



TOWNHOMES OF WEST LAKE

NEWS



Hello West Lake neighbors! It certainly is wonderful the world has opened up again so we can get back to the things we enjoy doing together, like having regular West Lake community events again! There's nothing better than enjoying our neighborhood with friends, especially with our wonderful weather this time of year!

We had a lot of terrific, well-attended events in 2022, including our We Love West Lake Valentine's Day Social, the Ice Cream Social & Summer Kick-Off, game nights, our E-Recycling Weekend, Family Pizza Night, our Holiday Lighting Ceremony, and most recently our catered Holiday Brunch!

Check out photos in this newsletter of some of the more recent get-togethers, and even more photos can

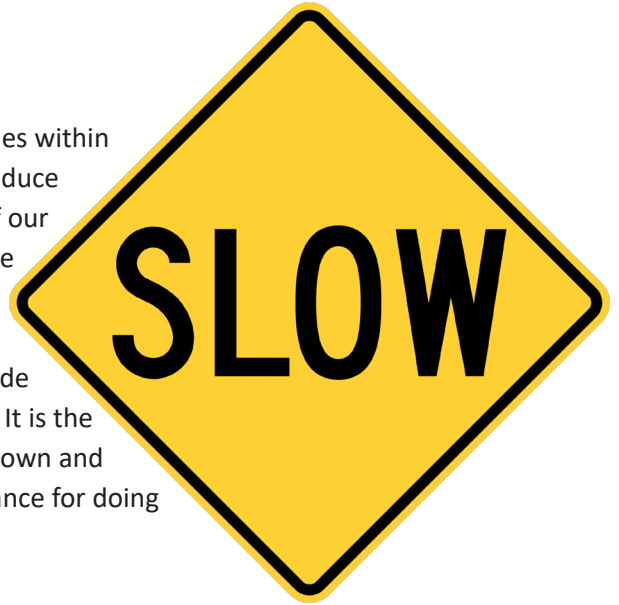
be found at TownhomesofWestLake.com/WestLakeEvents. We have several more fun events planned for 2023 and we look forward to enjoying them with you! Be sure to [RSVP](#) by March 8 for our [West Lake St. Patrick's Day celebration](#) on March 18! See you there!



Please Slow Down

Recently there has been an increase in the number of speeding vehicles within our neighborhood. The Board of Directors is considering options to reduce this dangerous behavior which is occurring both inside and outside of our gate at the main entrance. One option which is being considered is the installation of a series of speed bumps which will help slow traffic. Although this option does face some opposition, it may be necessary should speeding continue. Our community has many residents who ride bikes, walk, and jog as a way to exercise and enjoy our great weather. It is the responsibility of all of us to help keep our neighbors safe by slowing down and adhering to our posted speed limits and stop signs. Thank you in advance for doing your part to keep us safe.

— Board of Directors



Board Members and Committees

Townhomes of West Lake has a 5-person Board of Directors. The current members are:

Randy Orne, President
Adam Itzkowitz, Vice President
Terri Zimmer, Treasurer
Christine Horning, Secretary
Fred Hellthaler, Director



In addition to the Board, our community has several committees that oversee various functions:

The Grounds Committee works with the Board of Directors and the management company to improve and maintain the natural beauty of our neighborhood. The committee inspects the landscaping and ponds and makes recommendations for improvements.

The Community Spirit Committee endeavors to foster a sense of community within West Lake. It focuses on planning community-wide events and handles communications (including this newsletter and our website). It also reviews safety issues within the community and makes recommendations to the Board.

The Covenants Enforcement Committee serves as a hearing tribunal for Members who have been noticed for non-compliance to the Governing Documents. The purpose of this committee is to confirm or reject a fine or suspension levied by the Board.

The Architectural Control Committee is responsible for reviewing all Architectural Modification Applications made by residents for improvements to the exterior of the Home or Lot.

We encourage your involvement and participation. Perhaps you would consider joining a committee. We want your input, ideas, thoughts, and opinions. So why not learn more about what these volunteers do by talking to your Board members, attending an open Board meeting, or even running for a seat on the Board during our next election? The more people we have looking out for our Association, the stronger it will be.

TOWNHOMES OF WEST LAKE
**Family
Pizza Night!**



WHAT IS AN HOA?

HOA stands for “homeowners association.” A homeowners association is a private organization that consists of members of a community. As homeowners, we are all part of the association for the community in which we live.



Our community has a Board of Directors to help our HOA run smoothly, consisting of volunteers who execute a wide variety of tasks. One of the most important things the board does is enforce the association rules. By enforcing the rules, the board is doing its best to keep property values up and conflicts down. Of course, the board wants to make sure the rules are beneficial for the majority of residents.

Another major responsibility of the board is to establish a budget and collect monthly HOA fees from homeowners. Collecting this money is important for the stability of the association because the fees pay for the common elements enjoyed by all residents. Landscaping, water, street lighting, pool maintenance, common area maintenance, painting, termite program, community social events, etc. are some items included in the monthly fee. HOA fees also help to replenish the reserve funds, which pay for any major repairs the community may need. The board is responsible for the association’s finances, and collecting the monthly fees is how it ensures that the association remains solvent.

Finally, the board acts on behalf of the association by hiring managers, attorneys, contractors, and other professionals who help better the association. Board members also help conceive and lead many of the projects that will improve the HOA. While it’s a big job, board members do their best to serve the residents and make the community a great place to call home.

Homeowners Responsibilities

From time to time on our Facebook page, we get questions about who is responsible for certain maintenance items. This information can be found in the Community Standards on the Community website, <https://townhomesofwestlake.com/wp-content/uploads/Recorded-Amended-and-Restated-GovDocs-10-21-2021.pdf>.

Homeowner Responsibility:

(see Declaration Section 11)

- Divider fences between Units
- Modified landscaping within Lot, that has been modified by an owner
- Replacing or removing any dead tree on the Lot that was planted by owner
- Garage doors
- Exterior lights and electrical fixtures
- Drainage system on Lot if compromised by the Owner
- Windows, screens, doors and sliding glass doors
- Gutters
- Screen enclosures
- Cleaning and painting of the area within a screen enclosure
- Ensuring the exterior of home is caulked and secure from water intrusion (inclusive of windows, doors, etc.)
- Painting of exterior area and/or elevation where repairs or ACC-approved changes are made
- Patio
- Party walls as described in the CCRs
- Air conditioner equipment



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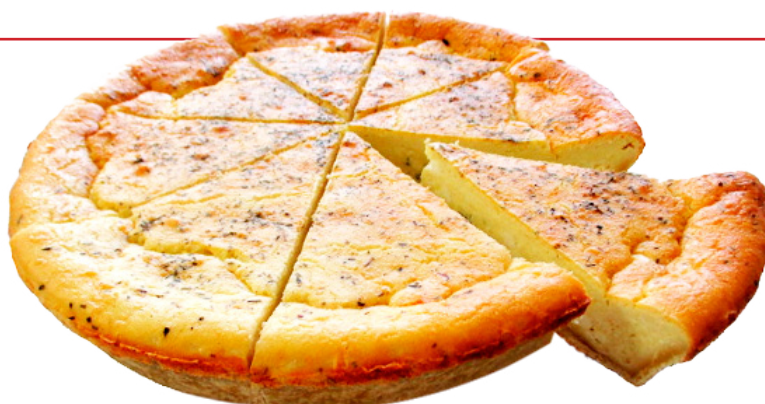
Homeowner Responsibilities *(continued from previous page)*

- Sidewalks (often called lead walks because they lead to the house) on the Lot that are not within the street right-of-way
- Driveway cleaning, maintenance, repair and replacement
- Installation, removal and storage of hurricane panels
- Insurance on dwelling and property (current Certificate of Insurance MUST always be on file with the Association)
- Any changes that have been made to the exterior by the Owner. Owner MUST have ACC approval for ALL exterior modifications (includes addition of plants to planter beds)
- Home and Lot Insurance. The Association is responsible for insuring the common areas only. Each Owner must purchase Homeowner's Insurance in an amount to cover the cost of reconstruction of the Home in case of damage to the Home. On an annual basis or upon request by the Association, the Owner will provide a Certificate of Insurance to the Association's managing agent. Failure to provide a Certificate of Insurance within thirty (30) days of request by the Association will be considered a non-compliance matter and Owner may be fined per the Covenant's Enforcement Policy (see Policy section of this document).



RECIPE: Transformable Quiche

This recipe can be transformed by substitution of some of the ingredients. The original recipe came from a newspaper years ago while visiting out of state people. It was found to be easily transformed for different tastes and diets. Hints will follow the recipe.



Ingredients:

½ cup mayonnaise (low fat or regular)*
2 Tablespoons flour
½ cup milk (whole, 2%, 1%...)*
2 eggs (or equivalent Egg Beaters)
2 cups cubed lean ham *

1 cup chopped broccoli, lightly steamed*
1/3 cup chopped onion
2 cups shredded Swiss cheese*
1 (9 inch) deep dish unbaked pastry crust
1 tsp. dried parsley*

Whisk mayonnaise and flour together in a medium bowl. Add milk and eggs, whisk together until mixture is smooth. Add ham, broccoli, onion and cheese. Pour mixture into pastry crust. Sprinkle with parsley. Bake at 350 degrees for 50 to 60 minutes. Let sit 10 minutes before serving. Yield: 6-8 servings.

***HINTS:** For a holiday get together, this recipe was found to be very transformable. Using whole eggs seems to make a richer taste, but Egg Beaters seem to be lighter. Both low fat and regular mayonnaise work well in this recipe. Same goes for the milk – whole milk will be richer, but taste does not seem to be affected if using 2%, etc. Ham has been substituted with boiled chicken, and even browned cooked crumbled hamburger, bacon crumbles, etc. All-veggie works well also. Spinach can be used instead of broccoli and even asparagus. Cheddar can be used with the Swiss to equal 2 cups. Smoked paprika can be used instead of parsley. After the ingredients are in the pie shell, adding a little more of the Egg Beater or part of a whisked egg can be used so ingredients mostly covered.

HOLIDAY LIGHTING CEREMONY

Friday, November 18
6:30 pm • Pool Cabana
Cookies • Hot Cocoa • Music



TOWNHOMES OF
WEST LAKE

HOLIDAY BRUNCH





SPECIAL EVENTS & IMPORTANT DATES

Wednesday, March 8 - **DEADLINE to RSVP for West Lake’s St. Patrick’s Day Party!**

Saturday, March 18 • 6:00 pm: **West Lake’s St. Patrick’s Day Celebration (RSVP Required)** • Pool Cabana

Saturday, April 29 • 2:00 pm to 4:00 pm: **West Lake Ice Cream Social** • Pool Cabana

Community Spirit Committee Meeting

(Help us plan West Lake events—everyone welcome!)

Monday, March 13 • 6:30 pm • via Zoom

Monday, April 10 • 6:30 pm • via Zoom

Monday, May 8 • 6:30 pm • via Zoom

Monday, June 12 • 6:30 pm • via Zoom

Monthly HOA Board Meeting

Thursday, March 16 • 6:30 pm • via Zoom

Thursday, April 20 • 6:30 pm • via Zoom

Annual HOA Board Meeting

Wednesday, May 3 • 6:30 pm • Pool Cabana

*Unless otherwise noted in West Lake’s community calendar, all monthly **Community Spirit Committee meetings** are held on the 2nd Monday via Zoom, and all monthly **HOA Board Meetings** are held on the 3rd Thursday via Zoom.*

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!

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