

Homeowners

Association Inc.

Board of Directors

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

INSIDE THIS EDITION

Getting down to business

- Web page
- Welcome
- Violations recap
- BPW Helpful Hints
- Community Manager
- Off-Duty Officer
- Canine Courtesy
- BPW Statistics
- Channel A Report
- Cat Report
- Advertisements
- REQUEST FORM

Bayport West

Note from the President

I am happy to say that there has been significant progress in the past four months in the following areas for our Association.

In these 33 years, the Association has had many changes to the Declaration of Covenants, Conditions, and Restrictions for Bayport West Phase I and Phase II along with Amended Bylaws. We now have Amended and Restated these documents and they are available to read on our webpage. WWW.BAYPORTWESTHOA.ORG

We have established a committee from all areas of our community (12 Members) that are reviewing the above stated documents. The objective of this committee is to delete language in the documents that is not applicable and to add areas that should enlighten our Association. If you feel that you may have area of concern that should be addressed in our documents, call me.

Bayport West Has been advised by Hillsborough County that they have been in error for the last 33 years in keeping the grass cut and removal of debris along Channel A which is the Eastern side of our community. This is a drainage easement area established 33 years ago in the development of our community. More information and community involvement will be announced in the next few months.

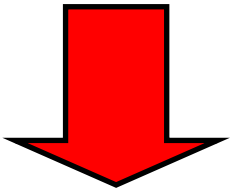
**Roger Verszyla
President**

Dates to Remember

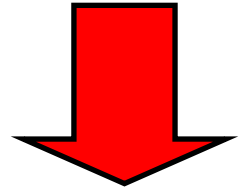


- | | |
|-----------------|---|
| Sept.27, 2021 | Board Meeting @ 7:00 PM |
| ⇒ Oct. 25, 2021 | Board Meeting @ 7:00 PM |
| ⇒ Nov. 22, 2021 | Board Meeting @ 7:00 PM (Includes Annual Meeting) |
| ⇒ Dec. 27, 2021 | Board Meeting @ 7:00 PM |

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.

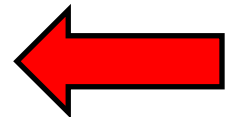
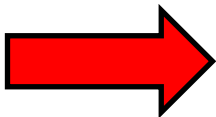
- Trash/Recycle containers must be stored out of public view on non-collection days.
- When pet owners are away from their property, the pet must be on a leash.
- Trim your palm trees

Be advised that these violations are addressed in our covenants and are also county code violations.

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, Ameri-Tech Community Management, Inc., Manager is DAVID DRAKE, @ 727-636-0000 Ext. #311 or e-mail DAVID DRAKE@ameritechmail.com, or call a Board member for assistance.

Important information



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

Welcome to **BAYPORT** West

Homeowners Association

We now have our own web site:

The site includes tabs for:

BOARD OF DIRECTORS

DOCUMENTS

APPLICATION

MEETING MINUTES

NEWSLETTERS

PREFERRED VENDORS (in process)

MANAGEMENT

CONTACT

Go to:

WWW:BAYPORTWESTHOA.ORG

WELCOME

NEW OWNERS LIST

Jonathan Chaffee 6906 Silvermill Drive

Danielle Lee Ferrara 7001 Silvermill Drive

Kaylin Villeme 7025 Silvermill Drive

Gerald B. Hodges 7131 Silvermill Drive
Clifford J. Snider

Ashley Kornacki 10852 Venice Circle
Alex



VIOLATION RECAP

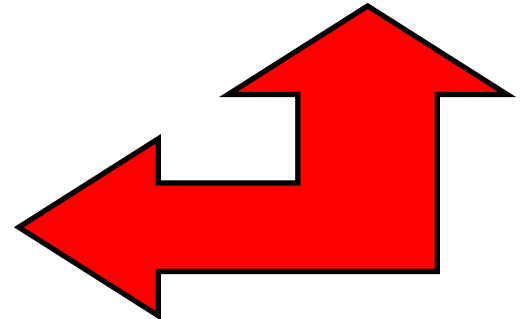
THESE ARE THE OUTSTANDINGVIOLATIONS AS OF :

8/13/2021



VIOLATION	TOTAL
WEED ROCK BEDS	7
TRIM PALMS	6
TRASH CAN	1
Gate backing	2
POWER WASH / PAINT PRIVACY WALL	4
REPAIR GARAGE DOOR	1
REPAIR OR REPLACE FACIA	0
CLEAN & PAINT BRICK REVEAL	4
POWER WASH DRIVEWAY & SIDE WALKS	1
POWER WASH REAR OF HOUSE	1
MOW /TRIM/ EDGE TO WATERS EDGE	0
PAINT GARGE DOOR	5
REMOVAL SIGNS	0
NEED REQUEST FOR HOME IMPROVEMENT	0
MOW-TRIM-EDGE LAWN	7
PARKING VIOLATIONS	0
OTHER	1
TOTAL	40

- **AS OF MARCH 31st THE NUMBER OF VIOLATIONS HAS DECREASED TO 40 OPEN VIOLATIONS. THE CONDITIONS OF OUR PROPERTIES ARE A RESULT OF CONSTANT CARE AND MAINTENANCE AND ALSO PRODUCES POSITIVE RESULTS IN THE SALE OF OUR PROPERTIES WHICH CONTRIBUTES TO THE BOTTOM LINE IN VALUES**



Police non emergency
Police District #3
Records
Community Outreach
Crime Stoppers

813-247-8000
813-247-0330
813-247-8222
813-247-8115
1-800-873-8477



BAYPORT WEST HELPFUL HINTS

TOP OF PRIVACY WALL

THE CONCRETE /STUCCO WALLS THAT GIVES US PRIVACY OFTEN REQUIRE A LOT OF ATTENTION DUE TO DIRT AND MOLD BUILDUP ON THE TOP OF THE WALLS THAT BLEEDS OVER TO GIVE THAT DIRTY LOOK. THE TOP OF THE WALL IS CINDER BLOCKS WITH A CEMENT FINISH AND THIS MATERIAL IS A VERY POROUS AND ABSORBS DIRT AND OTHER ELEMENTS WHICH FINALLY BLEEDS OVER. TO PREVENT THIS TYPE OF ACTION FROM OCCURRING, CLEAN THE TOP OF THE WALL THEN SEAL THE TOP OF THE WALL WITH THE PAINT. THIS SHOULD GIVE YOU A FEW MORE YEARS.

CLEANING AND THE PAINTING OF THE BRICK REVEAL

Our walls have a section that is covered with brick reveals and after a period these become very dirty. This area can be very difficult to clean. One way is to spray the bricks with an environmentally friendly bleach and then clean with water and a brush. This area can also be pressure washed to clean the dirt and mildew accumulated in the bricks. After this is completed, painting this area can be very easy. I suggest securing a quart of BPW red brick paint from Ace Hardware and apply this paint using a 4" foam roller.

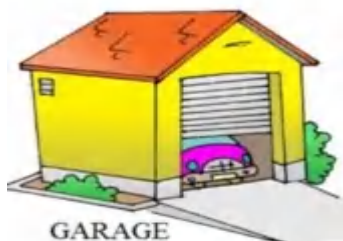


BE CAREFULL

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.



TREE TRIMMING

I recommend, with the help of Hillsborough County Environmental Officer, the following listed contractors to trim or remove trees, palms, etc. from a BPW homeowners' lot.

Affordable Tree Service	William	813-951-3438
Arbor Bay Tree Service		813-831-8733
Experience Tree Service		813-695-8375
Independent Tree Service		813-971-6217

These Contractors are licensed and insured. Don't take a chance and hire a local that is not insured and gets hurt. That tree trimmer may wind up owning your property thru an insurance claim.

ROGER V



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 may 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 a 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, 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.

Section 14. signs, advertisements, billboards.

Except for signs owned by declarant or by builders advertising their model dwelling during the period of original construction and dwelling sales, no sign, poster, advertisement, billboard or advertising structures of any kind other than a normal "for sale" ' etc.

Garbage and Recycle cans

GARBAGE, TRASH AND OTHER WASTE 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 county code regulation).

Experience The Difference



August, 2021

Dear Homeowner:

In an effort to keep you, the homeowner, always informed about what keeps your Community functioning smoothly, Ameri-Tech Community Management teams together with the Board of Directors to solve and take care of association issues and review, prepare and recommend to the Board of Directors an operating budget which adequately covers the needs of the Community.

In addition, partnership with the property manager and the board to provide compliance with the Deed Restrictions and Rules and Regulation so the community is maintaining high standards. This process is very important to keep property values high, have an attractive, inviting community.

When a homeowner receives a Notice to correct a non compliance issue it is for the betterment of the community.

The areas of concern are:

1. Clean Driveways and Sidewalks
2. Trim and edge lawn and flowerbeds
3. Remove weeds
4. Trim palms fronds, trees and bushes
5. Street parking, grass parking and commercial vehicles
6. Clean house, walls and brick reveals of mold/mildew
7. Paint house, walls as needed. Guidelines for approved colors and listed on your website.

bayportwesthoa.org

Board of Directors wants to thank you for your continued efforts in maintaining your property.

Your contact person for any issues is:

David Drake, LCAM
 Community Association Manager
 727-726-8000 Ext. 311
 5434 Grand Blvd.
 New Port Richey, FL 34652
daviddrake@ameritechmail.com



THE FOLLOWING IS A RECAP OF THE FLORIDA HIGHWAY PATROL IN THEIR EFFORTS TO HELP CONTROL OUR COMMUNITY TRAFFIC PROBLEMS FOR THE MONTHS OF APRIL, MAY, JUNE, & JULY 2021

(WARNING ONLY)	14
SPEEDING (CITATION ISSUED)	10
STOP SIGN (WARNING ONLY)	18
STOP SIGNS (CITATION ISSUED)	5
PROOF OF INSURANCE	1
FAULTY EQUIPMENT	5
OTHER	23
TOTAL FOR 3 MONTHS	76 VIOLATIONS

PLEASE NOTE : THE INCREASE IN SPEEDING AND STOP SIGN VIOLATIONS HAS INCREASE SUBSTANTIALLY

A FRIENDLY NOTE FROM A HOME OWNER

Roger, I live on Silvermill Drive by the large pond, recently people have been throwing their empty water and soda bottles/cans in the pond or on the bank around the pond. I believe this littering is being done by people who are fishing in the pond. I'm not certain if these people live here or not, but could you put something in the next newsletter about this problem. I wouldn't think that our residents would be doing this, but they could be residents or people visiting. Some of the bottles have sunk to the bottom of the pond, I picked up a couple of them on the bank today.

CANINE COURTESY – PART II

“JUST PICK IT UP!”

Submitted by Bayport West HOA Board of Directors

In one 20-minute walk this past weekend, six piles of dog waste were noted throughout the neighborhood...**SIX PILES**. There are likely many more.



These are on sidewalks and front yards...**YOUR front yard**. This is where you walk, your children play, you (or your landscaper) mow and weed, and where other pets walk. You are bringing this into your home, on your furniture, and in your car. ***This is not acceptable.***

Dog waste is not fertilizer. It can take up to one year for it to break down. And in the meantime, the longer it remains, it brings flies and contaminates the soil with bacteria, e-coli, salmonella, and a host of worms. Anyone or anything coming into contact with this waste is at risk for infection, and you, your children, and other pets are in danger of being exposed to these diseases.

Dog waste is not carried into water that is filtered through a treatment facility. It washes directly into our lakes and streams and the bay. This causes algae blooms, release of ammonia and low oxygen levels which harms fish and other aquatic life. This also means that if you are enjoying an outing in these waterways, you are boating, skiing, and swimming in fecal matter.

Finally, it is against the law not to remove your dog waste. If you witness an offender, please report them to either the HOA President, Roger V., or our Ameri-Tech Management Company Account Manager, David Drake (Daviddrake@ameritechmail.com). They will be sent a violation letter. The offender can also be fined according to Hillsborough County Code Ordinance Section 6-32 which addresses animal waste removal. Fines are \$50 for the first violation, \$100 for the second, and a mandatory court appearance for the third offense.

There is an easier solution:

Your Dog + Your Dog Poop = Just Pick It Up!

Please be courteous of others.



BAYPORT WEST STATISTICS

IN THE LAST 5 MONTHS: APRIL – AUGUST 2021

THERE WAS 5 PROPERTY SOLD, AND 0 PROPERTIES IN A PENDING STATUS

THE AVERAGE PRICE FOR A 2 BEDROOM HOUSE (AROUND 1557 SF) IS \$275,000 OR \$176.62 A SF.

THE AVERAGE PRICE FOR A 3 BEDROOM HOUSE (AROUND 1640 SF) IS \$306,670 OR \$186.99 A SF.

THE VALUES ARE ESTABLISHED BASED ON UPGRADES AND CONDITION OF PROPERTY ALONG WITH NEGOTIATIONS OF SELLING PRICE.

HILLSBOROUGH COUNTY STATISTICS

AS OF JUNE 2021:

FOR SINGLE FAMILY HOMES:

MEDIAN SALE PRICE WAS \$325,000

MEDIAN % OF ORIGINAL LIST PRICE, PRICE RECEIVED: 100%.

MEDIAN TIME TO CONTRACT: 6 DAYS

(THIS INFORMATION WAS SECURED FROM TAMPAREATORS.ORG-

TRASH CANS

Do you have a county provided trash and / or a recycling cart that is damaged?
Do you need a new trash or recycling cart or you want to exchange your carts for larger or smaller carts?

If you need an extra cart?

There are two ways to accomplish any one of the above requests:

Electronically send an e-mail to: solidwastecru@hillsboroughcounty.org

Call Republic Waste Services @ 813-265-0292

this company will repair and /or replace your cart within three days or on your next garbage collection day



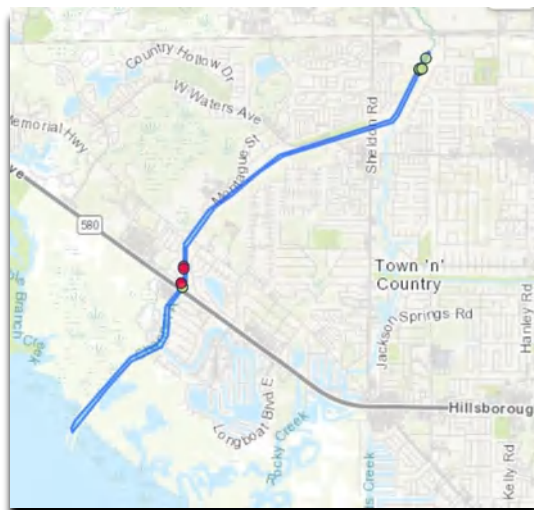
A History of Channel "A"

Claire Matthews
Vice President - Bayport West HOA

Channel "A" which runs along the back side of our subdivision was designed and constructed in the 1960's as a bypass canal for Rocky Creek which used to flood the Town n' Country area during heavy rains.

The Salinity Barrier (the red dots in the photo) was built in the late 1970's with the intent of preventing saltwater encroachment inland through the existing channel and into the underlying aquifer. This barrier was put into use in 1978, and the gates were closed to keep the bay's salt water from mixing with the fresh water from the channel.

In 2015, South West Florida Water Management District (SWFWMD) opened the gates permanently. An ecological study concluded that the natural ebb and flow of the tidal waters had a positive impact on the birds, fish, and marine life. SWFWMD determined that the tidal flows created a healthy and thriving tidal tributary system.

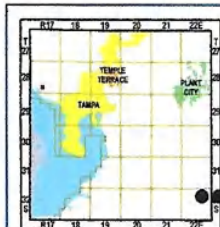


In August, SWFWMD notified the homeowners along Channel A that due to budgetary reasons the "gates" of the salinity barrier will be dismantled and permanently removed. It was noted that the maintenance of the gates was costly and since the gates have been permanently opened, removing the gates would result in cost savings and the tidal systems can continue to flourish. The barriers will not be removed.



REMARKS FROM THE PRESIDENT

This was a total setback upon receiving notice from the county indicating their error in the maintenance of this area and their intentions to stop the maintenance. This area was established many years back as a drainage easement for our community which services all 235 homes located in BayPort West.

Our community leadership is researching options to correct this oversight by the county and to keep this area clean of debris and grass cutting. It is a county ordinance and property maintenance code that it is unlawful for grass and underbrush shall not exceed 10" inches within two hundred feet of any building or structure. The Board of Directors will advise the Association of corrective actions as needed to bring resolve.



LEGEND

-  Bayport Parcels
 Channel A



Hillsborough
County Florida

601 E Kennedy Blvd, Tampa, FL 33602
(813) 272-5900
printroom@hillsboroughcounty.org

NOTES: Every reasonable effort has been made to ensure the accuracy of this map. MapSource County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT GUARANTEE OF ANY KIND, either expressed or implied, including, but not limited to the implied warranties of correctness and fitness for a particular purpose.

DISCLAIMER: This map has been prepared for the inventory of real property found within Hishorrough County and is compiled from recorded deeds, plats, and other public records. It is based on BEST AVAILABLE data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

FERAL CAT COMMITTEE

AUGUST IS KITTEN BREEDING SEASON!

Submitted by: Claire Matthews
Vice-President Bayport West HOA

August is kitten month! This means that it's kitten breeding time for all the unspayed female cats in our community. This season continues until the end of the month. And while this may sound "cute" . . . it's certainly not fun for these cats.

In August, the Feral Cat Committee worked with a homeowner who needed assistance TNVR-ing several cats on their property. The committee set up 4 traps, and we were successful in catching 1 cat, 2 kittens and 1 possum! I would like to commend the homeowner for working with us to get these cats TNVR'd. And now they will have a much healthier and better quality of life.



The results of the trapping yielded one male kitten, one female kitten and one female mommy cat that was already in heat, even though she had given birth to her litter of kittens in May.



Please remember, cats can become pregnant as early as 5 months of age. A female cat can get pregnant every 14 weeks. A pair of breeding cats, with two or more litters per year, can exponentially produce **420,000 offspring over a seven-year period**.

The Feral Cat Committee is here to help! If you have a stray cat on your property that needs to be spayed or neutered, please contact us so that we can work with you. It is important that we remain diligent with our efforts for the health and safety of our community and for the animals.

Thank you.

Claire Matthews
Bayport West HOA VP
Feral Cat Committee Chair
813-466-8290

DISCLAIMER

Bayport West Homeowners Association does not endorse, subscribe or approve an advertisement published in this bulletin. The Advertisers have worked very closely with homeowners and the Association to maintain compliance with our Declarations



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Tampa, FL 33647

Jperez@CapitalChoice.com
WWW.MyFinancialCoaching.com

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Office (813) 265 - 9699
Fax (813) 600 - 3802



Accountants - Tax Consultants

ARMANDO F. MIZIO

1910 Drew St.
Clearwater, FL 33765
Email: A_Mizio@yahoo.com

(727) 736-4321
Mobile (727) 641-3214
FAX (727) 797-1016



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Tampa, Florida 33634

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Owner

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Palm & Tree Trimming
Trash Removal - Mulch

Jose M. Perez
813.391.3749

English
813 507 5221

THE PAST SEVERAL MONTHS THERE HAVE BEEN SEVERAL ROOF REPLACEMENTS AND GARAGE DOOR CHANGES. BE ADVISED WE ARE A DEED RESTRICTED COMMUNITY AND A "REQUEST FOR HOME IMPROVEMENT" IS REQUIRED PRIOR TO INSTALLATION OR CHANGES IN THE EXTERIOR OF YOUR PROPERTY.

BAYPORT WEST HOMEOWNERS ASSOCIATION, INC.
ROGER VERSZYLA – PRESIDENT
PHONE 813-390-7160
E-MAIL: RVERSZYLA@AOL.COM

REQUEST FOR HOME IMPROVEMENT

In an effort to protect each individual's rights and home values, any homeowner or group of homeowners considering improvement to their property must submit a *Request for Home Improvement* form to the Architectural Control Committee if such work affects the structure or appearance of a building and/or is visible from the street. This approval must be obtained **PRIOR** to initiating the work. Any and all subsequent changes to this project must also be approved or this document becomes null and void and the homeowner may be required to return the property to its original condition. Please complete this form in detail and forward to the above address.

Owner's Name: _____ Home Ph# (____) _____

Address: _____ E-MAIL _____

Briefly describe proposed improvements: _____

Draw a simple sketch, including measurements, on a copy of your plat plan (boundary survey).

Who will do the actual work? _____

Location of improvement: (Check applicable areas)

____ Front ____ Roof ____ Rear ____ Garage
 ____ Patio ____ Side ____ Other

Work accomplished must conform to appropriate building codes and maintain the architectural integrity of Bayport West.

I understand the Architectural Control Committee has thirty (30) days from the receipt of this request to make a decision. I agree not to begin this project until I have been notified of its decision.

SIGNATURE OF OWNER _____

PRINTED NAME OF OWNER _____

DATE _____

ACTION OF THE COMMITTEE/BOARD OF DIRECTORS

____ Approved
 ____ Disapproved for the following reasons: _____

DATE _____

PRESIDENT/CHAIRPERSON ACC _____



**BAYPORT WEST HOMEOWNERS ASSOCIATION INC.
AMERI-TECH COMMUNITY MANAGEMENT, INC.
24701 US HIGHWAY 19 NORTH, SUITE 102
CLEARWATER, FLORIDA 33763**