

## **Villages of Westport Community Update January 2018**

Dear Villages of Westport Residents; Happy New Year!

We would like to update Residents on the activity that has been taking place within the Community. The Westport Villages Property Owners Association (POA) and the Villages of Westport Community Development District (CDD) work to manage the community. The POA deals with Covenant Enforcement which are Architectural Reviews, enforcement of the Covenants & Restrictions and the Rules and Regulations. The CDD manages the maintenance of the Common Areas and the Amenity. Below are updates on both the CDD and POA. Below are updates from both.

### **Community Update CDD**

#### **Landscape:**

- The common area landscape is dormant during the winter months. The maintenance company mows every 2 weeks and is out cutting back seasonal plants and cleaning out landscape beds. Due to the recent hard freezes some of the plants have been damaged, they will be monitoring these plants to see if they come back or need replaced.
- A mulch touchup at the Amenity and Common Areas was completed over the holidays.
- Lake banks have been cleared of trees. Residents that have Lake Lots are required to maintain them to the water level.
- The sidewalk from Phase 1 to Phase 2&3 has been cleared and the sidewalk is scheduled to be pressure washed.

#### **Maintenance:**

- The new Amenity cleaning company started in November.
- The Amenity breezeway fence has been replaced with a higher gate and fence.
- Lake maintenance: All lakes were inspected in December, several were treated for Algae and submersed weeds. All lake barriers were inspected and operational.
- We are replacing the fence on the Basketball Court with stronger Galvanized Fence, this should be completed by the end of January. The missing basketball hoop will be re-installed at that time.
- The pool company had to replace some valves on the pool equipment.
- We have scheduled for some of the pool coping to be reinstalled where it is loose, this will be completed in February.
- Several of the pool tables have been broken due to misuse. These will be replaced in the spring.

#### **Security:**

- Advanced Security is onsite patrolling the community.
- Over the Holiday they resolved several incidents in the community including theft of building materials.

- Advanced Security continues to receive complaints about street parking, residents are required to park in the driveway or garage for overnight parking. The streets have been turned over to the City of Jacksonville.

### **Villages of Westport Property Owners Association (POA)**

- The first Yard of the Month winner was; **Roy Morris of 12271 Dewhurst Circle**



We will be continuing this program on a monthly basis rewarding the winner with a **\$25 Home Depot Gift Card**. It is our sincere hope that this reward program will help motivate every homeowner to strive to maintain and enhance the aesthetic appearance of their yard.

- The following list provides important contact information;
  - For Amenity Center access inquiries please contact Kelly Ard at **(904) 223-7224 x1502** or email [kard@lelandmanagement.com](mailto:kard@lelandmanagement.com)
  - For architectural inquiries please contact Jenna Mengel at **(904) 223-7224 x1501** or email [ARBNE@LelandManagement.com](mailto:ARBNE@LelandManagement.com)
  - For assessment issues please contact the Leland Resident Support at **(904) 483-3095** or email [ResidentSupport@lelandmanagement.com](mailto:ResidentSupport@lelandmanagement.com)
  - For all other inquiries please contact the Westport Villages Leland Management Community Association Manager, Reid Wicker at **(904) 263-4067** or email [rwicker@lelandmanagement.com](mailto:rwicker@lelandmanagement.com)
- The following issues continue to be problematic for the community in general;
  - Continuous dogs off leash.
  - Street parking on Cadley Circle and other areas continually impedes traffic.
  - Young people swimming in the ponds. There have been two alligators removed from the ponds in the last 3 months.
  - Leaving bicycles in the road and on sidewalks.
  - Riding four wheelers and other unauthorized motorbikes on roads and sidewalks.
  - Trash can storage – leaving the can(s) in front of the garage and/or in the street.

**General Update:**

- DR Horton has started building homes in Phase 3
- Adams homes has started all homes on Cadley Circle so construction in this area will be complete in the near future.

Thank you, below are contact e-mails for the CDD and POA along with the above contact information regarding specific POA questions or concerns.

Reid Wicker: [rwicker@lelandmanagement.com](mailto:rwicker@lelandmanagement.com)

Mike Veazey: [mveazey@icihomes.com](mailto:mveazey@icihomes.com)

Jill Cupps-Burns: [jillc@fishkind.com](mailto:jillc@fishkind.com)