

**VILLAS OF WESTRIDGE (PHASE 1)
HOMEOWNER ASSOCIATION NEWSLETTER**

www.VillasofWestridgeHOA.com
SPRING 2020

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

**April 30 – Annual Meeting Cancelled
Rescheduled to July 9th**

DUMPSTER – ON SANDPIPER

The Dumpster for our Association and Residents is located in the cul-de-sac at the end of Sandpiper. The dumpsters located anywhere else do not belong to us and you may be prosecuted for trespassing if you use them.

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.

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 PRIOR TO DOING THE CHANGES. 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 in the rear of the unit, cars are parked in parking spaces and not on the grass, cars have valid tags and not

abandoned, etc. Cars without valid tags will be towed at owner's expense.

Please review the rules as we will be checking for rule compliance in all areas.

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 due. You may also pay the fee annually In January. 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 .

YOUR 2020 BOARD OF DIRECTORS:

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

FINANCIAL REPORTS

Copies of Association Financial Reports, budgets or other documents are available by email at: VWestridge@gmail.com. Many documents are on our website at: villasofwestridgehoa.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. Animal Control should be called to handle complaints at (850) 891-2958. After hours emergency number is (850) 606-5800. Please pick up your animal's waste and keep your dog on a leash!

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.

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
Lisa Smith
PO Box 37291
Tallahassee, FL 32315
(850) 528-5043
VWestridge@gmail.com

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

In 2015, the Board approved paint and roof colors. The purpose is to bring uniformity to the neighborhood and improve property values.

For your convenience, I have put together a list of all units and the approved colors for those units. When you repaint or reroof your unit, you must use these colors. Any other color is not approved and you will be required to repaint or reroof the unit at your expense

These paint colors are on file at Sherwin Williams located at 1818 Thomasville Rd., Tallahassee, (850-224-0109).

SEE THE ATTACHED PAGE FOR YOUR UNIT COLORS.