

VILLAS OF WESTRIDGE (PHASE 1)

HOMEOWNER ASSOCIATION NEWSLETTER

www.VillasofWestridgeHOA.com
FALL/WINTER 2015

POST OFFICE BOX 37291
TALLAHASSEE, FL 32315
(850) 528-5043

NEW WEBSITE:

WWW.VILLASOFWESTRIDGEHOA.COM

ARCHITECTURAL AND RULE COMPLIANCE

As a member of the Westridge Association, you are required to have all exterior changes, repairs, improvements, etc., approved by the Board.

Enclosed is a copy of the Architectural Procedures and Rules for the Association for your reference.

There are specific colors for the units including roofs. These are spelled out in the attached rules.

Periodically, the Board will do inspections which will focus on home maintenance such as wood rot, units that need painting, pressure washing and other home maintenance issues. In addition, we will be checking that garbage is not being stored outside the unit, personal items are properly stored, cars are parked in parking spaces and not on the road or grass, etc. Please review the rules as we will be checking for rule compliance in all areas.



SAFETY REMINDERS TO PREVENT CRIME IN OUR NEIGHBORHOOD

Please remember these safety tips:

1. Lock your vehicles at all times
2. Keep doors and windows locked
3. Keep your blinds/curtains closed
4. Cut back bushes in front of windows so they are visible
5. Keep an exterior light on
6. When you are away, leave lights on automatic timers
7. Contact the law enforcement (Police/Sheriff) office to do a drive-by when you are on vacation
8. Have your mail and newspapers held or picked up while you are away

There have been reports of cars being vandalized in the area. Please keep your doors locked!!!

DUMPSTER AREA

Reminder, it is the responsibility of each homeowner to dispose of construction materials, bulk items such as furniture or appliances. Please do not dump items outside of the dumpsters.



DOGS ON LEASH AND ANIMAL WASTE!

All dog owners please remember that all dogs whether big or small must be on a leash or inside a fence when outside. In addition, ALL ANIMAL waste must be picked up! We have received several complaints regarding animal waste in yards belonging to homeowners that do not own animals. Leon County Animal Control should be called to handle complaints. Please pick up your animal's waste and keep your dog on a leash!

QUARTERLY DUES

Coupons for the entire year are mailed in December. You will not receive a statement each quarter. You should automatically send in your \$66 assessment by January 1, April 1, July 1 and October 1. There is a \$25 late fee if not paid by the 15th of each month.

BOARD OF DIRECTORS

The Villas of Westridge Board of Directors is looking forward to a very busy and exciting year. We plan to continue to look at neighborhood safety, crime prevention and preservation. In addition, we will be looking to do some tree trimming and other improvements to the neighborhood.

Your Board always welcomes your suggestions and comments. You are encouraged to attend Board meetings and the annual meeting. Please submit them to any board member or email the management company VWestridge@gmail.com.

YOUR 2015 BOARD OF DIRECTORS:

BOB BOTEL, PRESIDENT
JOYCE JOHNSON, VICE PRESIDENT
GABE HANWAY, SECRETARY/TREASURER

BUDGET 2016

The Board approved the 2016 Budget at the October 22, 2015 meeting. You may request a copy from Management.

The new budget continues dues at the same \$66 per quarter with no increase.

HOA WEBSITE

The Association has a new website:

www.VillasOfWestridgeHOA.com

A copy of the Association's documents including covenants, bylaws, rules and architectural rules are available on the website. Please make sure that your tenants are aware of the rules.

MARKET VALUES ON THE RISE

There have been numerous sales in the last 18 months. Between June and September 2015, three of the two bedroom units sold for \$47,000. During this same time period, one bedroom units sold up to \$35,000. For a copy of the market analysis, please contact Lisa Smith, Realtor at our email: VWestridge@gmail.com.