

## WESTCHESTER LAKE TOWNHOMES

### May 2022 COMMUNITY LETTER

[www.westchesterlaketownhomes.com](http://www.westchesterlaketownhomes.com)

Greetings Everyone.

We first want to give you all an update in reference to the Roof Project. We have diligently been trying to obtain the permit to commence work. The materials have all been purchased and staged in a warehouse. The City of Clearwater has been extremely difficult in issuing the permits. I personally spend over two hours on this past Monday along with our contractor talking with the head of the permitting department. Due to City of Clearwater individuals working from home and accessible only through email along with their misunderstanding of new hurricane statutes it has been considerable back and forth frustration. We are still hopeful the permits will be issued on Monday and our Contractor is scheduled to mobilize on Monday and commence work on Tuesday May 16.

In reference to the pool issue, we have been working diligently on obtaining quotes for a new pool which includes a multiple of different entities. The first being a conducting a complete survey of the area in order to determine feasibility and possibility of again, City of Clearwater permitting. In addition, The Condo's attorney stated they would be sending a letter in reference to their pool usage. This letter was expected by the end of week May 9<sup>th</sup> but we still have not received anything.

We have a very concerning issue that must be addressed. The Associations sole source of revenue is the monthly fees paid by each homeowner. This revenue is essential in order to make monthly payments along with building the reserves in order to maintain the roofs, painting, resurface roadway etc. Most importantly the annual budget is based on the homeowner's on-time compliance of monthly fee payments. If Association fees are not received on time the budget becomes out of balance which may result in the necessity to raise the monthly fees. We are experiencing an increased amount of delinquent payments by a large number of homeowners. Per our documents the monthly fees are due on the first day of each month. As with most all payments there is a 5 day grace period after which a 15% late fee may be assessed per our documents. We are doing everything possible to avoid assessing any late charges but we need your help. Please abide by the requirement to make payment by the first of each month. Please adjust your own budgets to accommodate your responsibility as a homeowner to meet the due date. Letters will be automatically sent out as reminders if you are late beyond the 5 day grace period and more progressive letters will be sent to those who are 30/60/90 day delinquent. Please help so we as a Community can maintain our buildings and land along with keeping a strong financial report each month.

We again have been experiencing a problem with dog waste. We urge everyone who walks a dog to please pick up the waste and dispose of it properly at your own residence. You as a dog owner or walker must be considerate of others who walk in the grassy areas free of stepping in the waste. Again thank you for your help and consideration.

As a surprise, be watchful for an addition to the south end entrance. We hope you all will like the new visual affect that will be forth coming.

Thank you  
BOD