

# WEST LAKE NEWS

---

Spring 2022 • Townhomes of West Lake



## MESSAGE FROM THE PRESIDENT

The Annual Meeting for Members is scheduled for **Monday, May 2, 2022**. This year, there are three positions that are up for election. Last month Greenacre sent out a letter requesting volunteers to complete a Notice of Intent as Candidate Information Sheet which states the candidate's qualifications and/or goals for the Townhomes of West Lake. This is an important job since the Board manages an annual operational budget of \$660,000—as well as a Reserve Fund over \$600,000—in order to maintain a safe and beautiful community. Typically, less than 40 people vote which is not even 20% of the community. This vote may determine how the HOA is managed, where money is spent and the goals that are set for the community, so please vote to have your voice heard.

---

## ANNUAL MEETING FOR MEMBERS

**Date:** Monday, May 2, 2022

**Time:** 6:30 pm

**Location:** American Legion, 11211 Sheldon Road, Tampa FL 33626

Also held via Zoom conference call (call-in information was mailed and will be posted with agenda on bulletin board near mailboxes)

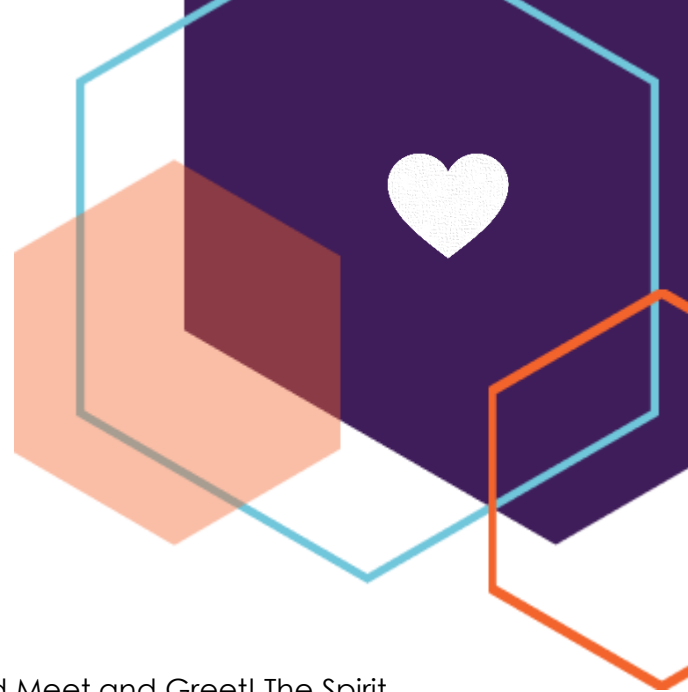
---

There are only around 20 to 30 members that serve on the committees and/or attend Board meetings which is about 10% of the total membership. The more people that get involved, the better informed the Board will be when making financial decisions for the community. If interested, there are also three committees which can use volunteers: **Spirit, Grounds and Covenant Enforcement**. Please consider participating either in one of those or, if we can get enough volunteers, the **Architectural Control Committee**.



WE LOVE WEST LAKE!

# COOKIES, COCOA & CONVERSATION



We had a terrific time at our Valentine's Neighborhood Meet and Greet! The Spirit Committee hosted another enjoyable event where neighbors mixed and mingled over hot chocolate and cookies. Yum!





Cookies, Cocoa & Conversation (cont'd)



## COMMON GROUNDS

Did you know that the total grounds that make up the Townhomes of West Lake is over **one million square feet?**

Many residents don't realize that our Association is responsible for maintaining the grounds not only at your home and the pool, but we also maintain the land along Fox Sparrow Road, all the way to Sheldon Road. We also maintain the land beneath the TECO transmission lines.

While we own and maintain the length of Fox Sparrow Road, which isn't private until you enter our gate, we share the road with our neighbors at The Reserve and the owners of the land with the tower. Our Association has an agreement with The Reserve, and they pay a pro-rata share of the expenses to maintain the road.

The landscaping job is so big that it can be too much, and it seems that is exactly what happened in 2021. The Board and some Members noticed the quality of our landscaping wasn't up to our typical standards, so we started working with our vendor to improve the situation.

The vendor assigned a quality assurance staff member to help us work through the issues but despite their best efforts, they were unable to get the grounds back to where they need to be.

To solve this problem, the Grounds Committee was tasked with evaluating our current landscape vendor and looking at alternative solutions, including the suggestion that the process be brought in-house with the work being done by employees that the Association would hire and oversee.

While we aren't quite ready to have our own Landscape Department...yet (we're close), the committee approached and interviewed multiple landscape vendors and in February 2022, the Grounds Committee gave their recommendations to the Board and a decision was made.



Our new landscape vendor is ASI Landscape Management and they started at the end of March. Their proposal addressed all the concerns noted by the Board.

The Grounds Committee met with ASI on March 2 in preparation for the change. One of the items mentioned was the condition of the hibiscus plants. The pruning of the hibiscus was overly aggressive, but ASI said to remain patient and reevaluate in April. A number of other issues were addressed, and everyone is optimistic that ASI will bring the quality back up to standards.

The Grounds Committee worked with both vendors to facilitate the change and resolve the open issues as part of the switchover. Any open items the previous landscape vendor was unable to complete has rolled over to ASI for completion.

If you have a landscape or grounds-related concern, please email or call Jeff D'Amours [Jdamours@greenacre.com](mailto:Jdamours@greenacre.com) 813-600-1100.

## PETS OR PESTS?

We are all aware that many of our neighbors have dogs or other pets as extended family members.

While we all appreciate that dogs need to be walked several times a day to “take care of business,” owners need to adhere to Community rules and general rules of etiquette...

1. Dogs are not to be allowed to walk off their leash.
2. Dogs are not allowed to enter your neighbor's property uninvited.
3. Dogs are not to relieve themselves on neighbor properties or green spaces between buildings.
4. Owners are to immediately pick up after their dogs.
5. Dog waste should be disposed of in the provided waste stations. Depositing waste bags in garbage cans leads to residents being exposed to unwanted odors.



Let's all try to be better “pet parents” and neighbors in the upcoming months.

## LEAVE NO TRACE

When using the pool area and cabana, please leave with what you came in with. Oftentimes, towels, noodles, toys, trash, and food waste are left behind. Please put any trash and food completely in the trash cans so that insects and animals cannot get at it.

In addition, if furniture is moved, it should be returned to its original location and umbrellas should be lowered and secured to prevent damage in the event of a storm.



The pool is a common area for all residents to enjoy. Let's be considerate of each other and keep the area clean and ready for use by those who come after you.



## YOUR TRASH BIN OR MINE?



Please be sure not to put your trash in someone else's trash bin. Although it may be convenient and seem harmless, it's not fair to other owners who must then clean their trash bins from some else's garbage, including fast food bags, cups, doggie bags and used face masks (yes, all of these items have been reported). Thank you for being a good neighbor!



## CARAMEL CORN CRUNCH (aka AUNT LYNN'S REINDEER MUNCH)

### INGREDIENTS

- 12 Ounces (4 three-ounce) bags natural microwave popcorn (or air popped)
- 1 cup (2 sticks) butter
- 2 cups firmly packed dark brown sugar
- ½ cup corn syrup \*
- 2 teaspoons Pure Vanilla Bean Paste
- 1 teaspoon salt \*
- ½ teaspoon baking soda
- ¼ teaspoon cream of tartar



Preheat oven to 250 degrees. Pop the popcorn, discarding any un-popped kernels. Arrange evenly in large roasting pan \*. Place in oven.

Combine butter, brown sugar, corn syrup, vanilla paste and salt in large saucepan. Bring to boil slowly. Boil for 5 minutes over medium heat, stirring constantly; do not burn. Stir in baking soda and cream of tartar, which will cause the sugar mixture to rise. Pour over the warm popcorn, stirring until coated. Bake for 1 hour, stirring about every 15 minutes.

### \* Helpful hints:

- Orville Rickenbacker natural popcorn works really well
- Dark corn syrup works well, but you can also use clear corn syrup
- Salt according to preference. Less might be better for some
- For pan, rimmed cookie sheets also work well but requires more care when stirring during baking

**NOTES:** When cooking caramel sauce a little longer it thickens. So when poured over popcorn will have the “munch” bits more so than if cooked less time.

### VARIATIONS:

- Cocktail peanuts poured over popcorn before the caramel sauce. Or other nuts, such as roasted or unroasted pecans, cashews... whatever your preference!
- The following are preferences that Aunt Lynn tried: chocolate bits (either before or after caramel sauce), broken pretzel sticks (for sure use less salt in original sauce), dried cranberries, chili chocolate bits... or wherever the imagination takes you!
- The recipe can be halved well. When stored in airtight bags and/or containers can be shipped or stored.
- For strictly caramel corn without the munch, cook sauce according to directions and all popcorn will be caramelized.





Want to help our community?  
 Or play with your brand new or  
 established graphic design  
 skills? Or beef up your resume?  
 Or just have bragging rights?



The Spirit Committee delivers our community newsletter via email four times a year, and **we need someone to format the articles and graphics for publication.** You can use whatever program you'd like—Publisher, Word, InDesign... your call! Responsibility for writing the articles and distribution of the newsletter rests with committees and board members.

You don't need to be on the Spirit Committee to help. Our current publisher will work with you to assure an understanding of our needs. If interested, please email the Spirit Committee at [Spirit@TownhomesofWestLake.com](mailto:Spirit@TownhomesofWestLake.com).

### EXTRA! EXTRA! READ ALL ABOUT IT!

Do you have a **family milestone, birth, anniversary, graduation,** etc. that you would like acknowledged in our Community?

Do you have a **photograph** you're especially proud of (landscapes, parties, children, pets, sunsets...) and want to share with your neighbors?

Submit your information and/or photos to the Spirit Committee at [Spirit@TownhomesofWestLake.com](mailto:Spirit@TownhomesofWestLake.com) for publication in the next Newsletter issue!



### Your Community Committees need additional volunteers!

**Grounds, Spirit** and **Covenants** committees all need your help! If you're interested in joining any of these [committees](#), please email:



**Grounds Committee:** [Grounds@townhomesofwestlake.com](mailto:Grounds@townhomesofwestlake.com)

**Community Spirit Committee:** [Spirit@townhomesofwestlake.com](mailto:Spirit@townhomesofwestlake.com)

**Covenants Enforcement Committee:** [CEC@townhomesofwestlake.com](mailto:CEC@townhomesofwestlake.com)

## TOWNHOMES OF WEST LAKE FACEBOOK PAGE

Our [Community Facebook page](#) offers a forum through which residents can share and get information in a healthy, respectful way. This is a private page **for residents only** and all posts must be approved, which may result in delays. It is not an appropriate place for posts/comments that engage in public shaming or calling out specific neighbors or objectionable behaviors. It is also not a place for defamatory or libelous comments about individuals, vendors, or any other entities. Any offensive posts will be declined by the moderators.



Before posting about an issue, please review the **Community Standards** and the **HOA Community Declaration** to review rules and regulations which we agreed to abide by when we purchased our homes. All owners are members of the HOA and as such have a duty to abide by the rules. In these documents you'll find all the information you need about owner's rights and obligations, association responsibilities and community regulations.

You can find these documents, as well as other helpful information on our **website** at



[www.TownhomesOfWestLake.com](http://www.TownhomesOfWestLake.com):

- **Community Standards:** <https://townhomesofwestlake.com/communitystandards/>
- **HOA Community Declaration:** <https://townhomesofwestlake.com/community-declaration/>
- **Frequently Asked Questions (FAQs):** <https://townhomesofwestlake.com/faqs/>
- **Calendar of Events & Meetings:** <https://townhomesofwestlake.com/calendar/>
- **Directory:** <https://townhomesofwestlake.com/directory/>
- **News:** <https://townhomesofwestlake.com/news/>
- **Parking Rules:** <https://townhomesofwestlake.com/parking/>

### HELPFUL HINTS:

- **Looking for a Recommendation for a Service Provider?** When you're in the [Townhomes of West Lake Facebook group](#), find the search symbol at the top of the page, enter the service you are looking for and you can see past posts from other residents recommending vendors.
- **Not a member of our Facebook Group?** Complete the membership questions and submit your request. Once we confirm residency in the community, access will be granted.
- **Community Comments or Complaints?** Address to our Community Manager, Jeff d'Amours at [jdamour@greenacre.com](mailto:jdamour@greenacre.com).





## HOLIDAY BRUNCH

In our last issue we were preparing for our Annual Holiday Brunch, catered by Bob Evans. It was a fantastic event with **our largest turnout ever!** Here are some of the photos.







# UPCOMING MEETINGS & EVENTS

**Thursday, April 28, 2022**

## **MONTHLY HOA BOARD MEETING**

**6:30 pm** • Zoom Video Conference Call

**Monday, May 2, 2022**

## **ANNUAL MEETING FOR MEMBERS**

**6:30 pm** • American Legion, 11211 Sheldon Road, Tampa FL 33626  
Also via zoom conference call (call-in information was mailed and will be posted with agenda on bulletin board near mailboxes)

**Tuesday, May 3, 2022**

## **SPIRIT COMMITTEE MEETING (Special Date)**

**6:30 pm** • Zoom Video Conference Call

**Saturday, May 14, 2022 – SAVE THE DATE!**

## **ICE CREAM SOCIAL (Details announced soon!)**

**2:00 to 4:00 pm** • West Lake Pool Cabana

**EVERY MONTH** (Unless Otherwise Noted On Website Calendar):

### **MONTHLY HOA BOARD MEETINGS**

**4<sup>th</sup> Thursday of Every Month\*** • **6:30 pm** via Zoom video conference call

### **MONTHLY SPIRIT COMMITTEE MEETINGS**

**2<sup>nd</sup> Monday of Every Month\*** • **6:30 pm** via Zoom video conference call

Visit website calendar & bulletin board near mailboxes for additional meetings and info.

## **TOWNHOMES OF WEST LAKE DIRECTORY:**

[TownhomesofWestLake.com/Directory](http://TownhomesofWestLake.com/Directory)

## **WHO YA GONNA CALL?**

### **Maintenance, Grounds/Landscaping or HOA Issues:**

Jeff d'Amours, Community Associate Manager  
Greenacre Property Management  
(813) 936-4164 • [JDamours@Greenacre.com](mailto:JDamours@Greenacre.com)

### **County information:**

Hillsborough County Information Line  
(813) 272-5900

### **Broken Trash or Recycling Cart? Missed Pick-up?**

Republic Services of Florida • (813) 272-5680

### **Hillsborough County Sheriff's Dept.:**

**Emergency: 911**

Non-Emergency: (813) 247-8000