

WESTMINSTER CRIER

Note from Betsy Rosser, Board President

"In July of this year, the Board received formal notice of a potential lawsuit from residents within the Community. The Claimants' notice is based upon water damage incurred to their residences as a result of alleged actions by the Association controlling and/or interfering with the water levels of the lakes in Westminster. The Association's legal counsel is continuing to investigate the claims and working to provide an opinion as to the Association's potential liability, if any. At this time, no conclusions have been reached. With the direction of counsel, the Board has scheduled a mediation with the Claimants and their attorney to discuss all outstanding issues contained in their notice. The mediation is scheduled to take place in November. Pursuant to Florida Law, the Board is required to participate in this mediation, with such mediation being controlled by strict rules of confidentiality. Accordingly, the Board cannot and will not be permitted to share any substantive discussions taking place at or during mediation. However, the Board will provide an update after mediation is completed, and will provide as much detail as permitted. We would request that residents please remain patient until a full determination on the matter is reached."

Betsy Rosser

ARC Updates

The Board passed two of the ARC guidelines (5-0). The other guidelines were sent back to ARC for further review and discussion. The approved guidelines include: For Rent/ For Sale Sign Guidelines and Air Conditioners Guidelines. See both of these below. The changes appear in **red**.

Air Conditioners

- a) Wall or window air conditioning or heating units are not permitted.
- b) Compressors and fans for central air conditioning or heat pump systems which are located outside the exterior of the building shall be adequately walled or landscaped with natural landscaping that maintains its green year round to prevent being viewed from any street.

For Rent / For Sale Sign Guidelines

Signs. No sign may be erected or displayed in or on any Lot, Living Unit, or structure, except a "For Sale" or "For Rent" sign no larger than ten (10) inches in height and no more than eighteen (18) inches in width is permitted.

Signs Continued

For Rent signs may be erected only for rentals of 12 months or more. Once the lease is signed, the sign must come down within 7 days. It may be erected again 30 days before the lease expires.

The sign shall conform to the drawing depicted on the attached sheet.

The party seeking to erect or

place a sign on their property shall be required to purchase the sign and sign post from a vendor designated by the Association. The vendor so designated by the Association shall be the only party authorized to place or install the sign on the owner's property. Owner's

rights to install a sign shall be further subject to the following restrictions and those which may be later promulgated by the Architectural Review Committee:

A. The sign shall contain only the telephone number and the name of either the homeowner or the real estate company listing the property, if any;

B. Telephone number letters shall not exceed four (4) inches in height and the lettering indicating the homeowner or real estate company shall not exceed two (2) inches in height;

C. Coloring of the lettering shall be white with a Dark Green Background;

D. For single-family homes and villas, one (1) sign may be located in the front of the property, no closer than

Signs Continued

Fifteen (15) feet from the street pavement and another sign may be located along the rear of the house, no farther than (3) feet from the house;

E. For condominiums, two (2) signs are permitted. One (1) sign may be located in the rear window of the unit;

F. Note: Notwithstanding the foregoing, the individual neighborhood associations may prevent, prohibit, or impose additional restrictions on the placement of signs in their respective neighborhoods;

G. The Architectural Review Committee requires that all signs installed or placed within the Community be constructed or installed by a vendor designated and approved by the Association, to insure conformity with these restrictions.

This is intended for ARC use, not as an amendment to the Doc's.

Some Happenings and News

Please be patient a little while longer as the back gate is still not in use and needs to be replaced. It is custom and is being manufactured right now.

The new Symbiont system for the pool is completed. The last step needs to be completed by FPL before the system is fully functional.

A notice was given to all landscapers entering the development explaining that all trimmings must be taken away and cannot be placed by the street during the week. Clippings are not to be placed by the street until Sunday evening of each week. Please make sure your landscaper is abiding by this request.

The Westminster Common Area trees are being trimmed. The trimming company is offering to provide homeowners a free quote to trim and shape their trees. As the Compliance Committee will be assessing all trees that hang over the streets and sidewalks, this may be a good opportunity to arrange maintenance at a reasonable price.

If you are interested in having an estimate please contact the Westminster Office at 239.491.2767

News and Happenings Continued

Please remember to lock your doors to your car, house, lanai, etc. We have had some recent break-ins.

If you do experience a break-in, please call the Sheriff's Office, not the Guard House.

Speeding has become a huge issue within the Community.

All residents should follow all motor vehicle signs in Westminster.

Please follow the 19 mph speed limit.

Please STOP at the stop signs

We do not want to see any accidents or injury to anyone in the Community. Many people are riding bikes, walking and driving golf carts.



Please clean up after your furry friends!!

Mark your calendars



Saturday, October 27

Welcome Back Coffee Social at 9 am

See you there

Saturday, November 10

50's Themed Pot Luck Dinner at 5 pm

\$5.00 donation per person

Disturbing news

Recently 2 feral cats have been found DEAD. They were mistreated before they died.

According to Lee County Animal Services Field Operations, "it is illegal to kill or leave poison out for domestic animals or feral cats." A number of our feral cats have been spayed and neutered. Lee County has a special program for this service.

Feral cats do help control the rodent population. Spayed and neutered cats prevent other stray cats from moving into the area and becoming a problem.

IF a feral cat becomes a nuisance, check the Animal Services website for some positive solutions.

Message from Paul Braid

If you received a letter from compliance, please contact the Westminster Office to provide an update on completion of the notification.

Please send pictures of all of the events to share in the following crier.

The Crier is your newsletter. IF you have a new neighbor, please have them e mail the crier so they can be added to our listing. **IF you have moved out of the community you may still see the Crier online via the web site- westminstercommunity.com**

Please forward items or pictures to westminstercrier@gmail.com at least 2 weeks ahead of time for publication. This address is just for submitting items to the crier. Concerns about information appearing in the crier should be addressed at the office.

The next regular crier will be published the week of October 29

IF you know someone who is not getting the Crier, please invite them to sign up. We don't want them to miss important information in the community!!

Christmas for the Guards is back!!

Last year many of you showed your appreciation of the work our guards do for all of us. The Guards received gift cards and food for Christmas and New Years' days at the guard house because of your generosity. IF you are interested in donating again, please stop by the Westminster Community Office to see Paul or Jessica OR contact Betsy Rosser at

brosser@brockport.edu Let's make it a special holiday time for our Guards!!!



Irrigation- time to check your system

Residents may water 2 times per week according to the following guidelines. All watering needs to take place before 9 am and after 5 pm

Odd numbered homes may water 1 time on Wednesday and 1 time on Saturday.

Even numbered homes may water 1 time on Thursday and 1 time on Sunday.

Happy Halloween

