

## Westminster Crier

### News Around the Community

#### Board Meeting

Tuesday December 20

7 pm

Community Center

#### Christmas for the Guards

Let's show how much we appreciate our guards. Drop off your monetary donation in the office. All donations must be received by December 19

#### Reminder

Fireworks are **NOT** permitted in our community!

#### Ladies luncheon

The ladies luncheon is scheduled for the first Thursday of each month at the Club at 11:30. Contact Irene if interested and reservations at 540-748-0513 no later than the Monday before the first Thursday

#### Holiday Train Village

Every Thursday through Sunday from 5:30-9:00 pm Through January 1  
2105 Oxford Ridge Circle

#### Linda McDougall's Celebration of Life

It is scheduled for January 7, 2023 from 4 pm-8 pm at the Club House.

#### Social Committee News

Many have asked what the future will bring. Well, mark your calendars. The Social committee has a few new ideas to complement what already is on the agenda.

#### PLEASE NOTE THE FOLLOWING

1. Food trucks once a month through May, possibly into the summer. Maybe an ice cream truck. Bill Conley is working hard to give us a variety of truck food to enjoy. Please thank him when you see him. The next truck night is Tuesday, January 3rd starting at 5 PM.. Everything will be outdoors. However, the Community Center is reserved in case of poor weather. The awesome and dynamic DJ's will be performing at every food night and Pot Luck Supper. While the lines may

be long, the food is great. Mingle with your neighbors and dance to the music.

The February 7, 2023 Food Truck night will also provide cars for viewing. If you have a car you would like to showcase to your friends and neighbors, contact Ray LaBrosse ([ray.labrosse@rogers.com](mailto:ray.labrosse@rogers.com)) who is spearheading the show. Let him know what you are bringing so he can reserve your spot and organize vehicles by type.

## 2. Pot Luck Suppers:

All are welcome to come on Saturday, January 21st at 5 PM to a Pot Luck Supper in the Community Center. Music from the mid 50's to early 60's will be played. 50's attire would be in order. If you need a refresher course on the dance moves of the 50's go to Tubi and ask for Dick Clarks American Bandstand TV shows. Bring a dish to share: your favorite appetizer, main course, salad or dessert. BYOB. The Social Committee will supply plates, cups and plastic utensils. If anyone has any 50's memorabilia they would like to loan us contact me at ([mzcesq@aol.com](mailto:mzcesq@aol.com)) If there is interest, future Pot Lucks may include Valentine or Luau themes. The Winter season will end with an ice cream social.

3. A Baseball outing and a Dinner Cruise are being investigated by Bill Costabile. Contact Bill at [bznmj3@gmail.com](mailto:bznmj3@gmail.com) if you would like to help.

The Social Committee is always looking for more volunteers. If you would like to participate, email me at [mzcesq@aol.com](mailto:mzcesq@aol.com). We especially need volunteers for the May through September time period when the snow birds head back north.

## **Westies New Year's Eve Dance Party**

This celebration event will be held in the parking lot and the community center. Tim and Kevin, who DJ the food trucks, said they would be happy to DJ for it and work for tips! The event will run from 7:30 pm – 12:30 am on December 31<sup>st</sup>.

People who are interested in coming should bring their own chairs, BYOB, bring snacks, either to share or just for their group, and bring some games to play if they have any. It will be family-friendly and open for anyone to come. We hope this will give our community a safe and fun way to ring in the New Year.

## **Lakes and Irrigation**

The Lakes and Irrigation committee would like to remind everyone of our irrigation schedule. Our dry season is here and we must adhere to these Lee County Rules. Failure to do so will result in reduced watering days and times. Please check your irrigation control boxes and ensure they are set properly. If you need help please contact us for assistance.

Thank You

Rick Bidwell, Chairman

# Irrigation

In order to maintain compliance with SWFWM District regulations and ensure adequate irrigation for all single family residences, Westminster residents shall water their property in accordance with the following adopted schedule. Failure to comply with irrigation schedule shall cause fines and loss of privileges.

HOUSE NUMBER ENDING WITH/	WATERING DAYS/	WATERING TIMES
1	WED, SAT	12M – 3AM
2	THUR, SUN	12M – 3AM
3	WED, SAT	3AM – 6AM
4	THUR, SUN	3AM – 6AM
5	WED, SAT	6AM – 9AM
6	THUR, SUN	6AM – 9AM
7	WED, SAT	6PM – 9PM
8	THUR, SUN	6PM – 9PM
9	WED, SAT	9PM – 12M
0	THUR, SUN	9PM – 12M

## Notes from the Manager

### Westminster 2023 Westminster Quarterly Assessment Information & Payment Options

On October 18, 2022, Westminster Community Association, Inc. adopted the **2023 Budget**. **Quarterly assessments for 2023 are \$391 due the 1<sup>st</sup> of January, April, July, and October.** This letter is the only notice, so we urge owners to prepare electronic payments to ensure timely payments. If you've already set up electronic payments, be sure to adjust bank drafts and auto-payments to reflect the new quarterly amount starting in January to avoid interest and late fees.

**Assessments paid after the 10<sup>th</sup> of the month will accrue interest and late fees**, which will be added to the parcel's ledger updated monthly. Accrued delinquency, late fees and interest are not waived. The Association doesn't waive late fees or interest on delinquency, so it's important to ensure your account remains current.

**Assessments cover budgeted expenses to the Master Common areas which include** the community center, fitness center, billiard room, pool/spa, tennis/pickle ball courts, playground,

basketball, front/rear gates, 24-7 gate staff, lake maintenance, common area insurance, common area landscaped maintenance, streetlights, street signs, irrigation infrastructure/maintenance, perimeter fencing, common area insurance and on-site management.

Coupon books for 2023 will be mailed to arrive in late December 2022. Please make sure that your address is updated with Spires via Caliber. Please log on to Caliber with your account # to make changes to your information, address, etc. **Please make sure to check or add your current email address on-file to be included in regular office and financial correspondence.**

**Payment Options:**

**REFER TO THE HOME PAGE ON THE WEBSITE, THEN SCROLL DOWN FOR THE LINK located under "2023 WESTMINSTER ASSESSMENT AND PAYMENT OPTION(S)"**

**Neighborhood Association Information**

**Parcels In Neighborhood Associations:** Governors Run 1 and 2, Fairloop Run Villas and Somerset Condominiums have their own individual budgets and Governing Documents. It's important to understand where the obligations of your Neighborhood Association end, and the Owner obligation begins. The same rule applies to Westminster Community Association which simply governs the Neighborhood Associations but doesn't directly manage them.

Parcels within Neighborhood Associations have **separate assessment obligations** which maintain their individual common areas administered by separate Management Companies. This means every parcel within a Neighborhood Association will be responsible for an assessment to both Neighborhood and Westminster. Neighborhood Association also process individual lease applications (unless deferred to Westminster) ARC requests, ordinary maintenance of landscaping/mulch application, including tree/palm trimming and/or enhancements (if applicable) fertilization and irrigation repairs and maintenance. This means that any requests or approvals must originate first at the Neighborhood Association(s), prior to deferring to the Westminster Community Association, Inc.

Assessments due and payable to Neighborhood Associations are **in addition and paid separately from Westminster**, which the management office doesn't participate in, collect, or control. Below is contact information should your parcel be within a Neighborhood Assn. should you have questions related to your parcel, management of your Neighborhood Association, or parcel assessments per the following:

**Fairloop Run Villas**

Tropical Isles Management

**Governors Run 1**

Home River Group

Mark Rutland - LCAM –  
email: [markr@tropicalisles.net](mailto:markr@tropicalisles.net)

Carmen Alvarez –  
email: [Carmen@tropicalisles.net](mailto:Carmen@tropicalisles.net)

Tel: 239-939-2999

**Board President:** Alan Walsh –  
email: [Fairlooprun@comcast.net](mailto:Fairlooprun@comcast.net)

### **Governors Run 2**

Gulf Breeze Management

Michelle Pacitto-LCAM –Manager

email: [michelle.pacitto@gulfbreezemanagement.com](mailto:michelle.pacitto@gulfbreezemanagement.com)

TEL: (239)498-3311

**Board President:** Al Joseph –  
email: [aljoseph8141@gmail.com](mailto:aljoseph8141@gmail.com)

Angela Jessell – LCAM  
email: [ajessel@homeriver.com](mailto:ajessel@homeriver.com)

Tel: (239)489-4890

**Board President:** Betsy Rosser  
email: [brosser@brockport.edu](mailto:brosser@brockport.edu)

### **Somerset Condominium**

Gulf Breeze Management

Michelle Pacitto-LCAM – Manager

email: [michelle.pacitto@gulfbreezemanagement.com](mailto:michelle.pacitto@gulfbreezemanagement.com)

Tel : (239)498-3311

**Board President:** Brad Razor  
email: [bradjrazor07@gmail.com](mailto:bradjrazor07@gmail.com)

### **Important Notice related to the access fob/card Distribution:**

The initial distribution of the access cards/fobs took place in December of 2022, and this phase of distribution has closed. These new FOBS will operate the pedestrian gates for the pool, community center/gym and tennis courts once the access panel has been upgraded. Please hold on to current FOB and CARDS until there is notice the upgrade has been completed.

**There will be future distribution dates added in January 2023 for those who were unable to pick them up in December.**

**NOTE: THE DISTRIBUTION IS BEING COORDINATED THROUGH COMMUNITY VOLUNTEERS AND NOT THE OFFICE.**

Special thanks to the volunteers for dedicating their personal time to come out and serve the community. A thank you goes out to our volunteers coordinated by Betsy Rosser: Joel and Pat Berger, Betty and Leo Ring, Alan Walsh, Barbara Waldman, Susan Kabella, Alice Sems, Debbie

Viniski, Val Bidwell, Jeanne St.Jean, Ronni Read, and Frieda Sarubbi

This huge undertaking wouldn't have been possible without our volunteers!

#### **Fitness Center Reminders**

1. Please clean the equipment following use.
2. Please don't leave personal items in the fitness center beyond your visit.
3. Report issues with the equipment by emailing the office @ [office@westminstercommunity.com](mailto:office@westminstercommunity.com)
4. In the few weeks, the fitness center will be closed for a few hours for a deep clean.

#### **Spa and Pool Repairs in progress**

1. There is a service call in with the vendor for the heaters in the pool, as the pool is not currently being heated.
2. Please don't leave personal items around the pool beyond your visit.
3. The spa is currently being serviced and closed till repairs can be made.
4. Report any issues with the pool or spa by emailing the office @ [office@westminstercommunity.com](mailto:office@westminstercommunity.com)

#### **Community Center Parking lot**

1. Prior to parking, please notify the office.
2. Occasional parking is permitted.
3. Long term parking is not permitted.

#### **Hurricane Ian: Upcoming Repairs**

1. Estimates are being fine-tuned for the fence (perimeter and front) and street signs; once we have the firm schedule we will update.
2. Insurance claim is underway and pending.

#### **2022 Property Inspections are Underway!**

This inspection process preserves property standards, to ensure lots are maintained with harmonious continuity to keep Westminster a beautiful place to live. Thank you so much for

participating in inspecting your own lot for any maintenance deficiencies, then making necessary corrections when receiving a friendly reminder.

This inspection process focuses on the following areas:

**Roofs:** At the time of inspection must be free of mold/mildew. We understand there are roofs that are pending roof replacement due to damage from Hurricane Ian, which there is an exception.

**Mulch:** must maintain a 3" depth. Take the time to refresh mulch at this time, and there is no ARC required when just refreshing or replacing with an approved color. If you have stone, it needs to be clean and free of mold/mildew.

**Home surfaces:** Walls, garages, and doorways, including driveways must be free of mold/mildew and rust/stains. Surfaces can be easily cleaned with a mild detergent and a soft brush.

**Trees/bushes Palms:** Trees/bushes/palms must be properly pruned.

**Weeds:** Plant beds, lawns, and base of trees/palms must be free of weeds. This can be accomplished by adding a fall weed/feed fertilizer application to your lawn.

**Hardwoods:** Trees on a lot hanging over sidewalks must have seven (7) feet of (height) clearance. Trees on a lot hanging over roadways must have (14) fourteen feet of (height) clearance. Tree(s) cannot obstruct street lighting. Please inspect trees currently on lots to ensure compliance.

**Mailbox:** Each lot is responsible for maintaining a mailbox. If the mailbox is missing, you will need to arrange for a replacement. Notify the office via email at [Office@westminstercommunity.com](mailto:Office@westminstercommunity.com)

Received a friendly reminder? No worries, You have 60 days to make corrections from the date of the letter.

#### **Horticulture Waste and Disposal:**

(a) During lawn clean up, horticulture waste left at the street must be properly bundled for disposal. Storing rejected waste at the curb once WastePro flags it could result in a violation. Horticulture waste is treated in the same manner as trash bins being left at the curb once collected. We understand that WastePro is experiencing delays collecting horticulture waste, so plan accordingly.

(b) If you need a referral for a maintenance vendor, it's best to talk to your neighbor(s) about a recommendation. Your best referral for good vendors will come from neighbors.

(c) If a tree or bush is encroaching on a lot, owners have the right to cut to the lot line without permission. Westminster doesn't maintain owner lots or coordinate trimming within a lot

neighboring another lot. Kindness goes a long way, so just talk to your neighbor informing them of your intent to trim.

(d) If your lot abuts the golf course and there are issues on their lot encroaching yours, this matter will need to be taken directly to the golf course. Their office is located within the Westminster Club in the Pro shop, or you can call Jake at (239) 877-0886.

The office doesn't manage household horticulture waste or general household trash, please call Wastepro directly if you have any issues with pickups. Tel -[\(239\) 337-0800](tel:2393370800)

### **Some Pictures from the tree lighting**







**Have a lovely Holiday season!**