

VILLAS OF WESTRIDGE (PHASE 1)

HOMEOWNER ASSOCIATION NEWSLETTER

www.VillasofWestridgeHOA.com
SUMMER 2019

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

ROADSIDE PICKUP AND DUMPSTER

Villas of Westridge, Sandpiper Street, does not have roadside pickup service with the City. You must dispose of BULK items yourself. YOU must take them to the dump and do not leave them on the side of the road or at the Dumpster. YOU may contact the city to see if they will pick up and bill you for the pickup.

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. Information can be found in the Rules on the website or you may contact the Association Manager at vwestridge@gmail.com.

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, cars have valid tags and not abandoned, etc. **Please review the rules** as we will be checking for rule compliance in all areas.

RULES FOR THE ASSOCIATION ARE ON THE WEBSITE. PLEASE MAKE SURE YOU ADVISE YOUR TENANTS.

Roof Colors and Unit Colors are listed in the Rules of the Association on the Website.

Paint colors are on file at Sherwin Williams located at 1818 Thomasville Rd., Tallahassee (224-0109). The "Model" unit numbers chosen for each of the colors are as follows:

- Brown - 2280 Sandpiper – SW6088 - Nuthatch
- Green - 2177 Sandpiper – SW6167 – Garden Gate
- Blue/Gray - 2157 Sandpiper – SW7075 – Web Gray
- Doors and Trim – Extra White – SW6403-98335 (All Units)

Shingles shall be TAMKO 30-Year Architectural Glass Seal shingles. Shingle Colors:

- **BROWN BUILDINGS** – Rustic Hickory
- **GREEN OR BLUE/GRAY BUILDINGS** -- Rustic Black

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.
- ITEMS DUMPED AT THE DUMPSTER COST THE ASSOCIATION EXTRA FEES, PLEASE DO NOT LEAVE ITEMS OUTSIDE THE DUMPSTER.

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. If your account is delinquent it will be turned over to an attorney for collection. If your account is turned over to collection, you will be responsible for all collection fees including attorney fees.

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.



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!

YOUR 2019 BOARD OF DIRECTORS:

BOB BOTEL, PRESIDENT
DREW PIERS, VICE PRESIDENT
GABE HANWAY, SECRETARY/TREASURER

RULE REMINDERS

Trash may not be stored on the property or left on your porch. All Trash must be taken to the dumpster immediately.

Junk cars may not be stored on the property. Junk cars with flat tires, non-operating, no-valid tag, on blocks are subject to towing at the owner's expense.

Non-passenger cars and trucks are not permitted to be stored on the property. Boats, trailers, jet skis, golf carts or all-terrain vehicles may not be stored on the property.

No street parking is allowed.

The Lawn Company is only responsible for cutting the grass and edging. You are responsible for the maintenance of any plants, trees or garden areas.

Management Company

Association Management Support & Services
PO Box 3621
Tallahassee, FL 32315
(850) 528-5043
VWestridge@gmail.com