

The Manors at Westridge

For comments or to provide suggestions or articles please email manorsnewsletter@gmail.com

Update from the Board.

Happy New Year

Welcome to the February 2021 newsletter.

This year continues to be a difficult time for Homeowners and to the HOA due to Covid-19. The vaccination program continues across the State and we hope to return to a “New” normal later this year.

As a reminder we know many in our community many Owners have been temporarily laid-off from their jobs and me be feeling a financial strain. The April HOA dues will be soon upon us. Should you be experiencing difficulties in paying your HOA dues, please contact Keri Oldro at keri@hoaemt.com – 352-404-6475, robert@hoaemt.com or manorsnewsletter@gmail.com

At the previous Board meeting it was determined to again delay the 2020 Annual General Meeting upon legal advice. We are hoping to schedule a date for mid-April 2021.

The Board has been working to develop a revised policy for parking over the past few months The HOA now has a revised process for specific Violations. This includes On-street parking, parking on the grass and Commercial vehicle parking. We hope that this new process will help to us address some of the parking issues we currently are encountering at the Manors.

We do need your assistance. Where you see a parking violation, we require a photograph, date, and time stamped, along with the address where the violation occurred. We also need you to be certain which home the parked vehicle/truck/trailer/boat etc. belongs to.

By now all Owners should have received a mailing from Extreme Management. Included in the package will be the “Enforcement and Fining Resolution and Policy” mentioned above and the new policy for “Electronic voting”. There will be an authorization page included. Should you want to participate in voting On-line in the future i.e., for the Board etc., please fill out and return the authorization form. Currently you must either attend the AGM or provide your proxy to have your voice in the Board members. This does change anything currently established for voting, it does however provide an additional voting option to all Owners.

Stay safe!

On behalf of the Board

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Landscaping along Highway 27

In June 2019 Duke Energy removed the large oak trees along our wall bordering Hwy 27. At that time, the Board discussed the hiring of a landscape designer to develop a plan to replace and renew the strip of land.

As a result of the clubhouse damage and the pandemic the plan was never developed. The Board is now moving forward to have the plan developed. It will provide a landscape planting plan with plant list, sources, and details.

This planting plan shall cure the buffer destruction issues and utilize lower growing trees that are low maintenance, lower growing, and cold hardy. This plan shall be guided by the "right tree, right place" resource for trees beneath power lines.

We will provide more updates as they become available.

2021 Manors at Westridge Tentative Dates

Board Meetings – Clubhouse and/or Virtual, 7:00pm

Feb 22
Jun 14
Sep 13
Oct 18 (Budget Meeting)
Dec 13

AGM

April 2021 - 2020 AGM (Tentative)
Nov 14 - 2021 Resident BBQ (Tentative)
Nov 15 - 2021 Annual General Meeting (Tentative)

Garage sale – Your homes – 8:00am – 12Noon

Apr 10
Jul 17
Oct 16

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The Manors at Westridge is on Facebook

We have a Facebook page for "The [Manors at Westridge HOA.](#)"

This Page is intended to be a means of promoting news and events within our community for Owners and Long-Term renters.

The page is NOT for advertising your home for rent or sale.

The administrator(s) of this page will delete postings that are deemed inappropriate.

Questions about the page may be directed to manorsnewsletter@gmail.com

Compliance with Community Covenants

It is important that Owners maintain the outside of their homes. This includes swimming pools and pool decks. Firstly, it is courteous to your neighbors and secondly you will be issued a violation.

Green pools give off a smell that can be a health hazard. Pools like the example below are **NOT acceptable.**



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Road Repairs on Casterton Circle

As you may be aware, early in 2020 a sink hole developed on Casterton Circle. It has taken a significant effort, but we finally have a settlement from Frontier.



Frontier have already removed their conduit that damaged our drainage pipe. The settlement will cover all the Associations costs to repair the damage.

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Board Meeting - February 22nd, 2021

The next Board meeting will be held Monday February 22nd, 2021 at 7:00pm.

This meeting will be both In-Person and virtual.

A maximum of 10 Owners/households will be allowed to attend In-person, in order to maintain social distancing in the Clubhouse Event room.

Details for the meeting will be issued shortly.

Trash and Recycle Totes

Are you missing a wheel? Is your tote no longer in good shape?

Call Polk County Wates to arrange for a new tote or to schedule to have it repaired.

(863) 284-4319 or send an email to PolkWasteWise@polk-county.net



Street Light Repairs



If you see a street light that requires repair, Broken, bulb out?

You can report it online to Duke Energy <https://www.duke-energy.com/customer-service/request-light-repair-florida> or to Robert at Extreme Management



Keep our community clean.
Please clean up after your pets.
Thank you!

If you have a pet(s), it is your responsibility to pick-up after it. Please be considerate of your neighbors.

Pets are always to be on a leash in the Manors at Westridge.

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REMINDER

Effective February 1st, 2021

The drive gate code will be.

#9253

**The old code will continue to work on the drive gates until
February 15th, 2021.**

The Pedestrian gates will be.

4213

The Old Code will not work after January 31st, 2021.

Please notify your renters and management company of this change!

**Should you have any questions, please call Extreme Management at
352 366 0234**

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Homeowner's Handbook and Our Covenants

The Home Owner's Manual was created to better assist the owners of the Manors at Westridge and give them a better understanding of the community and its day to day operations.

All Home Owners/Renters are legally obliged to operate their home within the rules and regulations which are contained in the Manors at Westridge Community Documents.

These regulations can be found on the Owner's portal under Documents, the Covenants under "Governing Documents" and the Handbook under "Homeowners Manual."

Gate Keypads - Codes

To better protect the residents, gate codes should not be provided to guests, couriers etc. Visitors should use the directory on the keypad. When the visitor finds your name and presses enter the system will call your designated telephone for entry. Once you confirm the visitor press "9" on your telephone keypad and the gate will open for your visitor.

Should you be planning an event, i.e. Party etc. please request a special code from Robert at Extreme Management for your event.



Owner Contact Information

It is important that Owners update their contact information on Vantac, (The Manors at Westridge Owner Portal), including your Email address, telephone numbers and address. Please sign in, review and update your Profile information. Don't forget to save your changes. Owners without Portal access should contact contact Robert to have the information updated.

If your contact information has changed,
don't forget to let us know!



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NO Loud Music at The Manors - Be Courteous to your Neighbors.

We regularly receive complaints regarding loud music at all times of the day. This is against the Community Covenants and Polk County Noise by-law. **Should you have a noise complaint, please report it to the Sheriff at (863) 263 3900.** Anything you provide i.e., a recording, video etc. will assist them with the issue.

The Noise ordinance can be found at

https://library.municode.com/fl/polk_county/codes/code_of_ordinances?nodeId=COOR_CH10.5OFMIPR_ARTIVNODI



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Parking at The Manors at Westridge

Parking over the past few months continues to be an issue within the Manors at Westridge and are being addressed. Parking within our community is covered in the Manors at Westridge Homeowner's Manual and the Community Covenants.

In order to maintain a safe community all vehicles parked between the hours of 12:00 midnight and 6:00 AM will be towed at the owner's expense.

During all other times, long term, or habitual on-street vehicles, may be towed at the owner's expense.

Parking on the grass (including partially) is NOT permitted.

Parking on the (driver's) left side of the roadway is illegal NOT allowed.

Please remember that our roads are narrow. Please park in a way that allows cars to proceed.

Occasionally, if you are planning to have guests, where the number of vehicles will exceed the capacity of your driveway, temporary arrangements can be made through Extreme Management Team LLC. Please provide a 48-hour notice.

Please remember that it is in all our best interests to preserve the safety, integrity and maintain the appearance of the neighborhood.

NOTE

As many of you are aware, we have had numerous parking issues over the last number of months. We appreciate receiving your photos.

With our new process for addressing these issues, we require a photo, date, and time stamped. We also require the home that the offenders are associated with. We cannot issue violations or fines if it is uncertain what home the parked vehicles are associated with.



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Water Restrictions Apply To Everyone

Thank you for helping to conserve our most valuable resource



Thank you for following our two days per week watering restriction schedule.

Please remember these restrictions apply to everyone whether your water is supplied by a utility, private well, or surface water source.

If you are unsure of your scheduled days for watering visit:

www.polk-county.net/utilities/watering-schedule-and-restrictions

House and Driveway Colors

We have listed the “Approved Colors” in the Owner’s Portal. While we have included paint colors from Sherwin Williams and Valspar, any brand of exterior paint can be used.

Most stores can cross reference the Sherwin Williams/Valspar paint chip.

Approved driveway colors can also be found in Caliber.

An ARB is to be submitted even when the color is remaining the same, but an approval is not required.

If you are changing home or driveway colors, or should you want to use a color other than those approved, you can request the color on your Architectural Review (ARB) form. Remember an ARB approval **is required** when changing the color of your home or driveway.

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Architectural Review Board - ARB

We often get asked – When is an ARB required?

An ARB form is required when the Owner is contemplating any type of work on the Exterior of their home. This could include home addition, wall, fence or other structure or improvement of any nature or kind also including mailboxes, landscaping fences and exterior paint and finish. It also includes new plantings, trees etc. Removal of trees also require an ARB approval.

Inside your lanai is **NOT** included as external to your home.

While it may seem arbitrary from an individual homeowner's standpoint, the ARB process **looks out for the entire community**. Aside from stopping residents from painting pink polka dots on their houses, the committee's job is to make sure that the size and style of the project, the type of building materials being used, and the overall look of the new structure adhere to the Association's design requirements.

The process also protects us all by ensuring contractors hold the necessary licence and insurance.

Speed Limit

The speed limit within the Manors at Westridge is 5 MPH.

Please remember that we have children and elderly adults walking and playing in the community.

