

**VILLAS OF WESTRIDGE (PHASE I) HOMEOWNERS
ASSOCIATION
APRIL 6, 2026**

The Association approved a SPECIAL ASSESSMENT for tree removal in the common areas. These are dead/diseased trees and the cost is around \$40,000. The estimate is on the website under the Information tab. This Assessment is DUE IMMEDIATELY in order to have the trees removed before hurricane season. Please pay as soon as possible.

The enclosed statement also includes a \$30 charge for 2026 annual dues, as I failed to include in the annual dues billing. Dues increase was approved at the 2025 meeting to \$330 annually.

Your 2026-2027 Board was elected at this meeting: Drew Piers, President, Ethan Conrad, Vice President and Roscoe Turnquest, Secretary/Treasurer.

If you have any questions, please email vwestridge@gmail.com or call Lisa Smith (850) 528-5043, Association Management

Thank you



4414 Entrepot Court
Tallahassee, FL 32310
850-878-8464







Proposal


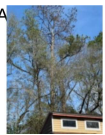

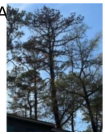




February 24, 2026

Bill To:
Villas of Westridge
Lisa Smith
P.O. Box 37291
Tallahassee, FL 32315
Phone: (850) 528-5043

Salesperson: Franklin Adcock

Job Site: 2293 Sandpiper St
Tallahassee, FL 32303

#	Item	Description	Quantity	Price
1		Removal/Pruning 1. Units 2405, 2389, 2397, 2413 Sandpiper St. 2. Remove 1 marked declining Water Oak located behind 2413 Sandpiper St. (\$800 if done separately). 3. Remove 1 marked large declining Pine tree behind 2397 Sandpiper (This tree has structural defects at root flare) (\$1800 If done separately). Crane is needed. 4. Remove 2 marked smaller trees located on back right corner of 2397 Sandpiper St. (Trees are overhanging roof line. (\$ 600. if done separately). 5. Remove 1 marked Pine pole located on back right corner of 2397 Sandpiper St. (\$200 If done separately).	5	\$2,200.00
2		Removal/Pruning 1. Units 2387, 2381, 2375, 2369, 2363 and 2357 2. Remove 1 marked dead pine tree located behind unit 2363 Sandpiper St. (\$2700. if done separately - this includes crane cost and road closures). 3. Remove 1 declining Water Oak located behind unit 2363 Sandpiper St. (\$1500 if done separately - this includes crane cost.)	2	\$3,000.00
3		Removal/Pruning 1. Units 2323, 2317, 2311, 2305, 2299, and 2293 Sandpiper St. 2. Remove 1 dead Pine tree located behind 2293 Sandpiper St. (\$1200. if done separately). 3. Remove 1 marked declining Water Oak located on front right corner of unit 2293 Sandpiper St.(\$2800 if done separately, this includes crane cost).	1	\$2,800.00
4		Removal/Pruning 1. Units 2227, 2221, 2215, 2209, 2203, And 2197 Sandpiper St. 2. Remove 1 marked Live Oak located behind unit 2209 Sandpiper St. (\$1500 if done separate separately - this includes crane cost). 3. Remove 1 marked declining Water oak located on back right corner of unit 2197 Sandpiper St. (\$1600 if done separately - this includes crane cost).	2	\$2,500.00
5		Removal/Pruning 1. Units 2195, 2189, 2183, 2177, 2171, and 2165 Sandpiper St. 2. Remove 1 marked smaller trees located on back left corner of unit 2195 Sandpiper St. (\$600 if done separately) 3. Remove 1 marked tree located directly behind unit 2189 Sandpiper St. (\$200 if done separately) 4. Remove 2 marked declining Water Oaks located on back right corner of unit 2165 Sandpiper St. (\$1500. if done separately - this includes crane cost).	6	\$1,900.00
6		Removal/Pruning 1. Unit 2163, 2157, 2151, 2145, 2139, And 2133 Sandpiper St. Properly prune 1 Oak tree located on back right corner of unit 2163 Sandpiper St. to elevate canopy over roof line 10 to 15 foot. (\$400 If	1	\$600.00

		done separately) .		
		3. Remove 1 small marked Live Oak located on back left corner of unit 2163 Sandpiper St. (\$400 if done separately).		
7	A 	Removal/Pruning 1. Units 2125, 2119, 2113, and 2107 Sandpiper St. 2. Remove 1 marked large dead Pine tree located behind 2113 Sandpiper St. (\$3200. if done separate separately - this includes road closure cost, and crane cost). 3. Remove 2 marked Oak trees Behind 2119 Sandpiper St.(\$1600 if done separate separately).	1	\$3,800.00
8	A 	Removal/Pruning 1. At the intersection of Sandpiper St. and Crane Street - Unit 1829 Crane Street right side of home In green space: 2. Remove 1 marked Oak tree located front left corner of 1829 Crane Street (\$600. If done separately) 3. Remove 1 marked cherry tree located on back left corner of 1829 Crane Street in Green space (\$600 if done separately). 4. Remove 1 marked pine tree located on back left corner of 1829 Crane Street in Green space (\$600 if done separately).	3	\$1,200.00
9	A 	Removal/Pruning 1. Unit 2196, 2200, 2204, 2208, 2212, 2216 and 2220 Sandpiper St. 2. Remove broken pine top from pine tree behind 2208 Sandpiper St. (\$2000. This includes crane cost, if done separately.) 3. Remove 1 marked dead pine tree located on back right corner of unit 2220 Sandpiper St. (\$3000. If done separately, this includes crane cost.) 4. Remove 1 marked Cherry tree located on back left corner of 2220 Sandpiper St. (\$600 if Done separately).	2	\$4,200.00
10	A 	Removal/Pruning 1. Units 2260, 2264, 2268, 2272, 2276, 2280, and 2284 Sandpiper St. 2. Remove 1 marked declining Oak tree located on front left corner of 2260 Sandpiper St. (\$2500 if done separately).	1	\$2,000.00
11	A 	Removal/Pruning 1. Unit 2324, 2328, 2332, 2336, 2340, 2344, 2348 Sandpiper St. 2. Properly prune 1 Sycamore located on front left corner of unit 2324 Sandpiper St. to elevate over a roof line 10 to 15ft (\$800 If done separately).	2	\$600.00
12	A 	Removal/Pruning 1. Unit 2388, 2392, 2396, 2400, 2404, 2408, Sandpiper St. 2. Properly prune, 1 Sweet Gum located on right side of unit 2408 Sandpiper Ln. to elevate over roof line 10 to 15' (\$800 if done separately). 3. Remove 1 marked dead Pine tree located in green space behind unit 2408 Sandpiper St. (\$1200 if done separately - tree is actually located on back, left corner in the green space by 2399 Parrott Ln.).	1	\$1,200.00
13	A 	Removal/Pruning 1. Units 1836,1832, 1834, 1838 Falcon Crest Drive 2. Removed 3 declining Water Oak trees located directly in front of unit 1834 and 1838 Falcon Crest Dr. (\$4200 if done separately this includes crane cost).	3	\$3,800.00
14		70T Crane 1. Multiple day crane rental – 70 ton oversize crane required.	1	\$5,500.00
15		CMS - Lane Closure 1. Multiple day lane closure required on Tharpe Street.	1	\$2,000.00
16	All Trees	Debris Hauling 1. Haul all debris offsite upon completion of job.	1	

Notes:

1. We will use a small lift, tractor, and crane to complete this job safely.
2. We will need to access parking area and all green spaces throughout complex with all equipment listed above.
3. We will require that all vehicle vehicles are moved from parking areas prior to work date.
4. We will require a CMS road closure for multiple days.
5. We will require a 70 ton crane to complete this job safely (This is an oversized crane that must be rented.).
6. Stump grinding is not included in this proposal. If client chooses to add this option at a later date there will be additional charge of \$800. We will only be able to grind stumps that are accessible with equipment.
7. We will haul away all debris up upon completion of job.
8. It is clients responsibility to notify tenants of work dates
9. The pricing on this estimate is only valid if all work is approved at the same time.
10. ***This job will require multiple work days to be done consecutively.***

Above prices are valid for 60 days from the date of this proposal.

		Subtotal:	\$37,300.00
		Tax:	\$0.00
_____	_____	Total:	\$37,300.00
Customer Signature	Date		

Terms and Conditions

This proposal is good for 60 days provided there are no changes that would affect the tree work as originally viewed by the estimator. Changes include the addition/modification of a pool, underground wires, gas lines, irrigation, or septic tanks/fields. Other changes may be the addition/modification of fences, driveways, home or out-buildings, landscaping, or anything that would alter the access we planned on in our original proposal. Any changes need to be reviewed by our job supervisor before any work is undertaken.