

# WESTMINSTER CRIER



July 4th golf cart parade starts at 3 pm at the  
Community Center

## Board Meeting

July 17 at 7 pm  
Community Center



ARC is looking for an alternate non voting member  
to serve on our committee. If you are interested,  
please contact Barbara Waldman at

[waldmanb@me.com](mailto:waldmanb@me.com).

**Starting July 1-** Anyone parking overnight on the streets of Westminster Community from 12am to 6 am will be sent to compliance and possibly fined. Emergency vehicles need to travel easily through the community.

IF there arises a situation in which you would need to park overnight, please contact the office **Before** you have the need to obtain **special permission to park in a designated area.**



**Notice-** The back gate is fixed and working Properly. WooHoo!!

## June Compliance Committee Findings

As discussed at the June Board Meeting, the Compliance Committee is asking the residents of Westminster to help us spruce up the neighborhood. Our goal is NOT to send threatening letters and collect fines but to work together with our neighbors to preserve the community's integrity and property values and make the community a desirable place to live.

Below is a list of the 77 Compliance Issues noted by the team during their review for the month of June. Most of these issues can be resolved with little effort or contracting with a professional.

### **Roof, Driveway and Sidewalk - 39 Issues Reported**

Annual cleaning of your roof and sidewalk are required to keep them algae and mold free.

### **Lawn Care - 18 Issues Reported**

During the summer season lawns should be mowed regularly due to the almost daily rain we receive here in Southwestern Florida. Additionally edging should be performed to show a nice sharp finish.

### **Mulch - 12 Issues Reported**

Annual refresh of mulch promotes conservation of soil moisture, improving fertility and health of the soil, reducing weed growth and enhancing the visual appeal of the area.

## **Compliance Continued**

### **Mail Box - 4 Issues Reported**

Mail boxes must be black. Nothing should be affixed to the mail box such as decorations of any kind or newspaper boxes.

### **Water Staining - 4 Issues Reported**

Irrigation water can sometimes leave stains on the exterior of our homes. CLR or similar products can be used to clean these stains.

Please take a look at your property and spruce up any areas described above. I will be visiting with many of you over the next few months to discuss anything the Team feels attention. If no one is at home I may leave a note indicating I stopped by and a short description of the reason for the visit. I will be sharing the results each month during the Board Meeting.

Also, we're looking for neighbors interested in joining our committee. Contact me at

[predator\\_42@outlook.com](mailto:predator_42@outlook.com) if you're interested!

Let's work together to make Westminster shine!

Steve McKinnon, Compliance Committee Chair

## Message From ARC:

As many of you know, ARC has been working on revising some of our guidelines. We had posted them in the last issue of the Crier and had verbally presented them at several board meetings but it has come to our attention that we didn't give homeowners enough time to review all the documents and to be able to comment on them at the monthly member meeting if they wish to do so. Therefore, "ARC will keep posting these in the Crier for the next few months.

We have also posted them in the Community Center under the ARC sign and on the Westminster website. In addition, we sent a copy to each Neighborhood Association President for them to share with their homeowners. Even though the board approved all the revisions, we are going to ask for another vote after the community has had a chance to review all the changes and make comments. If you have further questions, please don't hesitate to contact ARC., Our emails are on the website.

Thank You.

Barbara Waldman, Chair

Note- you will find the pertinent guidelines with the revisions in **bold, red and underlined**. or in the case of the Driveway Stain/Seal Form in **blue**.

## Lawn Furnishings

f. ARC approval is required before installing any lawn furnishings. The ARC will evaluate all proposed or installed exterior decorative objects solely in terms of design, execution, and general appropriateness in order to prevent such objects from having a significant negative impact on adjoining homes, the neighborhood setting, and the Westminster Community at large. The ARC will not judge the individual artistic merits of any object, but rather will make its evaluation solely on the object's impact.

All approved lawn furnishings must be placed in an existing planting bed contiguous to the house or garage. No lawn furnishings may be placed on the grass in the front yard, with the exception of holiday decorations and approved For Sale or For Rent signs.

Planting beds should include not less than two feet and not more than four feet adjacent to the foundation of each side, front and rear of the home. This should apply to homes with rear lanais. Front Landscape beds may exceed this distance from the Foundation, but must be completed in good taste and with the approval of the ARC.

## ARC revisions continued- lawn furnishings

Decorative items may not exceed 18" by 36" and should be aesthetically pleasing and must be placed in existing planting beds contiguous to the house.

Decorative flags may be no larger than 24" by 40" and should also be aesthetically pleasing.

American flags are exempt and are included in existing covenants and ARC guidelines

Game day flags may be erected in existing planting beds contiguous to the house or on flagpoles attached to the house. They may be displayed on game day and must be removed within 48 hours afterwards. (This is in our guidelines already, p 15, (h). )

Political signs are not permitted under any circumstances.

No bird feeders of any kind are allowed on the property.

g) All hedges, shrubs, and trees must be properly trimmed and maintained as determined by the ARC

h) Trees and branches must be trimmed with a clearance of **seven (7) feet over sidewalks and fourteen (14) feet over streets.**

i) All non-native, invasive plants must be removed. See Addendum B.

j) Shrubs which obstruct vision sight lines at driveways, street intersections and on corner lots are dangerous for vehicular traffic and are prohibited.

## ARC Revisions Continued- Lawn Furnishings

k) Any tree or plant may be used in landscaping except those on the list of unapproved Landscape? Plant materials in Addendum "B".

m) Removal of any tree with a trunk diameter greater than 3 inches must have the approval of the ARC, unless it is diseased, dead or replaced by an identical specimen. The ARC may require the Owner to replace the removed tree or trees.

n) Vegetable Gardens: The ARC views this as a landscaping issue and should be considered on an individual basis.



## ARC Guideline Revisions Continued

### Air Conditioners

- a) Wall or window air conditioning or heating units are not permitted.
- b) Compressors and fans for central air conditioning or heat pump systems which are located outside the exterior of the building shall be adequately walled or landscaped with natural landscaping that maintains its green year round to prevent being viewed from any street.

## Westminster Community Association Approved For Rent / For Sale Sign Guidelines

Signs. No sign may be erected or displayed in or on any Lot, Living Unit, or structure, except a "For Sale" or "For Rent" sign no larger than ten (10) inches in height and no more than eighteen (18) inches in width is permitted. For Rent signs may be erected only for rentals of 12 months or more. Once the lease is signed, the sign must come down within 7 days. It may be erected again 30 days before the lease expires. The sign shall conform to the drawing depicted on the attached sheet. The party seeking to erect or

place a sign on their property shall be required to purchase the sign and sign post from a vendor designated by the Association. The vendor so designated by the Association shall be the only party authorized to place or install the sign on the owner's property. Owner's rights to install a sign shall be further subject to the following restrictions and those which may be later promulgated by the Architectural Review Committee:

A. The sign shall contain only the telephone number and the name of either the homeowner or the real estate company listing the property, if any;

B. Telephone number letters shall not exceed four (4) inches in height and the lettering indicating the homeowner or real estate company shall not exceed two (2)

## Sign Guidelines Continued

inches in height;

C. Coloring of the lettering shall be white with a Dark Green Background;

D. For single-family homes and villas, one (1) sign may be located in the front of the property, no closer than Fifteen (15) feet from the street pavement and another sign may be located along the rear of the house, no farther than (3) feet from the house;

E. For condominiums, two (2) signs are permitted. One (1) sign may be located in the rear window of the unit;

F. Note: Notwithstanding the foregoing, the individual neighborhood associations may prevent, prohibit, or impose additional restrictions on the placement of signs in their respective neighborhoods;

G. The Architectural Review Committee requires that all signs installed or placed within the Community be constructed or installed by a vendor designated and approved by the Association, to insure conformity with these restrictions.

This is intended for ARC use, not as an amendment to the Doc's.

## Garages, Driveways and Walkways

a) Conversions of garages to living space or other uses are prohibited, even though some are not readily apparent from the exteriors of applicable Units.

b) Materials used for driveways and walkways must be concrete, brick or paver blocks. Any changes from the original installation **MUST be approved by the ARC.**

(This includes the painting of any driveway or walkway.) Delete previous sentence.

Add: **Stamped concrete driveways may not be painted a solid color.**

**An appropriate sealer must be used to restore the original color.**

**Pavers may not be painted a solid color, but must be cleaned and sealed according to paver manufacturer's directions.**

c) Walkways and driveways

**DELETE:** (should be compatible with each other and the home, as determined by ARC.)

**ADD:** **Walkways from the driveway to the front door must be the same color as the driveway.**

The Driveway/ Stain/ Paint request form seen following has some changes that are indicated in blue on the form.



**PLEASE NOTE: YOU MAY NOT PROCEED WITHOUT PRIOR APPROVAL FROM THE ARC COMMITTEE.**

## DRIVEWAY STAIN/PAINT REQUEST FORM

Submit to: ARC Chairperson/ Property Manager  
2001 Oxford Ridge Circle  
Lehigh Acres, FL 33973

Date: \_\_\_\_\_ Phone: 239. 491. 2767

---

Homeowner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_

\*Where would you like your approved/denied copy sent? \_\_\_\_\_

**Please select one:** (E-MAIL, MAIL, FAX, OR PERSONAL PICK UP)

The driveway color must conform to a color in the ARC approved driveway stain color palette. Driveways must be prepared according to the directions below, driveway must be properly maintained with no chipping, bubbling or peeling.

Stamped concrete driveways may not be painted a solid color. An appropriate sealer must be used to restore the original colors.

Pavers may not be painted a solid color, but must be cleaned and sealed according to paver manufacturer's directions.

**Please read the following and be advised that Staining/ Sealing your driveway is a very involved process and must be completed properly to bond to the concrete surface.**

❖ **SURFACE PREPARATION IS CRITICAL.**

- All oil, grease spots, and stains must be removed with a commercial or industrial cleaner/ greaser.
- Bare concrete requires a commercial/ industrial etching solution as part of the preparation process.

If your concrete surface is not prepared properly the concrete stain/ sealer that you apply will not adhere properly and will bubble and peel. If this happens the normal Compliance procedure will be followed.

Please sign and date acknowledging that you have read these conditions:

\_\_\_\_\_

Homeowner signature

\_\_\_\_\_

Date

**Approved Stains:**

H&C Concrete Inspired (Can be found at any Sherwin Williams store)  
Color top Stain & Sealer are:

**HC156 - Hint of Gray**

**HC135- White- Washed Terracotta**

**HC 140- Gray Horizons**

**HC125- Neutral Balance Tan**

**HC141- Cemented Deal**

**Ultra-paver clear sealer /  
Clear stain sealer**

Walkways from the driveway to the front door, must be the same color as the driveway. These properties will be regularly checked. Painted/ stained /sealed concrete surfaces must be maintained. Painted/ stained / sealed concrete driveway or walkway surfaces will be re-visited and reviewed by the ARC among other Westminster Committees.

**Neighborhood Association** (if applicable):

Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Tabled \_\_\_\_\_

Signature: \_\_\_\_\_

**Architectural Review Committee**

Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Tabled \_\_\_\_\_

ARC Response/Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Signature of ARC Chairperson

\_\_\_\_\_

or Signature of acting Chairperson

Please send pictures of all of the events to share in the following crier.

The Crier is your newsletter. IF you have a new neighbor, please have them e mail the crier so they can be added to our listing. IF you have moved and no longer wish to receive the Crier, please e mail the Crier to be taken off the list.

Please forward items or pictures to westminstercrier@gmail.com **at least 2 weeks ahead of time for publication.** This address is just for submitting items to the crier. Concerns about information appearing in the crier should be addressed at the office.

The next regular crier will be published the week of July 17