

WESTCHESTER LAKE TOWNHOMES

May 2023 COMMUNITY LETTER

www.westchesterlaketownhomes.com

It has been several months since our last Community letter but we are attempting to catch up on several outstanding issues.

At the annual meeting in February three new board members were elected. The full Board of Directors consists of Ed Tafelski, Bill Tuomey, Bill Brophy, Ryan Kirzner and Michelle King. This board has been very active in addressing issues and approaching all subjects in a very professional manner.

We have had 5 new homeowners move into our community. We want to sincerely **WELCOME** you all to our neighborhood. We will personally introduce ourselves and offer our help in making you feel part of our cordial and friendly living environment.



In reference to the pool issue you were all advised that the pool keys remain active and we are making disputed monthly payments in order to maintain pool usage. A high level contract and HOA attorney in Tampa was provided with copies of our documents and the original pool agreement issued in 1991 for pool usage with a fair usage fee. Basically, the verbiage relates to a rental agreement to use the Condominium owned pool for a fair monthly fee. The condos via their attorney have been issued a letter by the Westchester Lake Townhomes Board requesting a final attempt to meeting in good faith to agree on a future new agreement by means of a cordially, logically and actual budgetary costs related to pool use only. This new agreement would also insist upon a separate pool accounting procedure with a separate bank account in order to monitor actual deposits and debits relating to only the pool expenses. The Condominiums have 30 days to respond if they are willing to meet with hopeful positive results.

A clarification is need in reference to the roof contractor's responsibilities. WLTH contract with the chosen contractor is solely for the replacement of the roof. That included the removal of the old roof shingles and underlayment. Once the material was removed and the wood decking exposed the wood was inspected for water damage or rotting. If there was any compromise to the wood decking those sections were replaced with new plywood prior to the new roof being installed. The installation included new "peel-n-stick" underlayment (which is the best on the market), new high quality shingles, new flashing and new drip edging. In addition, hundreds of pictures were taken daily to monitor the installation. The quality control of the installation was monitored constantly and continuously ever day by the crews' foreman, the contractor liaison, the contractor Project Manager and Ed Tafelski. The roof project was completed under budget and ahead of schedule and with high quality. It is, however noted that the contractor was not under contract to provide any mitigation as over the years "wind mitigation" has taken on a different definition for insurance purposes. In addition, the contractor was not responsible to go into each unit's attic. As a courtesy the contractor did provide a mitigation form to those who requested it stating the type and manufacturer of products used. The contractor's warrantee also states they met or exceeded all building codes including type and size of nails along with number of nails for each shingle.

Upon homeowners' insurance renewals most companies (but not all) are requiring a Wind Mitigation that meets their new definition. This includes a 4-point inspection done by either their preferred inspector or a qualified inspector provided by the homeowner. The cost of the inspector is the

responsibility of the homeowner. Thus, most insurance companies do not accept the mitigation form provided by the contractor as the contractor is responsible only for providing a qualified installation and meeting all building codes, not fulfilling the requirements of a 4-point inspection. Please understand the insurance companies are demanding new beyond reasonable conditions.

On a bright note we just finished paving the two peninsulas in the center circle. This made available 3 more parking spaces. Hopefully this will help somewhat in our parking problem. The center has been leveled with additional fill dirt and over laid with sod.

Pertaining to parking in any parking spot surrounding the island please be cognizant to stop any part of your vehicle at asphalt edge and to not overhang any part of your vehicle on the grass. When your vehicle overhangs the grass it causes two problems, sprinkler heads are then hidden which prohibits watering the grass efficiently and it prohibits the landscapers from mowing. We appreciate your attention to this matter.

It has been suggested for a WLTH full community garage sale. If there is considerable interest we can schedule a date and advertise to bring in buyers. If you would be interested please call, email, text or voice you interest in person to any Board member.

Again as addressed in the previous Community Letters it is the Board's main goal to create a sustainable community that has a true neighborhood environment. We express friendliness, open communication, visual beauty, and a sense of respect among all homeowners. Being respectful and courteous is essential to maintain harmony in our community.

Also please note that these Community Letters are also posted on our www.westchesterlaketownhomes.com website. Also listed on the website under "Documents" is a list of all Association and Homeowner responsibilities.

Sincerely,

WLTH BOD