



Bayport West HOA

Newsletter

Spring 2025

President's Message

Dear Bayport West Homeowners,

Spring is in full swing! The HOA has some news to share regarding the Board Officers and a recap of the last quarter's HOA initiatives.

Carl Esselmeyer who served as Director At Large for almost three years, made the difficult decision to step down from his position on the Board. We would like to thank Carl for his service over the past several years.

Sharon Peterson has agreed to fill in as Director until the annual elections in November. The Board voted to install Sharon as Director At Large at the April Meeting. Thank you to Sharon for volunteering (again) to serve on the Board.

Check out the Bayport West Bulletin for a summary of the Mailbox Flag reconditioning project and the Spring Garage Sale.

We are sharing the listing of service vendors again. Vendors who are residents of Bayport West are noted on the list with an *asterisk*. If you have any recommendations for this list, please contact Roger V. at 813-390-7160.

Once again, thank you for allowing me to serve as your HOA President.

Claire Matthews
Bayport West HOA President

Roof Replacements - Request for Home Improvement Form

PLEASE NOTE: For any roof replacements, homeowner's MUST submit a **Request for Home Improvement form** to the Board for approval. Additionally, a permit must be obtained and also submitted for our records. The request for Home Improvement form is located at the end of this newsletter as well as on our website <https://bayportwesthoa.org/applications.php>. The Board asks for 3 business days to review and approve the request.

You must choose one of the two approved shingle colors or manufacturer's comparable shingle color: Weathered Wood or Weathered Gray. Please indicate the roofing contractor, sign and date the form. Email the completed form and a copy of your permit to our Ameri-Tech Account Manager Magda Hatka - mhatka@ameritechmail.com. Thank you.

**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 – ROGER VERSZYL
rverszyla@aol.com

DIRECTOR – SHARON PETERSON
minimammy74@gmail.com

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

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

BAYPORTWESTHOA.ORG

COMMITTEES

Feral Cat Committee: David and Claire Matthews

Newsletter Committee: Melissa Lovejoy
Michelle Zieziula and Claire Matthews

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

**10839 VENICE CIRCLE - MIRIANELA MONTIEL, PATRICK WILLIAM
BARABARA MONTIEL & RAFAEL MONTIEL**

**7007 WESTMINSTER DRIVE - JOHN TORRES, J. GONZALEZ &
JIMENEZ PATINO ANADILIAN**

Recap of Notices

Regulations & Violations

Description	January	February	March
Pressure Wash Driveway/Sidewalk	4	1	-
Mow/Trim/Edge Lawn & Waters Edge	6	-	1
Trim Trees	9	3	10
Garage Door Noncompliance	1	1	-
Clean and Paint Gable	-	-	3
Trash & Recycle Bins	3	7	3
Paint / Clean Brick Reveal / Pressure Wash Wall	2	-	2
Trim Shrubs	-	-	1
Repair Fence	2	-	-
Weed Rock Beds	-	4	2
Other	6	7	5
Total	33	23	27



TRAFFIC VIOLATIONS JANUARY - MARCH 2025

Please remember that the State Trooper's presence is to keep our community safe. Although the violations and tickets have been reduced, we continue to have vehicles speeding and running stop signs. Homeowner's have a right to feel safe and such behavior is reckless and unacceptable. Please just SLOW DOWN and STOP at STOP SIGNS.

Violation	Total
Speeding Tickets	8
Stop Sign Tickets	11
Proof of Insurance	5
Vehicle Registration	3
Failure to Show D.L.	2
No Seatbelt / Other	7
Total	36

BAYPORT WEST VENDOR LIST

*Bayport West Homeowner Indicated with an Asterisk **

Name	Contact Name	Phone Number
Air Conditioning		
FONTANA BROTHERS		813-252-1226
GULF AIR SYSTEMS		813-689-2082
TEMPATROL, LLC		813-404-0806
CALDECO MECHANICAL SERVICES	ALEX MYERS	813-254-2211
Appliance Repair		
SIDNEY APPLIANCE		813-263-3996
LAZ APPLIANCE REPAIR		813-526-9637
MASTER APPLIANCE	RUBEN HENRIQUEZ	813-212-8318
Auto / Car Repair and Maintenance		
TAMPA BAY TIRE	JIMMIE	813-888-5023
FLORIDA MOBILE TINT	BARRY JOHNSON	813-509-1755
EXPRESS OIL CHANGE AND TIRES		813-518-8111
Carpet Repair		
JONATHAN	JONATHAN	813-735-8871
CARTER'S		813-787-3920
Claims / Inspections		
FIVE STAIR CLAIMS	MATT BIGLER	727-742-9973
DISASTER RECOVERY	ANGIE THATCHER	727-953-5279
Cleaning Services		
IVAN GESOUYSA *	IVAN GESOUYSA *	813-408-0826
C&J CLEANING SERVICE		727-842-3367
HEALTHY HOME TITLE & CARPET	JIM PASTORE	727-599-4252
GROUT RHINE CLEANING SERVICES	GIUESPPE BINASCO	203-273-6803
PEDRO MARTIN CLEANING		305-748-5901
GROUT MASTERS	GREG LYNCH	813-786-1557
Computers		
T&T COMPUTERS	HEIPTANG	813-855-9501
Concrete		
PRECISION SIDEWALK SAFETY	PHIL ANDERSON	877-799-6783
J&JH STUCCO, INC.	Juan Hernandez	813-482-5262
Contractors		
ANDERSON ALUMINUM	JEFF MAINGER	813-961-1764
MODERN BATH & TILE	JORGE L.ORTA	786-286-9503
MORGAN EXTERIORS	BRUCE LEE	813-931-4663
Construction		
CONSTRUCTION SERVICES UNLIMITED *	ROGER VERSZYLA *	813-390-7160
JRPC PAVER & CONSTRUCTION	ROBERT ROMAN	863-266-2203
JUST RIGHT CONSTRUCTION, INC.	KOSEJULBE	813-917-4805
Electrical		
ELECTRICAL SAFETY PROS		813-285-3921
RED ROYAL ELECTRIC	JEFF FREDERICK	727-205-5550
D'CRUSE ELECTRIC SERVICE LLC	YENIER CRUZ	813-483-9176
SCRUGGS ELECTRIC	DENNIS SCRUGGS	813-238-2444

Engineers		
ADVANCE ENGINEERING INC.	BRIAN A. ACKEN P.C.	813-267-8980
JVB ARCHITECT, LLC	KARINA GUTIERREZ	813-569-8729
Estate Sales		
LEGACY ESTATE SOLUTIONS	BILL RYAN	352-206-0406
Fencing		
FLORIDA STATE FENCE	DAVID COSTILOW	813-934-9779
BRAVO FENCE/ROYCE BRAVO	DYLAN BELL	813-885-2777
JENNEX FENCE REPAIR		813-340-9058
Fireplace		
KUGEL & SONS		813-304-2784
A CHIMMEY SWEEP & MORE, LLC	MARTIN REED	813-661-0034
Flooring		
MICHAEL P	MICHAEL	704-421-2926
PRIME TIME SERVICES	KENNY McCOY	813-476-2720
DIALO FLOORING	JAIRO MONTOYA	786-556-6964
Foundation Repairs		
L.R.E. GROUND SERVICES	MATT KUPIC	352-796-0229
Garage Doors		
R&T GARAGE DOORS *	TODD HOLSTEAD	813-357-4959
OVERHEAD GARAGE DOOR		813-885-3667
Gates		
FLORIDA GATE REPAIR	CALEB LLIG	727-294-6898
NSJ FENCE & WELDING		813-409-5258
Gutters		
A-1 SEAMLESS GUTTERS		813-317-0782
TAMPA BAY GUTTERS INC.	JOSA MOTA	813-424-8991
Handyman		
JOSE OLIVO *	JOSE OLIVO *	813-863-4473
RESCREENING	ROGER KAUCHER	813-520-9409
ARTIE ROSEBURY	ARTIE ROSEBURY	813-532-0466
BAY CREST HANDYMAN, LLKC	ROBERT FREDLEY	813-445-9308
VINNY'S HANDMAN SERVICES	VINCENT ALLEN	813-486-8932
HOUSE FIXERS, LLC	PETER ASSETTA	813-962-5556
SPENCER'S HANDYMAN SERVICES	RONALD C SPENCER JR.	813-516-2940
Hardware & Paint Stores		
HOME DEPOT		813-697-4094
LOWE'S		813-343-9038
SHERWIN-WILLIAMS	RYAN COY	813-526-1412
ACE HARDWARE		813-814-7625
Insulation		
31-W INSULATION	PAUL GUERRERO	813-621-8353
Insurance		
JAFFEE TILCHIN	RODGER ELGAR	813-961-8926
STATE FARM	MARK FORGAS	813-792-8449
FREDERICK INSURANCE	JIM FREDERICK	813-949-3398
Irrigation		
AMERICAN IRRIGATION SERVICES	TINA	813-478-2438
SUNRISE SYSTEMS	HAPPY PADDOCK	813-882-4496

BAYPORT WEST VENDOR LIST (contd.)

*Bayport West Homeowner Indicated with an Asterisk **

Junk Removal		
BLUE WHALE JUNK REMOVAL	JAMES OTIS	813-492-4601
J. W. MOVING & HAULING	JOHNATHAN WILSON	813-760-2436
Landscaping / Nursery		
J&J LANDSCAPING	JOSE M. PEREZ	813-507-5836
ALLISON LAWN & LANDSCAPING	JEFF ALLISON	813-294-2187
GREEN THUMB NURSERY	STEVE REY	813-884-3797
MARCOS PEREZ LANDSCAPING		727-215-8690
RIGO'S LAWN CARE	RIGO MONRROY	813-816-9354
B & B LANDSCAPING SERVICES, LLC	BORIS ARRIAZA	813-765-7472
FELIX & SONS SOD INC.	ERIC HERNANDZ	813-818-8600
CIRTUS PARK LAWN CARE	DENNIS PERRY	813-480-8216
DENISE BYRON CORBIN	DENISE BYRON CORBIN	813-706-0835
Locksmith		
AFFORDABLE LOCK & SECURITY	TOMMY REX	813-232-7600
Medical / Dental		
TLC / URGENT CARE	DR. JIM KIM	813-884-2370
TAMPA DENTAL		813-888-9004
ADVANCE PRIMARY CARE	DR. AMANDA WU	727-814-8998
MANGROVE BAY DENTISTRY	DR. TOAN T. TRAN	813-891-9898
Painters		
FLORES PAINT CO		813-900-7165
AMERICAN PAINTING	MATTHEWS COTTINI	727-310-4580
CURB APPEAL PROS. LLC	JAY McGARRITY	727-873-9744
ATTRACT HOME IMPROVEMENT	TONY BUGEJA	813-997-7864
L & L PAINTING	TAFI MORINA	813-842-3740
BLUE SKY	WALBERTO	813-748-2636
Pest Control / Wildlife Removal		
SAFER HOME SERVICES	PHIL LYLER	727-800-2992
ALWAYS GREEN PEST MANAGEMENT		813-818-7022
ASSURED PEST CONTROL	RICK DONOHO	813-265-2208
FAMILY PEST SERVICES INC.	ROBERT PEREZ	813-949-8247
REAL DEAL PAINTING LLC	NELSON SERRANO	727-678-4035
NATURAL ZONE	RON DORZAN	866-930-7378
CRITTER CONTROL	VINCE BERTUCCI	407-295-7194
AFFORDABLE WILD LIFE REMOVAL	ROY CRABTREE	376-216-3208
Pet Sitting		
ANGELICA PET SITTING	ANGELICA	813-455-2765
Plumber		
SCHLEMAN PLUMBING		813-971-7619
ALVAREZ PLUMBING CO.	JODY OBERIE	813-655-7520
CLOG KINGS	JAMES	727-403-2721

Pool Service		
STEVE BUSCEMA	STEVE BUSCEMA	727-510-7070
SUNSATON POOLS & SPAS		
BAY AREA POOL SERVICE	CARLOS	813-889-9091
POOL REPAIR, INC.	J.R.SIMMONS	727-781-8952
PENNYRICH POOLS *	RICH	727-422-6559
Pressure Washing		
JEFF RINBERGER PRESSURE WASHING		813-598-4648
ETHAN *	ETHAN	720-224-8146
FIRST RESPONSE	MICHAEL CURLEY	813-600-8043
Printing Services		
4TH STREET PRINT SHACK *	MICHELLE GRANT *	727-576-8090
NEXT DAY SIGNS	JERMEY UNLAND	813-249-6398
Roofing		
ALL-BAY ROOFING INC.	KLAUS LEMKE	813-376-5036
ALL STAR ROOFING	MARK EVANS	813-672-4743
KINGDOM CONSTRUCTION & DESIGN	ERIC	385-505-9885.
WATERTIGHT ROOFING SERVICES LLC	ERIC BOLAND	813-971-5404
SHAMROCK ROOFING CO	ANTHONY	636-248-4276
WESTLANK ROYAL ROOFING SOLUTIONS	LISA McCANNNAUGHEY	407-988-6664
AV CONSTRUCTION	TONY VALDES	813-598-9336
Sliding Doors		
EASY ROLLERS	RYAN	727-558-7025
SLIDING DOOR ROLLER REPLACEMENT		813-802-6111
Tax Services / Accountant		
BOB GILBERT *	BOB GILBERT *	850-227-5325
ROGER VERSZYLA *	ROGER VERSZYLA *	813-390-7160
MIZIO & ASSOCIATES		727-641-3214
Tile		
CARPET STORE	EDWIN MORALES	813-431-6254
US FLOOR COVERING	MANNY	813-445-9917
WORLD OF FLOORS	JOHN McALINDEN	813-963-6300
Towing		
BANFIELD WRECKER		813-879-3331
Tree Trimming / Stump Grinding		
LIMBS ON US	CAMERON	813-789-6559
FISCHER TREE SERVICE	STEVE	813-516-5895
TREE SERVICE	MANNY	813-455-5542
PFL TOTAL TREE CARE LLC		727-916-3164
UP A TREE	GREG LERNER	813-526-4752
PRIMIER TREE SERVICE	GREG MACKENZIE	813-758-0786
AFFORDABLE TREE SERVICE	WILLIAM	813-951-3438
STUMP GRINDING	SHANNON	813-695-5275
REDD'S STUMP GRINDING	WARREN REDD	813-478-1286
DAVEY TREE	RICK CLOSE	267-235-2510
Veterinarian		
NORTH BAY ANIMAL HOSPITAL		813-885-4477
SUNSHINE ANIMAL HOSPITAL		813-885-7071
HARMONY VET CARE		813-871-0850

BAYPORT WEST BULLETIN



SIDEWALK REPAIR UPDATE

As you know some of our sidewalks are in need of repair. Since the sidewalks are owned by Hillsborough County, they are responsible for the repairs. We are currently working with the County to be placed on the current list for repairs. The County has already inspected the sidewalks and many areas have been marked with white or yellow reflective tape to indicate the section to be repaired.

Frontage Wall Landscaping

Certain sections of the hedges along Hillsborough Avenue continue to have sparse areas. In an attempt to fill in those areas, we are working with Green Thumb nursery to plant Red Fountain Grass. This plant is hardy, drought resistant and thrives in full sunlight.



HOME SALES STATISTICS

Bayport West Statistics

Last Three Months of 2025

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

- Properties - Sold: 2 For Sale: 1 Pending Sale: 1 Temporarily Removed: 1
- Average Price 2 Bedroom Home (Approx. 1,462 SF): \$349,000 / \$235.02 per SF
- Average Price 3 Bedroom Home (Approx. 1,774 SF): \$410,000 / \$231.11 per SF

Hillsborough County Statistics as of October 2024

- Median Sale Price: \$421,620
- Median Percentage of Original List Price / Price Received: 94.6%.
- Median Time to Contract: 37 DAYS

Information obtained from tampabayrealtors.org

Mailbox Flag Reconditioning and Repainting

In February a group of volunteers spent two days on the Bayport West community mailbox flag repainting project.

One team walked the neighborhood (twice) to remove and then replace the reconditioned flags. A second team was in charge of sanding, repairing and repainting the flags. Overall we repainted over 200 flags. The mailboxes look great, and the repainted flags add a clean look and improved curb appeal.

A big thank you to Sharon & Dennis Peterson, Tina Karaginnis, Roger Verszyla and David Matthews for their time, energy and effort in helping out and making a difference in our neighborhood!



The Spring Garage Sale had 23 homes that participated in the event. Additionally the Electronics Recycling event was a huge success! We filled two pallets with all things electronic. Many thanks to David Matthews & Roger Verszyla for monitoring the contents that were dropped off. They managed the pallets from 8 am until 2 pm to ensure that no trash was deposited into the bins and assisted the vendor with loading the pallets onto the flat bed truck.



What Can I Throw Away in My Carts?

At curbside, keep your roll carts at least 3 feet away from the curbside, 3 feet between carts and 3 feet away from mailboxes, vehicles, trees, shrubs, fire hydrants, poles, etc.

~ How to Use the Gray Household Garbage Cart ~

Everything must fit inside the cart in order to be collected

Do Place in Gray Cart

- Food waste
- Windows, mirrors and ceramics
- Clothing, shoes and textiles
- Fake plants
- Soiled paper items
- Cords and wires
- Plastic items that fit in the cart including old grocery bags
- Diapers
- Rope, twine or straps
- Garden or pool hoses
- Yard waste up to 2-cubic yards can be put out for curbside collection
- Small appliances
- Incandescent light bulbs

Cooking Oil Recycling Effort (C.O.R.E.)

Did you know you can recycling your used cooking oil at C.O.R.E. sites?

Put your used oil into plastic containers and place them inside the CORE station which is located in the parking lot.

Locations near Bayport West are below:

Jackson Springs Park & Community Center -
8620 Jackson Springs Rd. in Tampa

Maureen B. Gauzza Public Library -
11211 Countryway Blvd. Tampa, FL 33626



~ How to Use the Blue Recycling Cart ~

***** DO NOT BAG YOUR ITEMS *****

***** DO NOT PUT PLASTIC BAGS IN THE RECYCLING BIN *****

Everything must fit inside the cart in order to be collected
Recyclables should be clean, dry and free of food residue

Do Recycle

- Clean empty aluminum cans such as pet food and pantry items (**no aluminum foil**)
- Clean empty metal food containers (no scrap metal)
- Clean dry paper (any paper that tears easily; no shredded paper)
- Clean, dry flattened cardboard (no pizza boxes!)
- Clean dry paperboard (such as cereal boxes or paper towel rolls)
- Clean empty plastic bottles, jugs and containers (**no plastic bags** or plastic wrap)
- Clean empty milk, juice and broth cartons
- Clean empty glass bottles and jars

Don't Recycle

- Electronics
- Batteries
- Styrofoam
- Plastic bags
- Rubber items
- Household hazardous waste
- Pressurized tanks
- Construction and demolition debris
- Cooking/dining ware, drinking glasses, ceramics cutlery
- Cooking oils and grease
- Medications and prescriptions
- Cords, wires, hoses and tarps
- Any item smaller than your fist (these items often do not make it through the sorting equipment).
- Light bulbs
- Clothes hangers
- Yard waste
- Plastic wrap
- Syringes / needles

Need a New Cart? Or Repair a Damaged Cart?
Fill out the online form on the HCFL.GOV website

<https://hcfl.gov/residents/property-owners-and-renters/trash-and-recycling/report-a-broken-trash-or-recycling-cart>

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: mhatka@ameritechmail.com.

Owner's Name: _____ Phone Number: _____

Address: _____ Email: _____

Briefly describe proposed improvements: _____

Roof Replacement (*Permit required*) Choose shingle color: ☐ Weathered Wood ☐ Weathered Gray ☐ Permit Obtained?

Garage Door (*Permit required. Garage door must be painted Bayport West Medium after installation*).

Choose Garage Door Style: ☐ 16 Panel ☐ Flat Panel ☐ Permit Obtained?

Who will do the actual work (Vendor Name) _____

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: mhatka@ameritechmail.com

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 exception 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:

Monday: Recycling and yard waste

Wednesday and Saturday: Household trash

- 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.

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 AREA, 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 BAYPORT WEST IS THE MISSION OF THIS ASSOCIATION AND ITS DOCUMENTS.



Bayport West Homeowners Association, Inc.

Ameri-Tech Community Management, Inc.

24701 US Highway 19 North, Suite 102

Clearwater, FL 33763