



WELCOME!

On behalf of the Westwind/Reserve Homeowners' Association Board of Directors, Management and your fellow homeowners, we welcome all of our new owners to the Community. The Welcome Committee will be contacting you.

Update on Association Gates

Subdivision gates are owned and managed by the Ridgemoor Management Association (RMA). After some setbacks, RMA informed the Board that all homeowner-specific (private) access codes have been entered in all gates. The shared access code will be removed shortly from one remaining gate which still accepts it.

Please reach out to Condominium Associates if you have not submitted a private access code, or if you have misplaced it.

There was a long-running issue of incorrect gate open and close times. RMA reports having fixed this (open at 6 AM and close at 7 PM) for all gates.

Waste Connection (WC) Trash Pickup

Please be reminded, the trash service is included in your month maintenance fee. Trash containers, etc. should not be put out any earlier than the evening prior to pickup and on the day of pickup and the container placed out of sight.

Trash pickup is Tuesday and Friday - Recycling is Wednesday.

Waste Connection (WC) is contracted to pick up the contents of the WC 96-gallon container plus three (3) items. If you need to contact Waste Connection:

Phone (727) 572-6800 • Account #: 6416-893417

Lastly, we have asked RMA to confirm that, after various control boards were replaced, first responders have continued emergency access to the subdivision.

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**2021 End Of The Year
Financial Statement**
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Per Florida Statute 720, a copy of the Westwind/Reserve HOA 2021 EOY Financial Statement will be available upon request in mid-February 2022.

Board of Director's Meetings: Your Board of Directors meets monthly. A notice is posted on the entrance bulletin boards noting the venue, either via ZOOM or place. The next meeting is January 27, 2022 at 7 PM via Zoom. Mark your calendar now and plan to attend as your attendance and participation in the affairs of the Association would be appreciated. If you have provided your email address to Monarch, you will receive a ZOOM invitation prior to the meeting. If you have not submitted your email access, please do so by contacting Monarch.



Please S l o w d o w n !

Residents are reminded to make every effort to drive slowly within the community. Unfortunately, the Board is receiving complaints from residents who have observed their fellow neighbors driving at an excessive speed. There is absolutely no reason to speed within the Community. Also, please observe the stop signs located at each of the intersections.

Please exercise extra caution and low speed near the gates as some resident's driveways are near the gates.

Application for Exterior Addition or Modification (ARC)

Are you planning a home improvement?

ALL Exterior work on a house or in the yard must be approved **PRIOR** to the work commencing. Any work that affects the appearance of your home or yard requires an ARC form. Further, there is an approved paint pallet for Westwind/Reserve. You **MUST** choose your paint colors from the approved pallet and submit an ARC application form. Even if you are painting the same color or have selected a color(s) from the pallet, you must submit a form. ARC forms are available by contacting Monarch or via website: managedbymonarch.com

Violation Letters for Items in View: Property values are at an all-time high since our Community was first built over 35 years ago. Demand is a large factor, as is our great location in Palm Harbor. Overall Community maintenance is also a KEY factor.

Our management company regularly inspects and sends violation letters to help us maintain the standard of appearance throughout Westwind/Reserve.

You must store items out of view when not in use and remove any eyesore. Homeowners will receive violation letters if items are left out or need to be removed; such as person, sports, toys, trash containers, dead trees/shrubs or out of date seasonal items.