



Bayport West HOA

Newsletter

Fall 2024

President's Message

Dear Bayport West Homeowners,

This is our final community update before the annual election in November and a new Board is installed for 2024-2025.

I am proud of the work our community has done this past year, and I would like to share this year's accomplishments with you. By focusing on these critical areas, we have maintained a safe, attractive, and well-managed community. Thank you to everyone who assisted in this past year's efforts.

1. Landscaping upgrade along Hillsborough Avenue
2. Repair and painting of outer wall along Hillsborough Avenue
3. Vinyl gates installed at easement access points
4. Relationship with property management company re-established
5. Weekly inspection schedule re-instated
6. Collection process and reminder letters re-instated
7. Community patrol officer re-instated
8. Alliance collections for past due monies re-instated, and we reduced outstanding collections from 33 homeowners down to 4.
9. 48 hour turnaround on requests for home improvement
10. Compliance with garage door colors
11. The Feral Cat Committee TNVR'd five feral cats in our community and one adoption
12. Updates to our Bylaws related to our annual election process

Again, thank you to all those who helped us achieve these goals.

Claire Matthews
Bayport West HOA President
cmatthews191@gmail.com

**BAYPORT WEST
Board of Directors**

PRESIDENT – CLAIRE MATTHEWS
cmatthews191@gmail.com

VICE PRESIDENT – MICHELLE ZIEZIULA
mzieziula29@gmail.com

SECRETARY – MELISSA LOVEJOY
loungerabbit@gmail.com

TREASURER – JASON BRADFORD
sjasonbradford@gmail.com

DIRECTOR – CARL ESSELMAYER
che1953.ce@gmail.com

AMERI-TECH MANAGER – Magda Hatka
mhatka@ameritechmail.com

The “Request for Home Improvement” Form,
Governing Documents and Meeting Minutes
can be found on our website:

BAYPORTWESTHOA.ORG

COMMITTEES

Feral Cat Committee: Claire Matthews

Newsletter Committee: Melissa Lovejoy
Michelle Zieziula and Claire Matthews

Social Events Committee: Carl Esselmeyer

Violations Committee: Chair - Roger Verszyla
Patrick Murphy and Claire Matthews

Welcome Committee: Melissa Lovejoy

**COMMUNITY CONTACT
INFORMATION**

EMERGENCY	911
POLICE (NON-EMERGENCY)	(813) 247-8000
POLICE DISTRICT 3	(813) 247-0330
COUNTY CODE ENFORCEMENT	(813) 274-6600
CRIME STOPPERS	(800) 873-8477
FIRE STATION 39	(813) 264-8567
TECO ENERGY	(813) 223-0800
WASTE MANAGEMENT	(813) 272-5680
WATER DEPARTMENT	(813) 274-8811

Welcome to
BAYPORT *West*
New Homeowners

JOSE ERVIS & COELLO MARTINE - 7012 WESTMINSITER STREET

JACQUELINE & JAMES ANDERSON - 6927 SILVERMILL DRIVE

ERIN K. BRAUN & ARTHUR F. LATERZA - 7017 SILVERMILL DRIVE

Hurricane Milton – Neighborhood Notice

As our community continues with clean up and restoration efforts after Hurricane Milton, please note that the Violations Committee will be suspending violation notices for 2 weeks to allow for repairs and maintenance of your homes.

Please keep in mind that as a Deed Restricted community, compliance with our declarations is mandatory.

Some guidelines include:

- Garage Door Replacement - A Request for Home Improvement form must be submitted to the Board for approval prior to installation. Garage doors must be painted Bayport West Medium after installation is completed.
- Roof replacements and/or repairs must comply with approved shingle colors (Weathered Wood and Weathered Gray). A Request for Home Improvement form must be submitted to the Board for approval prior to installation of a new roof. 48 hour turnaround time is requested.
- For any other structural damage, all repairs must comply with Bayport West color restrictions.

The Request for Home Improvement Form can be found at the back of this newsletter or on our website at:

<https://bayportwesthoa.org/applications>.

If you have any questions, please reach out to Bayport West HOA President, Claire Matthews
Cmatthews191@gmail.com
813-466-8290

AND / OR

Violations Committee Chair, Roger Verszyla
rverszyla@aol.com
813-390-7160

Approved BPW Paint Colors and Suppliers

Bayport West Light – Stucco Walls and Chimneys
Bayport West Medium – Wood Siding, Garage Doors and Gate Backing
Bayport West Dark – Wood Trim

Paint colors are available for wood siding, stucco walls and chimneys, trim, attachments to gates, metal gates, and red brick reveal on privacy walls.

Colors are cataloged as:

- **Bayport West "Light" (stucco walls and chimneys)**
- **Bayport West "Medium" (wood siding, garage door and attachments to gates)**
- **Bayport West "Dark" (brown house trim, brown house siding, optional chimney trim and chimney color).**
- **The color for the entrance gate is Rust-Oleum Rusty Metal Primer.**

Any wooden screens or any other attachment to the entrance gate must be placed behind the grill of the gate and painted Bayport West "Medium." The color for the garage door is Bayport West "Medium."

The color for stucco walls of the house is Bayport West "Light."

The color of chimneys is Bayport West "Light" or alternatively, Bayport West "Dark."

The color of chimney top trim and/or caps may be either Bayport West "Light" or Bayport West "Dark" if chimney is painted Bayport West "Dark."

Paint Suppliers

We have three vendors who have agreed to provide our paint colors.

**** ACE Hardware is no longer our paint supplier ****

The Home Depot - 6730 Memorial Highway, Tampa

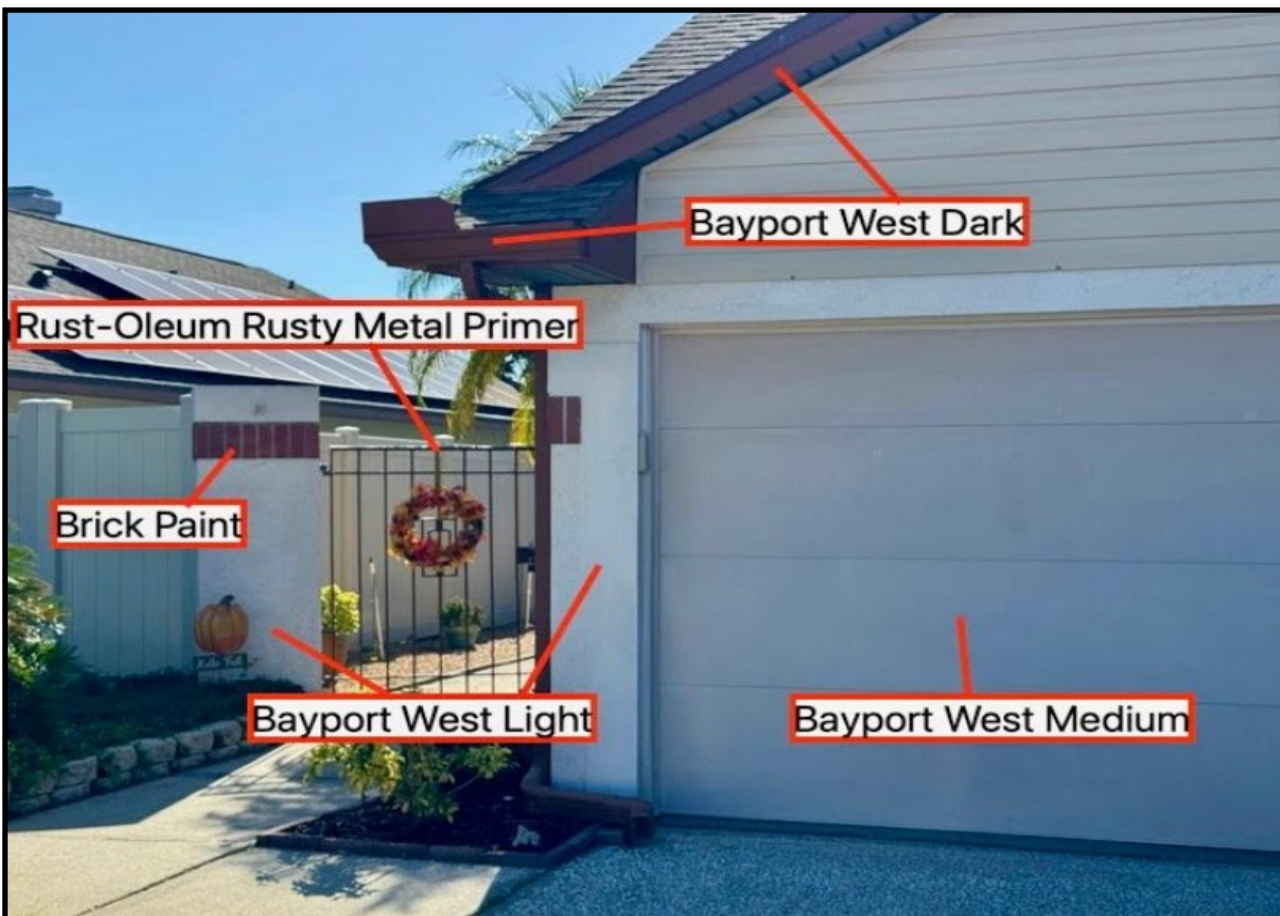
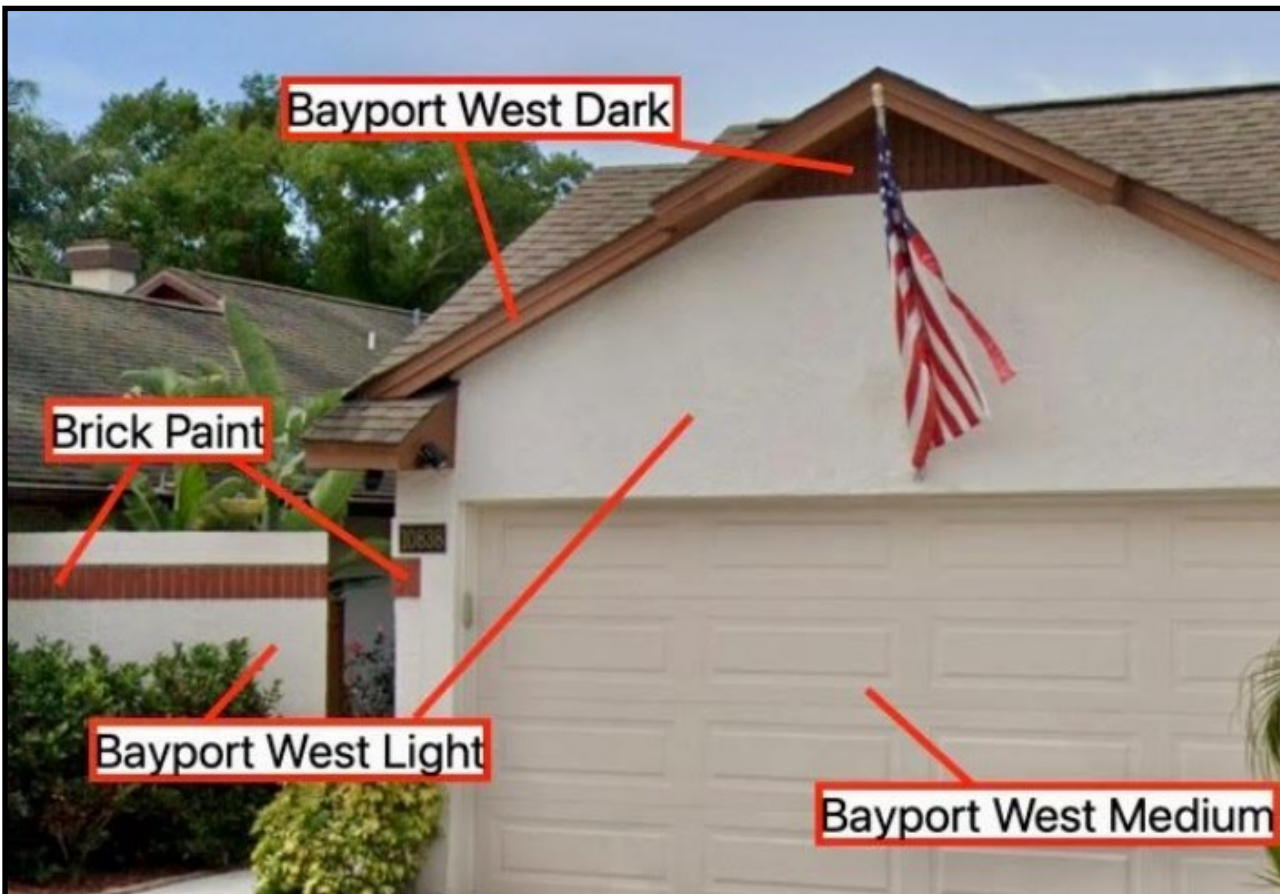
Color Code: "Roger Verszyla" If asked for a phone number use: 813-390-7160.

Lowe's – 13848 W. Hillsborough Avenue, Tampa

Paint Manager is Tyler. Mention that you need the colors for Bayport West.

Sherwin-Williams – 3927 Tampa Road, Oldsmar

Manager is Antonio Flores. Mention that you need the colors for Bayport West.



HOME SALES STATISTICS

Bayport West Statistics

October 2024

The following values are established based on upgrades and condition of property along with negotiations including selling price.

- Properties Sold: 2 Properties in Active Status: 1
- Average Price 2 Bedroom Home (Approx. 1,432 SF): \$415,000 / \$289.00 per SF
- Average Price 3 Bedroom Home (Approx. 1,734 SF): \$460,000 / \$265..00 per SF

Hillsborough County Statistics

June 2024

- Median Sale Price: \$435,000
- Median Percentage of Original List Price / Price Received: 97.5% Median
- Median Time to Contract: 23 days

Information obtained from tampabayrealtors.org

Parking Concerns

There have been several reports of concerns related to double parking especially by vendors and service providers which blocks the flow of traffic. This causes several problems including the inability of emergency vehicles and other large vehicles such as trash and recycling trucks to pass through the streets.

Our roads are County owned; therefore, our HOA parking regulations do not extend onto these roads.

Please be mindful and courteous when parking on the street and ask guests and service vendors that are parking on the street to be aware of this as well.

If you see vehicles double parked and blocking the street, please report them to the Sheriff's office at 813-247-8200.

Recap of Notices

Regulations & Violations

Comparison of violations from Spring to Fall

Description	March 2024	Sept 2024
Pressure Wash Driveway/Sidewalk	16	7
Mow/Trim/Edge Lawn & Waters Edge	7	18
Trim Trees	5	5
Paint Gate / Gate Backing	3	1
Clean and Paint Gable	2	0
Trash & Recycle Bins	1	6
Paint / Clean Brick Reveal	1	0
Weed Rock Beds	1	4
Other	4	3
Total	40	44

Violations Committee Notice

The purpose of the Violations Committee is to protect the property values, and increase the desirability and attractiveness of our subdivision. The committee is structured with a chairperson, resident volunteers, and a representative of the management company. I am happy to report that, under the new Board of Directors, noteworthy progress has been made with respect to enforcement, open communications, and less attorney interaction.

The Board established a sequence of letters to be sent to violators. Upon a final request for compliance, the Board of Directors has the option to proceed with legal interaction or implement the Self-Help Program. The self-help program allows the Association to hire a licensed contractor to bring the violation into compliance. The cost of this process then is passed onto the homeowners to reimburse Bayport West for this service. We believe that utilizing self-help is more favorable to the homeowner and less costly than attorney fees.

Over the past 9 months, I have heard many compliments about the appearance of our community, the improved communications with the Board of Directors and the Management Company and the ability to bring resolution to the violations.

If any Bayport West homeowner is interested in being on this Violations Committee, please do not hesitate to call me. I am proud to be a Bayport West Homeowner.

Roger Verszyla, Bayport West Violations Committee Chair

813-390-7160

BAYPORT WEST BULLETIN



Board Meeting Updates

The Budget meeting will take place on October 21st at 7:00 pm. Homeowners were mailed a copy of the proposed budget in September. Homeowners may vote by proxy using the enclosed form for the rollover of excess funds for the 2025 budget year.

The annual meeting will take place on November 18th at 7:00 pm. The first notice of the annual meeting was mailed in September (along with the budget). If you are interested in joining the Board of Directors, there is one open position for a one-year term. Please submit your intent to run form, (located in the mailing) and resume to Ameri-Tech per the instructions in the meeting notice.

The second notice of the annual meeting will be mailed out soon, and that will contain the election ballot with the candidates' names. Please make sure you print your name and address on the outer envelope and SIGN the envelope as well. There are 3 options to cast your ballot: 1) Bring it in person to the annual meeting 2) Give it to a neighbor who is attending the meeting 3) Mail it to Ameri-Tech.



Boo!

Join us for the "BOO-Port West" Trick or Treat Event

Organized by Ashley Grant

It's almost time to celebrate Halloween at Bayport West! This year we would like to create a safe place for Trick or Treating within our special community. Regardless of your age, we encourage costumes and well-mannered frivolity all around. Here are the scary details:

"BOO-Port West" Trick or Treat Event
Saturday, October 26th 4 pm-6 pm

If you would like to participate, please contact Ashley Grant via text message at 631-805-1699 by October 20th. Or be prepared to offer treats (or tricks) outside your home with an obvious Trick or Treat station.

We ask that neighbors without obvious Trick or Treat stations be left to their haunts. Please do not ring bells and knock on doors.

We look forward to creating an annual BOO-Port West Trick or Treat Events for kids (and adults!) of all ages!



BAYPORT WEST HOMEOWNERS ASSOCIATION, INC.

Request for Home Improvement Form

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 and email to: cmatthews191@gmail.com

Owner's Name: _____ Phone Number: _____

Address: _____ Email: _____

Briefly describe proposed improvements: _____

Roof replacement - choose shingle color: Weathered Wood Weathered Gray (*Permit required.*)

Garage Door - choose type: 16 Panel Flat Panel (*Must be painted Bayport West Medium after installation. Permit required.*)

Who will do the actual work? _____

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

Location of improvement:

Front Roof Rear Garage Patio Side

Other - Description: _____

The work 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 the decision.

Signature of Owner _____

Printed Name of Owner _____ Date _____

ACTION OF THE COMMITTEE / BOARD OF DIRECTORS

Approved

Not Approved The request was denied for the following reasons: _____

Signature – ACC Chairperson

Date

This form can be found on our website: <https://bayportwesthoa.org/applications.php>

Email completed form to: cmatthews191@gmail.com



Bayport West Homeowners Association, Inc.
Ameri-Tech Community Management, Inc.
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763