



TOWNHOMES OF WEST LAKE

NEWS

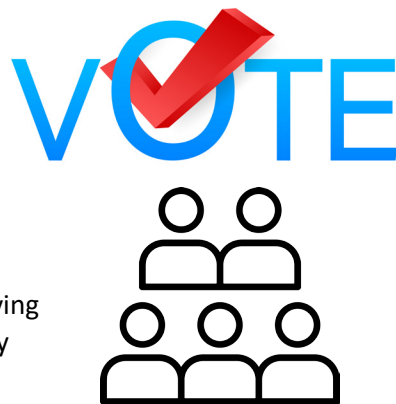


Photo by resident Deborah Manley

MESSAGE FROM THE HOA BOARD PRESIDENT

The Annual Membership meeting will be held on **Wednesday, May 3** at the pool cabana. Board meetings are held via Zoom, but I feel there is a benefit to having a meeting in person in which the owners are able to ask questions of and interact with Board members. There will also be a Zoom link for those owners that can't make the meeting in person. The main purpose of the Annual Membership meeting is to vote for the two positions that are up for vote this year. Interested persons were asked to file a Notice of Intent to run and were then added to the ballot. Owners have the ability to vote by proxy or in person at the meeting. The quorum required to have a meeting and vote is 10% of the owners. The Community Spirit Committee volunteers will have soft drinks, water and cookies or cupcakes available for those who attend.

The Board of Directors has the responsibility of passing budgets and approving spending to protect and enhance the value of homes and common property in the community. Board Members are also responsible for enforcing the covenants and rules of the governing documents. It may sound like a lot but any person that is elected to the Board for the first time attends a workshop which discusses all the duties and responsibilities. Board positions include President,



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Vice President, Treasurer, Secretary and Director which the Board members vote on after the Annual Membership Meeting.

While the Board has a lot of responsibility, it can't function efficiently without the hard work of the committees. These committees include Architectural Control, Community Spirit, Covenant Enforcement and Grounds. Architectural Control reviews and decides whether or not to approve owner requests for changes to the exterior of their home. Community Spirit fosters a sense of community through planning and hosting social events throughout the year. Covenant Enforcement decides whether or not to enforce a fine that was imposed by the Board. Grounds acts in an advisory capacity to the Board on matters relating to landscaping, ponds and common elements within the community. Should any owner have a desire to serve on one or more of these committees, they just need to fill out a Volunteer Information Form which can be found at TownhomesOfWestLake.com.

The Home Owners Association (HOA) includes every owner of the 220 homes in the community. The Board and Committees are all owners who volunteer to serve their HOA. Everyone should want to make sure we have a beautiful community which protects and enhances the value of our homes. Please consider being a part of this responsibility by running for the Board or serving on a committee.

~ Randy Orne

Ice Cream for Everyone! Have you RSVPed yet?



Last year's ice cream social was such a *delicious* success, we're doing it again! Cool off with a delicious frozen treat, mix and mingle with friends and neighbors, play some games and take a dip in the pool!

Ice Cream • Games • Activities • Cornhole

Ice Cream catered by

**HOWDY
DOODLES**

RSVP HERE: <https://2023IceCream.eventbrite.com>

LOVE CORNHOLE?

If you have a cornhole set, please bring it since we only have one!

ARE YOU POOL READY?

Now that the weather is warming up, residents will be returning to the pool. We want everyone to have an enjoyable and safe time at the pool, so please be mindful of the rules posted at the pool cabana.

The full set of rules can be found as part of the Recreational Rules & Regulations found in Townhomes of West Lake's [Book of Standards for Community Living](#), but here are some of the highlights:



- The pool is open from 7:00 AM until dusk.
- Each home is allowed to have a maximum of up to five (5) guests at one time. Guests must be accompanied by a member of the home who is 18 years old or older. Members 14 – 17 years of age may have one guest.
- Children under the age of fourteen (14) must be accompanied by an adult at all times while using the pool.
- Food and beverages are prohibited in the pool and on the pool wet deck area per Florida Statute. Please consume food under the covered lanai. Proper swimming attire must be worn while using the pool. (Bathing suits only.) No thong swimwear is permitted at the pool.
- No smoking is allowed within the fenced area of the Pool Facility.
- Diving or flips into the swimming pool are not allowed.
- Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
- No flotation devices are permitted in the pool, except for swim aids and water aerobics equipment.
- No running or rough housing is allowed in the swimming pool facility.
- No animals with the exception of qualified service animals are allowed within the Pool Facilities.
- Alcohol is prohibited at the Pool Facilities.
- No glass containers of any kind are allowed in the Pool Facilities.
- Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
- **Call 911 in the event of an emergency.**
- The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Management.
- Climbing gates, fences, or gaining access to the pool through non-traditional or unorthodox means is not allowed.

RECYCLING IN OUR NEIGHBORHOOD

West Lake's Recycling Day: Tuesday

What should be put in the blue recycling bin? What should be put in the trash? It can be pretty confusing since different communities have different programs, and what one community has the equipment to recycle, another may not. Let's clear some of that up for what's acceptable in Hillsborough County through our neighborhood's curbside recycling program.



What can I recycle curbside in Hillsborough County?

Only these items should be placed in your blue cart:
Always place recyclables loose in your cart, never bagged. Recyclables should be clean, dry and rinsed free of food and liquid residue.



Clean & empty plastic bottles and containers (caps on)



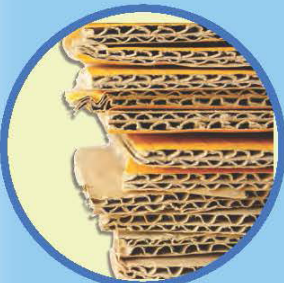
Clean & empty aluminum cans



Clean & empty glass bottles and jars (no lids)



Dry paper, newspaper, and junk mail (no shredded paper)



Dry, flattened



Clean & empty milk and juice cartons



Clean & empty metal food containers



Dry, flattened paperboard (such as cereal boxes, paper towel and toilet paper rolls)

RECYCLABLE ITEMS – HELPFUL HINTS

- Always place recyclables loose in your cart, never bagged.
- Recyclables should be clean, dry and rinsed free of food and liquid residue.
- Keep caps on when recycling plastic bottles.
- Damaged recycling cart? Contact Solid Waste Customer Service at 813-272-5680.
- Questions about household hazardous waste? Visit HCF LGov.net/HHW or call 813-272-5680, option 4.

“RECYCLABLE” vs. “RECYCLABLE CURBSIDE”

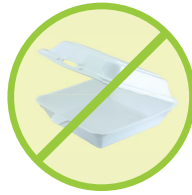
Just because it has a recycling triangle on it doesn't mean it's recyclable curbside. For example, polystyrene foam products have a recycling symbol on them, but are not recyclable curbside. Neither are single-use plastic bags. These items can be recycled at your local grocery store. Just because an item is made from plastic doesn't mean local recycling facilities can process it.



When in Doubt – Leave it Out



**NO Plastic Bags
or Film**



NO Polystyrene Foam



NO Soiled Paper Items



**NO Garden Hoses,
Cords, Ropes, or Wires**



**NO Clothing, Shoes,
or Textiles**



**NO Electronics
(recycle at a Community
Collection Center)**

NON-RECYCLABLE ITEMS – HELPFUL REMINDERS:

- Although Hillsborough County accepts plastic bottles, jugs, tubs and containers, do not recycle curbside plastics that are not containers (straws, cups, lids, utensils, furniture).
- Do not recycle curbside yard waste or backyard compost.
- Do not recycle shredded paper.
- Do not recycle lids when recycling empty glass bottles and jars.
- Avoid “wishcycling,” which is placing items in your blue cart that you hope are recyclable but actually aren't causes more harm than good.
- Avoid recycling contamination. Non-recyclable items or excessively dirty materials can contaminate clean recyclables, damage the sorting equipment and potentially harm staff.
- If you are not sure if an item is recyclable or not, don't place it in the recycling cart. **When in doubt, leave it out!**

To stay up to date on recycling rules in Hillsborough County, visit [HCFLGov.net/Recycling](https://www.hcflgov.net/Recycling).

PAYING IT FORWARD WITH EXTRA BOXES

Are those cardboard delivery boxes taking over your garage and recycling bin?

You can put those boxes to good use and start to declutter your house of unwanted clothes, shoes, accessories or jewelry at the same time!

All of those Amazon boxes (or actually any shipping box for that matter) can be used to make these **FREE** donations. Log onto [GiveBackBox.com](https://www.givebackbox.com) to see a list of the various corporations and non-profits involved in this venture. You can even target a charity or just opt to let them choose for you.

You simply pack a box up, log on and get a free shipping label, and then drop off your box at UPS, FedEx or the Post Office. You can even schedule a free box pick up from the Post Office!

If you have additional items to donate (other than clothes, shoes, accessories and jewelry), you can do so for a \$20 fee for a box up to 50 pounds, and the website lists the charities for these types of donations.

Your donations are then sold, and profits are used for community-based programs. It's a win-win enterprise since you no longer simply recycle an empty box into a landfill, you also keep that endless clutter under control and help those less fortunate than you.

You know we're all going to keep shopping online so think of this as a cost-free form of "paying it forward" with minimal individual effort. Even small donations can have a huge impact, so let's all keep this in mind next time we're about to tear up those boxes or discard useable household items.



Summer Kickoff PIZZA PARTY

Saturday, June 10, 2023 • 6:00 pm to 8:00 pm • Pool Cabana

Kick off the summer with your neighbors! Play some games, take a dip in the pool, and enjoy some PIZZA!

We'll take RSVPs closer to the event, but for now, please **SAVE THE DATE!**





Rosemary-Kissed Orange Thumbprint Cookies Tuscano

These cookies use very few ingredients and are quick to make. The orange marmalade can be changed to whatever preserve, jelly or jam you wish that would accent the rosemary. Or you could leave the rosemary out and use whatever preserve, jam or jelly you wish. The orange, rosemary and almond are the Tuscano flavors. This recipe can be adapted to any holiday by using the color of the holiday.

Prep Time: 30 minutes

Oven: 325° F

Chill: 1 hour

Bake: 14 minutes

Ingredients:

- 1 cup all-purpose flour (or one-to-one gluten-free flour)
- 1/2 cup cornstarch
- 1 teaspoon snipped fresh rosemary
- 1/4 teaspoon salt
- 3/4 cup butter, softened
- 1/3 cup powdered sugar
- Few drops almond extract (or if using other kind of preserves, vanilla also works)
- 1/4 cup orange marmalade (or other type preserve, jelly, jam, marmalade, etc.)

Directions

1. In a small bowl, stir together flour, cornstarch, rosemary, and salt; set aside. In a medium mixing bowl, beat butter with an electric mixer on medium to high speed for 30 seconds. Add flour mixture and beat until combined. Wrap and chill dough for one hour or until easy to handle.
2. Preheat oven to 325° F. Line two baking sheets with parchment paper; set aside. Shape dough into twenty-four 1 ¼ inch balls. Arrange two inches apart on prepared baking sheets. Use thumb or spoon to make indentions in each cookie. Spoon about ½ teaspoon marmalade (or other) into center of each.
3. Bake 14 minutes or until edges are lightly golden. Cool one minute on cookie sheets. Remove and cool completely on wire racks. Sprinkle with additional powdered sugar to serve.

Makes 24 cookies.





2023 SPECIAL EVENTS & IMPORTANT DATES

Please check our **community calendar** at <https://townhomesofwestlake.com/calendar> for details on all upcoming events, or join our Community Spirit Committee to help us plan even more festivities!

<u>Date</u>	<u>Event</u>	<u>Time</u>	<u>Location</u>
April 29 • Saturday	West Lake Ice Cream Social (RSVP HERE!)	2 to 4:00 pm	Pool Cabana
May 3 • Wednesday	Annual HOA Meeting	6:30 pm	Pool Cabana
May 15 • Monday	Community Spirit Committee Meeting	6:30 pm	Zoom meeting
May 16 • Tuesday	Covenants Enforcement Committee Meeting	6:30 pm	Zoom meeting
May 18 • Thursday	Monthly HOA Board Meeting	6:30 pm	Zoom meeting
June 5 • Monday	Community Spirit Committee Meeting	6:30 pm	Zoom meeting
June 10 • Saturday	West Lake Summer Kick-Off Pizza Party	6:30 pm	Pool Cabana
June 15 • Thursday	Monthly HOA Board Meeting	6:30 pm	Zoom meeting

Recurring Meetings: Unless otherwise noted in the Townhomes of West Lake’s [community calendar](#), **Community Spirit Committee meetings** are held on the 2nd Monday of every month via Zoom, and **Home Owners Association Board meetings (HOA)** are held on the 3rd Thursday of every month via Zoom.

All Zoom info will be sent via email and posted on the message board by the mailboxes.

CONTACT INFO

West Lake Community Directory: TownhomesOfWestLake.com

Management Company: Greenacre Properties, Inc. • (813) 600-1100 • GreenacreProperties.com

Community Association Manager: Jeff D’Amours • (813) 936-4164 • JDamours@greenacre.com

Board of Directors: BOD@TownhomesofWestLake.com (email goes to all 5 Board Members)

- Randy Orne: President@TownhomesofWestLake.com
- Adam Itzkowitz: VP@TownhomesofWestLake.com
- Terri Zimmer: Treasurer@TownhomesofWestLake.com
- Christine Horning: Secretary@TownhomesofWestLake.com
- Fred Hellthaler: Director@TownhomesofWestLake.com

Grounds Committee: Grounds@townhomesofwestlake.com

Community Spirit Committee: Spirit@townhomesofwestlake.com

Covenants Enforcement Committee: CEC@townhomesofwestlake.com

Architectural Control Committee: ACC@townhomesofwestlake.com