring coming soon, we're sure to site the occasional alligator too.

Please remember that these birds and animals are "wild life" and should not be fed and encouraged to lose their fear of humans. This can present a danger to both the animals and to residents of West Lake and their guests.

Ducks especially have proved to be a nuisance within West Lake over the last several years by nesting in shrubbery beds and protecting those nests from landscape contractors doing their work and curious pets who wonder too close. They have also created a "bio-hazard" by defecating in the pool and on the pool deck. Please report sightings of ducks at the pool to our manager. It's not cute to see them in the pool—cleanup is costly to the association.

All of the ponds in the community can be home to alligators at any given time. It is important to remember that we do not allow swimming or fishing in any of the ponds. Small children should never be allowed near the water's edge. Finally, take extra precaution during the early morning hours, around dusk, and at night – this is when alligators hunt and will be attracted by any motion near the water's edge.



To report a nuisance gator, call the

Friendly Reminder...



- ★ All garbage and recycle containers must be kept inside the garage - they may not be left outside in view of the street or other homes.
- ★ Garbage and trash containers may be placed curbside 24 hours in advance of pickup and containers must be brought inside within 24 hours of pickup.
- ★ When two containers are placed at curbside, they should be kept at least 3 feet apart so that the trash truck's equipment can pick the container up for dumping.
- ★ The truck driver is not required to pick up any trash that is not inside a trash container.
- ★ Cardboard and other large items must be cut down and placed inside the recycle container - truck driver is not required to pick up anything outside the recycle container.
- ★ ***To keep odors down in your trash containers, place several plain charcoal briquettes inside the con-***

Pool Hours—Dusk till Dawn

Warm weather is just around the corner and the pool will be beckoning. Pool hours are dusk till dawn. A good rule of thumb is to check the streetlights. If the lights are on, then there is probably not sufficient light for using the pool.



Milky Way (Snickers) Brownies

Ingredients...

- 1 box Duncan Hines German Chocolate cake mix
- 3/4 cup melted margarine
- 2/3 cup sweetened condensed milk
- 1 large bag of Milky Way bars



Baking Instructions...

- Mix cake mix with melted margarine and condensed milk.
- Spread out half of the mixture into a 13x9-inch pan.
- Bake at 350° for 10 minutes.
- Slice candy bars into thin slices. (chunks don't work as well)
- Lay slices on top of the baked crust.
- Crumble remaining batter on top of the candy bars. (It will have a crumbly texture - you do not need to spread it on top to make it smooth.)
- Return brownies to the oven and bake for 20 minutes more.

GOOD PET MANNERS

Please be a responsible pet owner by practicing these good neighbor polices -

- ◆ always have your dog on a leash when not in your yard
- ◆ never allow your pet to wander onto another owner's property
- ◆ always clean any waste deposits left by your pet (there are many doggie stations throughout the community that contain "poop" bags and a trash receptacle)
- ◆ if your pet has diarrhea or is ill, please keep it on your property until healthy again to avoid spreading illness or parasites to other animals
- ◆ deposit waste bags in a trash receptacle - never toss into a storm drain where it can contaminate our ponds.

Help us keep our community clean and beautiful.



DINING OUT

By Stacey Sgrois

Welcome to the neighborhood! We live in a great community! Within just a few miles, you can visit the beach, be at the airport, or shop at Citrus Park Mall. The area also offers a number of chain restaurants including Applebee's, Chipotle, Outback, Carrabba's, and many more within that same few miles. We also have some wonderful local restaurants that offer a variety of food, drinks, and live music. Tampa has great weather, the sun is shining and the skies are blue! Please support our local businesses and enjoy your new area! I have listed some of the local restaurants and what they offer, most specials/events are ongoing, but some will change from time to time so check with your server. Please see the next page for my restaurant and entertainment listing. En-

MOVING TO WEST LAKE

by Holly Bennett

All of us at the Townhomes of Westlake have gone through moving here within the last couple of years and may have felt that moving anywhere can be one of the necessary evils of life. We might have started relocating as a child, or not until we were leaving our childhood home. It could have been to pursue college, a job, marriage, travel, serving in the military, joining the Peace Corps, going to a seminary, you name it. We also may have experienced all kinds of emotions with moving. Some are excited to be going on to a new adventure in life, others, not so much. Having personally gone through this process 22 times has been quite a journey. Unfortunately, most of us gather more baggage (in more ways than one), as the years go by.

This move to the Westlake area of Tampa, has been interesting so far. After dealing with selling our previous dwelling, which was like putting your life on display, we have found ourselves closer to the finish line of settling into a new place. We did all that packing up of our favorite, or not so favorite items. We dealt with a moving company, which did quite well. We kind of forgot how much stuff we had, because some of it was in storage, and, you know that expression, "Out of sight, out of mind". Some folks here could have moved all their stuff themselves, and some seemed to have had family and or friends who have helped them tremendously. Most of us probably have done a lot of unpacking, or at least peeking into most of our boxes, which can offer a sense of accomplishment. Of course, it never quite seems easy. There are almost always those boxes or items from a friend, or a relative, that you are not quite sure what to do with, like dear grandpa Joe Earl Day's two-foot-tall mantle clock. It provided the only way to tell time in the early 1900's, so of course you could not have put it in a garage sale. You would have been cursed for who knows how long.

We have all heard that moving is a great time to go through your items and thin them out. That too has been easier said than done. How do you sort out all those books perhaps, or maybe it is pictures for the walls, or maybe it was kitchen items for you? It was actually fun to look over some of the items from the storage unit and figure out which ones would make the cut. We're still not done, but there is light at the end of the tunnel! Here's hoping your moving process has not been too stressful. At least we have some socials here

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



Ceviche

Ingredients:

- Four Tilapia Filets
- Two teaspoons of salt
- $\frac{3}{4}$ of a cup of white vinegar
- $\frac{3}{4}$ of a cup of lime juice
- 1 medium size onion



Glass or plastic container for “cooking”. Do not use a metal container.

Steps:

Cut the tilapia filets into $\frac{1}{2}$ inch squares

Sprinkle the salt over the tilapia cubes, ensure all the cubes are covered with the salt.

Cover and refrigerate for an hour.

Add the vinegar and mix well. Ensure the fish is covered by the vinegar, this may require a bit more than the $\frac{3}{4}$ of a cup.

Cover and refrigerate for an hour.

Remove about $\frac{3}{4}$ of the liquid in the container (the vinegar).

Dice the onion.

Add the lime juice and the onion to the fish.

Cover and refrigerate for an hour.

-ou can add black pepper, Tabasco sauce, garlic powder, and/or dice celery to taste. Cylantro also goes well with the ceviche, but is best to add when serving since it wilts and may not look too appealing at a later day.

Serve over a bed of lettuce in a glass bowl or cup.

Notes:

Serve as an appetizer by itself or with chips. Or, as a main dish with salad or fried plantains (tostones).

You can use any white fish meat for this recipe.

Calendar

Spirit Committee
February 22, 6:30 PM
Pool Office

Spirit Committee
March 22, 6:30 PM
Pool Office

Meet Your Candidates
April 5,
6:30—8:30 PM
Pool Lanai

Transition Membership Meeting
April 18, 6:30 PM

Directory

Rizzetta & Company
(813) 933-5571
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625
Richard Strutt, Community Manager
rstrutt@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

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/>

Electronic Notices

At closing, West Lake owners were given the opportunity to authorize the Association to send notifications via electronic means. This authorization includes meeting notices, mass mailings and informational updates regarding community events and amenities. The Management Company keeps the forms on file and uses them to generate a distribution list. Email notices are sent as needed to distribute information and to announce meetings and upcoming events. If you do not receive email notices, several factors such as incomplete information, illegible handwriting or simply having checked the wrong box on the form may be the reason. If you would like to be added to the distribution list please contact the management office