

WESTCHESTER LAKE TOWNHOMES

DECEMBER 2021 COMMUNITY LETTER

www.westchesterlaketownhomes.com



HAPPY NEW YEAR

We hope everyone had a very Happy Holiday season. Now on to New Year's Eve and New Year's Day. Enjoy, have fun and be safe.

We want to thank the entire community for all the decorations. Our community literally out shined all previous years. There were more residents who decorated their homes than ever before. Thanks to everyone and it definitely made our community BRIGHT.

Please note: Good news for 2022 in that the budget was approved with NO increase in the association fee. Coupon books are being printed but may not arrive until next week so please make your payments as usual and send to the same address. If you would like to choose a more convenient payment method please call Dee at Elite Management 727-400-6850. She can set you up on auto pay or other means of payment.

In reference to the Town Hall meeting that was held to discuss the pool issue, it was greatly appreciated for the large turnout. Thank you all for attending and expressing your views. As discussed, the Board immediately contacted our attorney to compose a letter to the Condo's attorney to invite the two respective Boards and attorneys to meet. It was our sincere intentions to sit down and present the views discussed at the Town Hall. The Condo's attorney did present our invitation to the Condo board but they refused to meet with us. They simply stated they wanted to keep a status quo position. Our attorney replied that status quo was unacceptable and subsequently issued a follow-up letter requiring the condos to submit to us, the Townhomes, three years of actual documented operational costs including receipts. As of today December 28th our attorney received a reply from the condo's attorney confirming he received the follow-up letter and forwarded it to the condo board. He has not received any response from the condos. It is our intent to avoid any usage interruption and amiable work out a solution with the condos. As of January 1, 2022 we will again attempt to negotiate with the condos, however if they are non-responsive and will not cooperate in reaching a fair solution we will be forced to take necessary appropriate actions including withholding payment per the majority at the Town Hall expressed.

As addressed in the previous Community Letter it is the Board's main goal to create a sustainable community that has a true neighborhood environment. We express friendliness, open communication, visual beauty, and a sense of respect among all homeowners. Being respectful and courteous is essential to maintain harmony in our community. If anyone has any issues please bring them to the attention of any Board member or Elite Management. We believe immediate response is necessary to maintain a cohesive community.

Also please note that these Community Letters are also posted on our www.westchesterlaketownhomes.com website. Also listed on the website under "Documents" is a list of all Association and Homeowner responsibilities.

Sincerely,

WLTH BOD