

The Manors at Westridge

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

From the Board

Welcome to the June newsletter.

The recovery from the coronavirus (COVID-19) pandemic in Florida is underway. While the recovery in the state continues the Board recognizes that many in our community are still temporarily laid-off from their jobs and may be feeling a financial strain. The July HOA dues are due now. Should you be experiencing difficulties in paying your April/July HOA dues, please contact our treasurer at: manorsnewsletter@gmail.com

The Manors Board of Directors is committed to assisting our homeowners during this most difficult time.

The clubhouse, gym, and pool will continue to remain closed until further notice.

Sincerely,

Your Board of Directors

Gate Keypads – Access cards and Codes

Access cards are available for Owners to purchase. These cards access the Clubhouse and both the North and South gates. Access cards are \$10.00 per card. A small keyring FOB is also available for purchase

Gates codes are provided to Owners, however, 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.

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Clubhouse and Community Pool - Update



As you may be aware, Florida has now entered the Full Phase 1 of the Coronavirus (Covid-19) recovery. Phase 1 allows for the reopening of Gym facilities, at a maximum of 50% capacity. This phase requires the Self-Sanitization of equipment and surfaces following use.

At the present time we are unable to procure the needed sanitation products such as hand cleaner and antiseptic wipes or even the dispensers for such products.

As such the decision has been made to continue to keep the Clubhouse and Community Pool closed at this time.

The Board will continue to look at options we have to safely open the facilities. While this may be an inconvenience for some, we want to ensure that we open the facilities in a safe manner for all our residents.

Board Member Resignation

Regretfully we received the resignation from Ramon Blanco, from his Board position and as a member of the ARB committee.

We thank Ramon for his contributions to the Manors at Westridge.

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Owner Responsibilities

Guests and Vacation Rental Customers



Homeowners have a responsibility to ensure that anyone using your home abides by the Covenants of the Manors at Westridge.

Homeowners can receive violations for their guests should they not be abiding by the By-laws of the community.

We have received noise, parking and speeding complaints from your neighbours.

Please ensure that your guests are aware of the Community requirements.

Re-opening of Vacation Rentals in Polk County

In Florida, 67 counties received DBPR approval to reopen under safety guidelines set by each county. While those rules may be different, Governor DeSantis set some general guidelines when he announced the change, such as prohibiting or discouraging renters from pandemic hotspots, such as New York or Louisiana.

For a complete list of approved counties, please follow the link below

<http://www.myfloridalicense.com/DBPR/vacation-rental-status/>

Additionally, there are a number of guidelines that must be followed. The view those guidelines follow the link below.

<https://visitcentralflorida.org/blog/vacation-rental-homes-in-polk-county>

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Extreme Management Office

As a result of the Coronavirus and Governor DiSantis stay at home order Extreme Management Offices have reopened for outside access to the lobby

Extreme have a large dropbox outside the office should owners use should want to drop off payments

As with all our vendors working at the Manors, do not approach them. They will not interact with the owners or access any of the amenities.

For issues you may still contact

Robert Oldro, CAM
Extreme Management Team
Office: 352-366-0234
Fax: 352-708-4923
robert@hoaemt.com
www.hoaemt.com



All Social Events are CANCELLED until further notice

We have been seeking someone to take over the role Social Director for a number of months now. Terri Straus will no longer be hosting social events for the community. We have been seeking a replacement for many months and asking for volunteers thru the newsletter and social posts but no takers

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Pets and the Manors at Westridge

As a part of the purchase of your home, Owners agreed to follow the COVENANTS AND RULES OF THE MANORS AT WESTRIDGE. Owners have an obligation to ensure that guests in their homes (i.e. Long-term renters, family member etc.) are apprised of these Covenants and Rules.

Recently it has been reported to the Board that many Owners, or their guests are letting their pets, Dogs and Cats, outside their homes without a leash and not cleaning up after them.

As per the Homeowner Handbook, Item 6.6. Animals and Pets Only Dogs, cats, aquarium kept fish or indoor birds are permitted. An excess of 2 of each type of household pet shall be considered unreasonable (except aquarium kept fish) Please also ensure that all pets are kept on a leash and cleaned up after.

Please be aware that FINES may be levied against Owners that do not abide by the Covenants of the Manors at Westridge.



Please be courteous to your neighbors – Keep your pets on a Leash and clean up after them.

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Parking at the Manor at Westridge

Improper parking in our community, while significantly improved continues to be an issue, including street parking, parking on the grass and parking along the bottom of the driveway.

This is a safety issue for all Homeowners, Guests and Renters as Police, Fire and Rescue vehicles cannot pass to get to an emergency.

Parking within our community is covered in the Manors at Westridge Homeowner's Manual and the Community Covenants.

To maintain a safe community, 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.

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 48 hours' notice.

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

Architectural Review Application (ARB/ARC)

It is a community requirement to complete and submit an ARB/ARC prior to making changes to the exterior of your house including landscaping, painting etc.

All house colors that have been approved for use along with the approved driveway colors are available in Caliper under Documents - Architectural

An ARB/ARC form is to be submitted for ALL exterior painting; however prior approval is only required only if the color is being changed.

The ARB/ARC form is also available in the Owner's Portal - Documents - Architectural

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Fireworks Regulations

As we approach our 4th of July celebrations, we just want to remind homeowners and their guest regarding Fireworks.

Exploding Fireworks Are Illegal in Florida

Under Florida law, only sparklers, approved by the Florida Division of State Fire Marshal, are legal for consumer usage. It is illegal to use exploding and/or flying fireworks in Florida, which include shells and mortars, multiple tube devices, Roman candles, rockets and firecrackers.



Fireworks that explode or leave the ground are illegal in Florida and can cause injury or death. A single spark can ignite a home or cause wildfires in dry conditions. Free professional firework shows are scheduled throughout Polk County to maximize your enjoyment and to reduce the chances of fires and injuries. Remember, fireworks that explode or leave the ground are dangerous and illegal.

Stay safe and leave the shows to the pros.

If you enjoy fireworks, check around for locations of approved public firework displays or check the link below.

<https://visitcentralflorida.org/blog/fourth-of-july-events-in-central-florida>

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Plans Unveiled for the Phased Reopening of Walt Disney World Resort Theme Parks, Resort Hotels and Disney Stores

Walt Disney World Resort proposal plans for Magic Kingdom Park and Disney's Animal Kingdom to begin a phased reopening to the general public on July 11, followed by EPCOT and Disney's Hollywood Studios on July 15. In preparing to reopen during this unusual time, we have to manage our theme parks in a very different way from what we've known before. As we begin to reach out to our cast members and call them back to work, they will be focused on operating our parks in a responsible way that continues to give our guests opportunities to create magical Disney memories.

This phased reopening will demonstrate a deliberate approach, with limits on attendance and controlled guest density that aligns with guidance on physical distancing. That means certain experiences we know draw large group gatherings – such as parades and nighttime spectaculars – will return at a later date. In addition, “high-touch” experiences such as makeover opportunities, playgrounds and character meet and greets will remain temporarily unavailable, but characters will still be in our parks to entertain and delight our guests.

Because theme park capacity will be significantly limited as we welcome guests back to the magic, we will manage attendance through a new theme park reservation system that will require all guests to obtain a reservation for park entry in advance. At this time, we are temporarily pausing new ticket sales and Disney Resort hotel reservations so we can focus on guests with existing tickets and reservations (Disney Vacation Club members can still make new reservations). Existing ticket holders and Annual Passholders will be able to make reservation requests in phases before new tickets are sold; we'll be reaching out to these guests soon to provide additional details. We will resume new ticket sales and hotel reservations after that period of time. Theme park reservations will be limited due to attendance limitations and will be subject to availability. More details about this new reservation system will be available soon.

Additionally, Disney Vacation Club resorts at Walt Disney World will reopen to members and guests and Disney's Fort Wilderness Resort & Campground will begin to reopen on June 22. Disney Vacation Club resorts in Vero Beach, Florida, and Hilton Head, South Carolina, will also open to members and guests starting on June 15. Plans to support required physical distancing as well as enhanced cleaning measures, along with a number of other safety and cleanliness protocols, will be implemented as part of this planned phased reopening.

Today, our World of Disney retail shop reopened at our Disney Springs shopping and dining complex at Walt Disney World. And in the coming weeks, Disney stores will begin a phased reopening of operations globally, beginning with a select number of stores in the United States, in addition to stores in Europe and Japan.

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We're looking forward to reopening our theme parks, Disney Resort hotels and stores and doing so in a responsible way. In this spirit, our destinations will continue to follow enhanced safety protocols based upon applicable guidance from health authorities and government agencies. As we all must work together to promote the health and safety of everyone, cast members as well as guests 2 years of age and older will be required to wear appropriate face coverings in theme parks and common areas of resort hotels. All guests will also undergo temperature screenings prior to entering a theme park; cast members will also have temperature checks. Cashless transactions are recommended, and cleaning and disinfection procedures will be increased in high-traffic areas.

Additional information on enhanced health and safety measures and operational changes for reopening locations will be shared soon. These policies are under continuous review and are subject to change as we monitor conditions and receive guidance from health and government authorities.

We're being deliberate during these phased reopenings, and we're encouraged by how our guests are responding at Shanghai Disney Resort and Disney Springs. We're doing our part, and we need our guests to do their part, too, as we work together to focus on safety.



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Irrigation Program

Pioneer Environmental offers a free service to The Manors at Westridge to perform monthly irrigation inspections of properties that have signed up for the irrigation inspection program.

Pioneer will complete a written report of any damages to these systems and provide the community manager with the same. Pioneer will replace any damaged heads at their expense at the time of inspection.

Any other damages are the responsibility of the owners. Additional repairs or changes will be between Pioneer and the owner. Costs for these repairs are outlined on the website. Pioneer will make recommendations for additional coverage to the owners as needed.

To sign up for this free program complete and submit the form with this newsletter or you can find it on the Website Pop up page. Please note – The irrigation controls must be located on the exterior of your home.



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Pioneer Service Price List for Owners

Pioneer offers services to Owners on an Owner pay basis. The pricing is shown below. Should there be a service you require, but it is not on the list, contact Pioneer for a quotation.

Pioneer Environmental Services
4901 E. Hinson Ave
Haines City, FL, 33844
Tel: 863 353 7959

“Attachment B”

Vendor agrees to maintain the service/supply related costs for the owners of Manors at Westridge as it is outlined below. These services are offered to the owners and in no way, reflect a recommendation on behalf of Manors at Westridge HOA. All services outlined in this addendum are between the Vendor and the Home Owner directly.

Irrigation Repair

4 zone timer	\$150.00	Installed
Solenoid	\$50.00	Installed
Pipe repairs starting at \$50	Estimate will be given	
Emergency, Weekend, Holiday or after hours call out	\$100.00	Plus cost of repairs

Landscaping

St. Augustine Sod (400 square feet)	\$225.00	Installed
Lawn Repairs	By Estimate	

Miscellaneous

Pool Care	\$75.00 Per month includes: weekly scrubbing, vacuum as needed, filter cleaning and chemical balance.	
Valet Trash (bring to curb)	\$10 per month: six months advance	

Power Washing

Driveway	\$45.00
Driveway Long/Corner lot	\$65.00
Pool Deck	\$45.00
Pool Deck and Lanai	\$85.00
Single Story 3 Bed Villa	\$145.00
Single Story 4 Bed Villa	\$165.00
Two Story Villa	\$265.00
3 Beds, Drive and Home Cleaning	\$165.00
W/Pool Deck and Lanai	\$235.00
4 Beds, Drive and Home Cleaning	\$180.00
W/Pool Deck and Lanai	\$250.00
All Two Story – Homes and Drive clean	\$290.00
Two Story Home, Pool Deck, Lanai	\$350.00

Valet Trash (take down and return trash receptacles)
\$10 per month, must pay six (6) months in advance

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Designated Watering Days

Year-Round Water Conservation Measures

Even Addresses:

Thursday and/or Sunday
12 a.m. to 10 a.m. or
4 p.m. to 12 a.m.

Odd Addresses:

Wednesday and/or Saturday
12 a.m. to 10 a.m. or
4 p.m. to 12 a.m.

All common areas and properties where no address can be determined:

Tuesday and/or Friday
12 a.m. to 10 a.m. or
4 p.m. to 12 a.m.

For more information, go to

polk-county.net or watermatters.org

*Hand watering or micro-irrigation
of landscape other than actual lawn
areas is allowed anytime*

Universal Orlando Resort is opening to a limited capacity on June 5th

We're excited to announce that our gates are about to reopen. Universal Studios Florida, Universal's Islands of Adventure and Universal's Volcano Bay will welcome guests beginning June 5th.

This carefully managed reopening comes with stringent new health, safety and hygiene procedures in place. So, as we enjoy our parks and hotels together again, everyone will need to follow [CDC guidelines](#) and the recommendations of health officials, and Universal Orlando's policies.



Everyone is required to wear a face covering during their visit.



Temperature checks will be required upon arrival, and guests with a temperature of 100.4 degrees or greater will not be admitted.



Practice social distancing and keep at least 6 feet (2 meters) between your travel party and others.



Wash your hands with soap and water often for at least 20 seconds.