

Homeowners Association Inc.

Board of Directors

- ◆ President-Roger Verszyla
- ◆ VP-Claire Matthews
- ◆ Treasurer-Sharon Peterson
- ◆ Secretary-Patrick Murphy
- ◆ Director-Bob Gilbert

INSIDE THIS EDITION

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Bayport West

NOTES FROM THE PRESIDENT

I hope everyone has had a very Merry Christmas and this next year will be healthy for all. As we move forward into this new year there will be significant changes to the Associations business model.

First and foremost, we have changed management companies. Our new firm is Ameri-Tech Community Management Inc and the project manager assigned to our Association is Chris Kelly who is LCAM and has very extensive experience in community management.

Our monthly meeting location will be the Lutheran Church of Our Saviour located at 8401 W. Hillsborough Avenue and will start sharply at 7:00 PM.

We have canceled our normal annual spring fling due to the lack of participation from the community. In lieu of this, there will be some planning of house parties and the determination will be announced later.

Our cat population control program is progressing very nicely, but some potential problems have arisen which is addressed in the later part of this bulletin. Co-operation in achieving our goals is asked along with patience.

Finally, our off-duty police effects have produced some very interesting results, and one major concern is the speeding throughout the subdivision. In some cases, the officers have acknowledged a few vehicles exiting the subdivision at a speed in excess of 48 MPH. In the new year the officers will start giving citations and this could be very costly.

Roger Verszyla
President

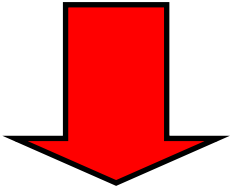


Dates to Remember

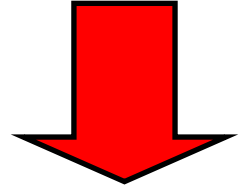
- ⇒ JANUARY 27, 2020
- ⇒ FEBRUARY 19, 2020
- ⇒ FEBRUARY 24, 2020
- ⇒ MARCH 14, 2020
- ⇒ MARCH 23, 2020

Board Meeting @ 7:00 PM
NEIGHBORHOOD DINE-IN
Board Meeting @ 7:00 PM
GARAGE SALE
Board Meeting @ 7:00 PM

Board & Annual meetings are conducted at the Lutheran Church of Our Saviour located at 8401 W. Hillsborough Avenue. Meeting notice signs are posted a week prior to the meeting at the neighborhood entrances. We encourage homeowners to come to our open monthly meetings where each homeowner in attendance has an opportunity to address the board of directors with any HOA related issues.



GETTING' DOWN TO BUSINESS...



Common Quarterly Deed Restrictions

- Parking, even partially covered areas of grass, ground cover or lawns, is not permitted.
- Trash/Recycle containers must be stored out of public view on non-collection days.
- When pet owners are away from their property, the pet must be on a leash.
- When walking your pet, you are responsible to pick up after it..
- Be advised that these violations are addressed in our covenants and are also county code violations..

Malfunctioning street Lights

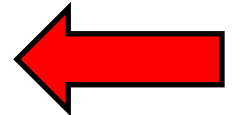
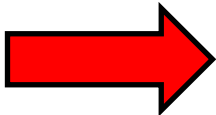
Write down the six-ten-digit tag number located on the light pole and the nearest street address or intersection to the malfunctioning light.

For online reporting go to www.tampaelectric.com and click the tab for lights out and report the above collected information.

You can also call Hillsborough County at 813-223-0800 to report a street light malfunction. Either way of contact will produce a response to malfunctioning light.

COMMUNICATION

If you receive a violation letter in the mail and are not able to correct the violation in a timely manner, or you feel the violation is in error, please call our management company and explain the situation. This type of communication prevents legal action to be taken by the Board to achieve compliance. If you are unable to contact the management company, which is Ameri-Tech Community Management, Inc. , Manager is Chris Kelly, @ 727-726-8000 Ext. #242 or e-mail ckelly@ameritechmail.com, or call a Board member for assistance.



COLOR RESTRICTIONS

The closest high quality, reliable vendor for Bayport West Paint colors is:

**ACE OF TOWN N COUNTRY
7575 W. HILLSBOROUGH AVENUE
TOWN N COUNTRY 33615
813-884-1495**



NEW OWNER LIST

QUANG & TAMMY LONG	10817 VENICE CIRCLE
DENNIS TONG	
HENRY BASTIDAS &	10804 VENICE CIRCLE
LEYLIANA GUERRERO	
SHERRY LIVINGSTON	7130 SILVERMILL DRIVE
SAMUEL D. HOWE	6913 SILVERMILL DRIVE



BAYPORT WEST HOMEOWNERS ASSOCIATION, ITS BOARD MEMBERS AND MANAGEMENT COMPANY ARE SEEKING WAYS TO IMPROVE RELATIONSHIPS WITH ITS OWNERS. BUT IT ALSO HAS THE RESPONSIBILITY TO ENFORCE OUR DEED RESTRICTIONS FOR THE PRESERVATION OF OUR COMMUNITY AND ITS VALUES. KEEPING THIS IN MIND, WE WOULD LOVE TO HEAR YOUR COMMENTS. IF YOU WOULD LIKE TO SHARE ANY INFORMATION, WE WILL PUBLISH THOSE REMARKS WITHOUT PREJUDICE AND YOUR NAME WOULD REMAIN ANONYMOUS.

SEND INFORMATION TO:
RVERSZYLA@AOL.COM

BAYPORT WEST HOMEOWNERS VIOLATION RECAP

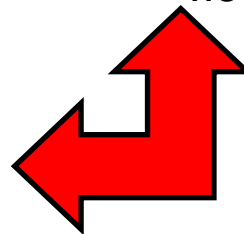
THESE ARE THE OUTSTANDING VIOLATIONS AS OF :

VIOLATION	TOTAL
WEED ROCK BEDS	4
TRIM PALMS	1
TRASH CAN	1
REMULCH BEDS	0
POWER WASH PRIVACY WALL	3
TRAILER REMOVAL	1
TRIM VINES ON PRIVACY WALL	1
CLEAN & PAINT BRICK REVEAL	0
POWER WASH DRIVEWAY & SIDE WALKS	23
POWER WASH REAR OF HOUSE	1
MOW /TRIM/ EDGE TO WATERS EDGE	0
PAINT GARGE DOOR	4
POWER WASH GABLE	0
MOW TO ROADS EDGE	0
MOW-TRIM-EDGE LAWN	1
PARKING VIOLATIONS	0
OTHER	8
TOTAL	48

12/11/19



This is a major improvement from last report and its due to homeowners being responsible. It appears the major infraction is power washing our driveway and side walks. The last quarter reported there were **70** violation now its only 48



GARBAGE, TRASH AND OTHER WASE MATERIAL SHALL BE DEPOSITED IN CLOSED SANITARY CONTAINERS AND STORED OUT OF PUBLIC VIEW. CONTAINERS SHOULD BE PLACED AT THE CURB NO SOONER THAN THE EVENING BEFORE THE DAY OF PICKUP. (This is a Deed restriction and a Hillsborough country code regulation).





**EXCEPTIONAL HOMES FOR THIS QUARTER OF THE YEAR
THE BOARD OF DIRECTORS HAVE DECIDED TO EXPRESS APPRECIATION FOR THE
EXCELLENT MANNER AND HOMEOWNERS WHO MAINTAIN HOMES AND LOTS AND
ADHERE TO THE DEED RESTRICTIONS. THESE LISTED HOMES HAVE STOOD OUT
FOR THIS QUARTER THAT DIRECTLY CONTRIBUTE TO OUR HOME AND NEIGHBOR-
HOOD VALUES. THANK YOU**

PATRICK & MARY MURPHY

10844 VENICE CIRCLE



BE CAREFULL

DON'T LEAVE YOUR GARAGE DOORS OPEN AND UNATTENDED.

**IN THE PAST FEW MONTHS WE HAVE HAD REPORTS OF TOOLING, BICYCLES AND
OTHER VALUABLES DISAPPEARING TO WALKING FOOT TRAFFIC.**

YOU ARE AT RISK OF THIS HAPPENING, SO BE CAREFUL

Animal advisory

**Your pet must be on a leash when it is off your property and
the owner or person walking the animal is responsible for
picking up after it. It is a Florida Law and it is a BPW Deed Re-
striction violation. There have been many complaints regard-
ing this issue and why some pet owners feel it not their re-
sponsibility to pick up after their pet.**

BOARD OF DIRECTORS COMMENTS

As a member of the board I would like to reflect on the past year. In 2019, it was nice to see residents attend the monthly Home Association meetings. Your input is valued, and the Board strives to answer your questions. You were notified last 'year that the "Dine In" evening out was not to be continued. It has been decided to schedule one more gathering in February to see if there is any interest. Thank you to those residents who maintained their home surroundings in such a manner as to receive a letter of appreciation. This will continue in 2020, benefiting us all in keeping property values up. To those new residents in 2019, "welcome to the neighborhood". To those residents who have plans to move on, "nice to have known you and best of luck" and to those residents who are suffering from heath issues, my sincere wishes for a quick recovery.

Happy New Year to one and all.

Sharon Peterson
Treasurer

"YOU ARE WELCOME" ~ our monthly board meetings are open to the homeowners, and a time is set aside, after the agenda business, for homeowners to express themselves in the meeting. Come meet your board members. .

The meeting place is changing in 2020 - we believe we will be meeting at Christ Our Savior Lutheran Church, at 8401 W Hillsborough Avenue, AND our meeting time is changing from 7:30 to 7:00 p.m. Signs on the side will still remind you of every meeting, day, place, and time - in January we will meet on the 27th. We usually meet on the last Monday of each month.

Bob Gilbert
Director

I want to thank the homeowners of Bay Port West for giving me the opportunity to serve as a member on the Association Board of Directors. I am looking forward to help make Bay-port West a safe, prosperous and desirable place to live. With the new year approaching, I want to wish our residents a happy, healthy and prosperous New year. Best wishes.

Patrick Murphy
Secretary.

COMMENTS FROM BPW HOMEOWNERS

GARBAGE CANS & PARKING & RESPECT & CATS

Subject: Garbage can / Parking
Date: 09/29/2019 7:41:27 AM eastern standard time

Good Morning Roger

I am just sending you this e-mail

I know you drive around on Sunday to check for garbage cans that are left out at the curb. Of course, the idiot across the street did not bring them in and must have passed them 4X yesterday

I do put a note on a car Friday night about parking on the grass/ground cover and it has not been moved. I have pop up for French drains over there and if it gets crushed it will be a big problem.

This needs to stop already and they need to know our deed restrictions

Subject: Parking fyi
Date: 09/25/2019 7:10:05 PM eastern standard time

Had to call sheriff again, since the owner is blocking sidewalk

Don't think it's safe for the kids to have to go around him in morning and walk in street to walk to school bus

Date: 11/17/2019 10:35:24 AM Eastern Standard

Hi roger

I know there is nothing you can do and you have tried for three years that I have known you - but people just have no respect for others property. This was in my front yard and not from my dog

Subject: Share: Woman JAILED for ... feeding stray cats!?

Date: 8/1/2019 4:47:42 PM Eastern Standard Time

From:

To: Roger Verszyla@aol.com

Cc: tnvr@humanesocietytampa.org

Wow. Woman JAILED for ... feeding stray cats!? - A judge wants to take a second look at a 10-day jail sentence given to a 79-year-old woman for refusing to stop feeding stray cats in her suburban Cleveland neighborhood. [Cleveland.com](http://cleveland.com) reports that Garfield Heights Municipal Court Judge Jennifer Weiler wants to hear the case herself after a jail sentence handed down to Nancy Segula by a city magistrate last week was widely criticized. Segula acknowledges repeatedly violating a city ordinance ...

Shared from <http://s:llthehornnews.com/woman-jailed-for-feeding-stray-cats/>

DINE-IN SCHEDULE FOR FEBRUARY 19, 2020
GET TO KNOW YOUR NEIGHBORS
RESTURANT TO BE DETERMIND



BAYPORT WEST ANNUAL GARAGE SALE

MARCH 14, 2020

SHREDDING SERVICE INCLUDED



FERAL CAT - UPDATE

In January, the Feral Cat" Committee will be revitalizing efforts to TNVR more feral cats in our community. Two streets, Drury and Westminster, have been identified as areas of concern.

During the next two weeks, members of the committee will be asking homeowners on these streets to grant permission to set traps in and around their property, driveway, etc. They will also be asking homeowners to help identify the locations of the feral colonies. We also want to avoid trapping someone's personal pet.

We would appreciate any assistance you can provide in allowing us access to your property to set these traps. Traps will be set on a Sunday at dusk and picked up (with the cat ... hopefully) on either Sunday evening or early Monday morning. We would also ask those feeding the cats to abstain from feeding that day (Sunday) so the cats are hungry enough to approach the trap and enter.

Thank you.

Submitted by Claire Matthews
Vice-President Bayport West HOA

HOW TO LIVE WITH CATS IN YOUR NEIGHBORHOOD

Our cat population at Bayport West has grown substantially and the Board of Directors have established a Cat Population control committee which have been very successful and have Trap -Neuter and Return many cats. Not everyone enjoys having cats in their yards, and this simple step will help divert outdoor cats in their yards and is suggested by the Humane Society.

1. **One (1) quart of vinegar to one gallon of water in a sprayer.**
2. **Spray the area thoroughly with this mixture once a week and do this for two weeks.**

This process will help combat and deter cats from depositing unwanted urine or feces

Bayport West

Declaration of Covenants, Conditions, and Restrictions

Section 6. Prohibition of Offensive Activities

No activity, whether for profit or not, shall be carried on any lot which is not related to single family residential purposes. No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any lot which be, or may become, an annoyance or a nuisance to the neighborhood. This restriction is waived in regard to the normal sales activities required to sell dwelling in the subdivision and the lighting effects utilized to display the model dwelling.

Section 10. Animal husbandry.

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other common household pets may be kept, provided that they are not raised, bred, or kept for commercial purposes. No more than two (2) of each species of pet will be permitted on each lot. If common household pets are kept, they must be confined to a fenced yard (such fence shall encompass the entire yard) or within the house. When away from the lot, a pet must be on a leash at all times. It is the pet owner's responsibility to keep the lot clean and free of pet debris.



DISCLAIMER

BAYPORT West Homeowners Association does not endorse, subscribe or approve any advertisement published in this bulletin. These paid advertisers have worked very closely with our homeowners and the Association to maintain compliance with our Deed Restrictions.

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Spanish: (813) 391 - 3749

ROGER

RESCREENING

Home Repair

PHONE
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Angelica's Pet Sitting

Recommended by a pet owner near you!

References
available!

Angelica Labkon
Owner

Angelicaswalks@gmail.com
(813) 455-2765

ISAAC MAYLE

CEO

813-4000-TAG(824)

www.TAGhandymen.com
info@TAGhandymen.com



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WEB SITE: TAMPA BAY DANCE CLUB.COM



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DOORS OPEN @ 7:00 PM TO 10:00 PM

ADMISSION AT THE DOOR \$10.00

MUSIC TO THE 60'S, 70'S, 80'S, COUNTRY & LATIN

BYOB TYPE CLUB, SET UPS ON SALE, NON-SMOKING

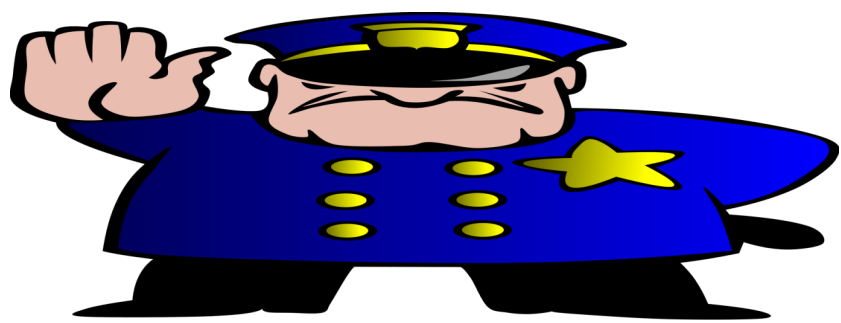
COUPLES, SINGLES, EVERYONE WELCOME

BAYPORT WEST STATISTICS

IN THE LAST 6 MONTHS:
THERE WERE 9 PROPERTIES SOLD AND AS OF THIS NEWSLETTER THERE ARE NO PROPERTIES FOR SALE
THE AVERAGE PRICE FOR A 2 BEDROOM HOUSE (AROUND 1485 SF) IS \$181,571 OR \$122.27 A SF.
THE AVERAGE PRICE FOR A 3 BEDROOM HOUSE (AROUND 1763 SF) IS \$241,062 OR \$135.07 A SF.
THE VALUES ARE ESTABLISHED BASE ON UPGRADES AND CONDITION OF PROPERTY ALONG WITH NEGOTATIONS OF SELLING PRICE.

HILLSBOROUGH COUNTRY STATISTICS

AS OF JULY 2019:
FOR SINGLE FAMILY HOMES:
MEDIAN SALE PRICE WAS \$255,000.00
MEDIAN % OF ORGINIAL LIST PRICE, PRICE RECEIVED: 97.9%.
MEDIAN TIME TO CONTRACT: 27 DAYS
(THIS INFORMATION WAS SECURED FROM TAMPAREALTORS.ORG, GTAR - MLS)



THE FOLLOWING IS A RECAP OF THE FLORIDA HIGHWAY PATROL IN THEIR EFFORTS TO HELP CONTROL OUR COMMUNITY TRAFFIC PROBLEMS FOR THE MONTHS OF SEPTEMBER, OCTOBER, AND NOVEMBER

SPEEDING (WARNING ONLY)	42
SPEEDING (CITATION ISSUED)	1
STOP SIGNS INFRINGEMENTS	3
FAULTY EQUIPMENT	4
OTHER	1

BAYPORT WEST HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS 2019-2020

			TERM EXPIRE
1. Roger Verszyla PRESIDENT	10838 VENICE CIRCLE TAMPA FLORIDA 33635	813-390-7160 (C) RVERSZYLA@AOL.COM	11/22
2. Claire Matthews VICE PRESIDENT	7019 Silvermill Drive Tampa Florida 33635	813-466-8290 (c) CMATTHEWS191@GMAIL.COM	11/20
3. Sharon Peterson TREASURER	6905 Silvermill Drive Tampa Florida 33635	813-814-5721 (H) 813-731-4979 (C) MINNIMAMMY74@GMAIL.COM	11/22
4. Patrick Murphy SECRETARY	10844 Venice Circle Tampa Florida 33635	954-454-9337 (C) MURPHY4965@BELLSOUTH.NET	11/21
5. Bob Gilbert DIRECTOR	11004 Landon Lane Tampa Florida 33635	850227-5325 (C) BOBGILBERT54@GMAIL.COM	11/22

COMMITTEES:

ROGER VERSZYLA
NEWSLETTER / WELCOME

CLAIRE MATTHEWS
CAT POPULATION CONTROL

BAYPORT WEST HOMEOWNERS ASSOCIATION, INC, SCHEDULE FOR 2020 BOARD MEETINGS LUTHERAN CHURCH OF OUR SAVIOUR 8401 W. HILLSBOROUGH AVE TAMPA, FLORIDA 33615

MEETING TIMES ARE FROM 7 PM TO COMPLETION OF MEETING
 JANUARY 27, 2020
 FEBRUARY 24, 2020
 MARCH 23, 2020
 APRIL 27, 2020
 MAY 18, 2020 (MOVED TO THE 3 RD MONDAY DUE TO THE MEMORIAL DAY OBSERVATION)
 JUNE 22, 2020
 JULY 27, 2020
 AUGUST 24, 2020
 SEPTEMBER 28, 2020
 OCTOBER 26, 2020
 NOVEMBER 23, 2020 (INCLUDES THE ANNUAL MEETING)
 DECEMBER 28, 2020

ROGER VERSZYLA
PRESIDENT

HOTTEST HOME PROJECT COST AND THE MOST POPULAR PROJECTS



Interior Painting

\$1,745 Average Cost*

[Find Interior Painting Pros](#)



Handyman

\$385 Average Cost*

[Find Handyman Pros](#)



Tree Service

\$745 Average Cost*

[Find Tree Service Pros](#)



Bathroom Remodel

\$9,766 Average Cost*

[Find Bathroom Remodel Pros](#)



Kitchen Remodel

\$22,359 Average Cost*

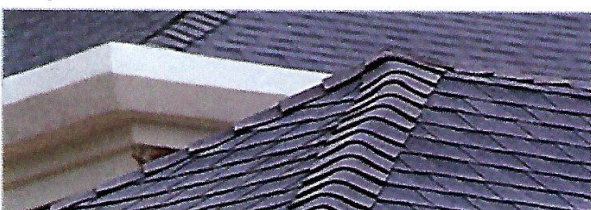
[Find Kitchen Remodel Pros](#)



Cleaning Service

\$167 Average Cost*

[Find Cleaning Pros](#)



Roofing

\$7,376 Average Cost*

[Find Roofing Pros](#)



Windows

\$5,055 Average Cost*

[Find Window Pros](#)

BAYPORT WEST HOMEOWNER'S ASSOCIATION

(A DEED RESTRICTED COMMUNITY)

This Information is a simple guide to living in a deed restricted community. These restrictions are a limited . except of the restrictions as stated in the "Declarations of Covenants, Conditions, and Restrictions" and the "By-Laws" of Bayport West Homeowners Association Inc.

GARBAGE DAYS:

Wednesday- household garbage, trash and yard waste

Saturday- Household trash & recycling

Do not place your garbage or trash containers at the curb for pickup earlier than the evening of the day before pickup.

Re-place your cans in storage on the day garbage and trash is picked up.

Containers for the trash, garbage and other waste materials must be stored out of public view.

Bag all garbage and use garbage cans with tight covers to prevent rodent or small animal infestation.

Maintain your lawns to include edging. Plant beds, shrubbery, and trees shall be trimmed in a sanitary, healthful and attractive manner.

Keep driveway, curbing and sidewalk edged, weeded and clean of stain, mildew, fungus, and plant growth.

Maintain all gutters, fences, walls, and garage doors. Keep In good repair and painted. Remove mildew, and dirt from walls. Bayport West has restrictions on colors. Remove mildew, and dirt from walls.

Pets must be leashed and under control. Please be_ neighborly and pick up after your pet; be neighborly.

The drying of clothes in full public view Is prohibited. If it can be seen from the front gate it is prohibited.

PARKING RULES STIPULATE THAT THERE WILL BE NO PARKING ON ANY GRASS AREA. GROUND COVER ARE OR LAWNS OR BLOCKING OF. THE SIDEWALK.

Signs placed on front yards not covered by the restrictions must be authorized by the Board of Directors.

The Association prohibits mobile homes or trailers of any kind

No commercial vehicles are permitted on any lots or common property within the subdivision unless such vehicle is in the course of conducting a normal delivery or repair.

THE PURPOSE OF ENHANCING AND PROTECTING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF BAY-PORT WEST IS THE MISSION OF THIS ASSOCIATION AND ITS DOCUMENTS.

Police non emergency
Police district #3

813-247-8200
813-247-0330



**BAYPORT WEST HOMEOWNERS ASSOCIATION
P. O. BOX 273708
TAMPA, FLORIDA 33688**

ADDRESS CORRECTION REQUESTED