



Bayport West HOA

Newsletter

Winter 2025

President's Message

Dear Bayport West Homeowners,

It's a new year, a new Board and a new start! I would like to welcome our newest member to the Board, Roger Verszyla, who has accepted the position as Treasurer. In this capacity, Roger will review invoices for accuracy, approve invoices for payment as well as present the financial report at our HOA meetings. Roger has also agreed to continue in his role as Violations Committee Chair.

The current Board members have also agreed to maintain their officer positions as follows: Michelle Zieziula, Vice-President; Melissa Lovejoy, Secretary and Carl Esselmeyer, Director at Large. I have also agreed to serve another term as President.

Please make sure to review the December board meeting update as well as the schedule of meetings for 2025 which can be found on page 3.

Also by request, we are featuring a listing of service vendors in the area. Some of these vendors are residents of Bayport West whose names are noted on the list with an asterisk*. If you have any recommendations for this list, please contact Roger at 813-390-7160.

I would like to thank all our volunteers in the neighborhood who assisted our community in 2024. These individuals have donated much their time to ensure our community remains safe and well maintained.

- ⇒ Patrick Murphy - Violations Committee Member - Pat walks the neighborhood and performs weekly inspections along with Magda our Ameri-Tech Manager.
- ⇒ David Matthews - Feral Cat Committee Member - David sets the animal traps, checking them at 5:00 a.m. on Monday mornings, he then transports the cats to the Humane Society for drop off and then picks up after surgery to bring them home that afternoon.
- ⇒ Susan Hayden & Jan Kolaska - Feral and Stray Cat Adoptions - Susan and Jan have been instrumental in assisting with finding homes for several kittens this year.
- ⇒ Sharon Peterson - Holiday Decorations at Entranceway - Sharon helped to decorate the front entrance with holiday lights and a wreath this December.
- ⇒ Sara Bradford - The Dog Whisperer - Sara has assisted in finding lost dog owners and relocation efforts.

Thanks to everyone noted above and anyone else I might have missed. We appreciate you!

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 – ROGER VERSZYLA
rverszyla@aol.com

DIRECTOR – CARL ESSELMAYER
che1953.ce@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

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

Adrian Ruiz and Maria Ortez - 6901 Silvermill Drive

Steven Bradbeer - 7039 Silvermill Drive

Updates from the December Board Meeting

The Violations Committee requested an additional three days of “cure time” be allowed for compliance of violations to allow for the transit time in mailing of the violation notices. The Board agreed to this recommendation.

The Board voted to allow for any attachments to front gates or gate backing to now be painted any of the three approved Bayport West colors - Dark, Medium or Light. Any attachments or backing must still be placed behind the gate.

The dates for the 2025 Board meetings are below. The Board voted to alternately hold both open and closed meetings this year. This will save the association money on room rental at the church. Open meetings are open to all HOA members and will be held at 7:00 p.m. at the same location- Fellowship Hall at the Lutheran Church of our Savior at 8401 W. Hillsborough Avenue.

The closed meetings will be closed to members, only Board Officers will be in attendance. Closed meetings are noted below with an asterisk*.

Board Meeting Schedule 2025

January 20	July 21
* February 17	* August 18
March 17	September 15
* April 21	October 20
May 19	November 17
* June 16	December 15



Homeowner's Assessments

Just a reminder that your assessments
are due this month.

If you have any questions about your fees, please contact our
Ameri-Tech Staff Accountant, Darrell Passigue

727-726-8000 X 313

dpassigue@ameritechmail.com

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
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
Veterinarian		
NORTH BAY ANIMAL HOSPITAL		813-885-4477
SUNSHINE ANIMAL HOSPITAL		813-885-7071
HARMONY VET CARE		813-871-0850

Recap of Notices

Regulations & Violations

Description	March 2024	Sept 2024	Dec 2024
Pressure Wash Driveway/Sidewalk	16	7	2
Mow/Trim/Edge Lawn & Waters Edge	7	18	7
Trim Trees	5	5	3
Paint Gate / Gate Backing	3	1	1
Clean and Paint Gable	2	0	0
Trash & Recycle Bins	1	6	9
Paint / Clean Brick Reveal / Powerwash Wall	1	0	0
Trim Shrubs	0	0	1
Repair Fence	0	0	1
Weed Rock Beds	1	4	4
Other	4	3	6
Total	40	44	34

Message from the Violations Committee Chair

I would like to compliment the homeowners of Bayport West on their clean-up efforts after the two major storms this fall.

The storms did considerable damage to some of our homes, but fortunately, not to the extent experienced by our neighboring communities. Although the County was slow in their pickup and removal of the residual storm debris, this has been accomplished. We are very fortunate that we experienced moderate damage from the two storms, with one being the worst storm in over 110 years.

Again, thank you for your help to support our community standards as stated in our by-laws and declarations, and I appreciate all your efforts in maintaining our property's values and appearance.

Roger Verszyla
Violations Committee Chair
813-390-7160



TRAFFIC VIOLATIONS NOVEMBER - DECEMBER 2024

Violation	Total
Speeding Tickets	8
Stop Sign Tickets	13
Proof of Insurance	5
Vehicle Registration	3
Failure to Show D.L.	2
No Seatbelt / Other	6
Total	37

Approved BPW Paint Colors and Suppliers

Colors are cataloged as:

- **Bayport West "Light"** (Stucco Walls, Chimneys and Gate Backing)
- **Bayport West "Medium"** (Wood Siding, Garage Doors and Gate Backing)
- **Bayport West "Dark"** (Brown House Trim and Siding, Gate Backing and Optional Chimney Color and Trim).
- **The color for the entrance gate is Rust-Oleum Rusty Metal Primer.**
- **The color for the brick reveal is flat red brick (Russet Red from Valspar is an approved color choice).**
- **Any wooden screens or other attachment to the entrance gate must be placed behind the gate grill and painted one of the 3 approved colors.**
- **The color for the garage door is Bayport West "Medium."**

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

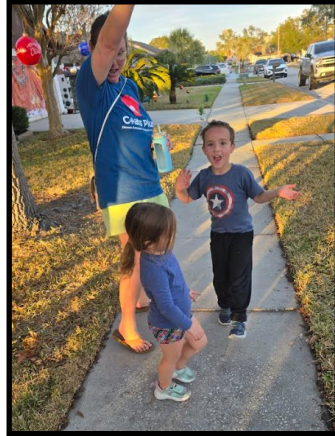
Paint Manager is Tyler. Mention that you need the colors for Bayport West.

Sherwin-Williams – 3927 Tampa Road, Oldsmar

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

Christmas Caroling

On December 24th, the Board of Directors hosted a Christmas Caroling event near the entrance to the subdivision. Many families, friends and pets stopped by to sing, laugh . . .and dance! Thanks to everyone who joined in on the fun!



HOME SALES STATISTICS

Bayport West Statistics

Last Three Months of 2024

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

- Properties Sold: 4 Properties in Active Status: 1
- Average Price 2 Bedroom Home (Approx. 1,462 SF): \$427,000 OR \$292.07 per SF
- Average Price 3 Bedroom Home (Approx. 1,774 SF): \$397,000 OR \$223.79 per SF

Hillsborough County Statistics

October 2024

- Median Sale Price: \$421,620
- Median Percentage of Original List Price / Price Received: 976.4% Median
- Median Time to Contract: 37 days

Information obtained from tampabayrealtors.org

FERAL CAT COMMITTEE UPDATE

Over the last 12 months, the BPW Feral Cat Committee has been successful in "TNVRing" 3 cats.

Additionally the committee worked hard with 2 kitten adoptions.

The most important thing you can do if you have a stray or a feral cat or kitten on your property is to contact the us.

The Committee will do all the work, but it is up to you, the homeowner, to inform us if you need help.

The process is simple: Cats are caught, transported to the Humane Society, vaccinated, spayed or neutered (their left ear is "tipped" which is the universal sign that the cat has been sterilized) and then the cat is returned to where they were trapped.

It is important that we remain diligent with our efforts for the health and safety of our community and for the animals. If we can we Sterilize and vaccinate even one cat, we can save one life.

Claire and David Matthews
Feral Cat Committee
813-466-8290
Cmatthews191@gmail.com



BAYPORT WEST BULLETIN



ROAD AND SIDEWALK REPAIR



Many homeowners have noted that our community streets and sidewalks are in need of repair. The roads and sidewalks are owned by Hillsborough County, and not by the HOA. However, the Violations Committee inspected the neighborhood and have reported most of the damaged sidewalks.

Sidewalks: Residents can request sidewalk repairs by completing an online form. The website is: <https://hcfl.gov/residents/property-owners-and-renters/roads-and-sidewalks/report-sidewalk-damage>.

Roads: The Road Resurfacing and Reconstruction Program is based on the Army Corps of Engineers' Pavement Management System. This system evaluates every road in the County once every three years to rank its pavement condition based on evaluated defects. Once the roads are ranked, the program coordinators decide which repair best suits the defects on the given road.

For more information, please contact the Department of Public Works at (813) 635-5400.
Email: pwcustomerresolution@hcfl.gov



Mailbox Flag Reconditioning and Repainting



Many of our mailbox flags are faded, so we are initiating a mailbox flag repainting project. If you wish to participate, bring your flag to 10838 Venice Circle on **Sunday, February 16th** and drop it off. We will begin accepting flags for reconditioning starting at 8:00 a.m. Additionally, since there is no mail delivery on this date, we will also be canvassing the neighborhood and replacing some mailboxes with refurbished flags. The process for reconditioning takes approximately 3 hours, and then your flag will be ready for pickup. Those that don't meet this time schedule will be able to pick up their mailbox flag after 3:00 p.m. The flags will be in the cardboard box located by the gate with your house number written inside the flag.

For more information, please contact Roger Verszyla at 813-390-7160.



The community garage sale is scheduled for Saturday, April 12th.

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