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(727) 864-0004 X2212



To all my WSV friends,

Welcome to the December edition of the West Shore Village Newsletter.

While December is usually a light month in terms of association activity, we have several meetings/events scheduled.

- The 1st Friday Social will be on December 1st to include caroling.
- The Rules and Regulations Committee will meet to further discuss changes to the existing document.
- The Budget Committee will meet to discuss the operating budget and review the reserve study currently being conducted by an outside company. This study was last conducted five years ago, and estimates costs related to the Association's projects such as roofs, roads, etc.
- The Landscape Committee will meet with a representative from Pinellas County to discuss best practices for our plants and general flora within our property.
- The December monthly Association meeting has been moved to December 14th so as not to conflict with the holiday.
- Our annual holiday dinner/dance will be held December 10th.
- We will have our annual staff luncheon on December 19th. Stay tuned for more details on this event.

As you can see, December will be a busy month. I hope you can join us for the festivities.

I wish all of you a most festive holiday season!

Michael Kelemen, President

WEST SHORE VILLAGE NEWSLETTER

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Deadline for article submissions is the 23rd of the month.

Editor's note

Information in the newsletter is accurate to the best of the editor's knowledge at the time of publication. Neither the editor nor the West Shore Village Association are responsible for any errors in content or ads.

The Editor's Desk



'Tis indeed the season! The phrase " 'tis the season" is often used to express the festive and joyous atmosphere associated with holidays. Whether you're celebrating Christmas, Hanukkah, Kwanzaa, or another holiday, it's a time for spreading goodwill, spending time with loved ones, and championing generosity.

Embracing the holiday spirit can mean different things to different people:

Decorate: Add some holiday cheer to your living space with decorations. This can include a Christmas tree, lights, ornaments, wreaths, or any other decorations associated with the holiday you celebrate.

Listen to Music: Play some holiday tunes that resonate with you. Many people enjoy the classics, but there are also contemporary holiday songs across various genres.

Give Back: The holiday season is a great time for giving. Consider volunteering your time or making a donation to a charity. Acts of kindness can bring joy to both the giver and the receiver.

Connect with Loved Ones: Spend time with family and friends. Whether it's through in-person gatherings, virtual meetings, or even sending heartfelt messages, connecting with loved ones is a central part of the holiday spirit.

Enjoy Festive Foods: Indulge in some seasonal treats and meals. Many cultures have specific dishes associated with the holidays, so try making or sharing these with others.

Watch Holiday Movies or Shows: There are countless holiday-themed movies and TV specials. Watching these can be a cozy and enjoyable way to get into the spirit of the season.

Practice Gratitude: Take a moment to reflect on the positive aspects of your life.



*Adriane Carter-Lovell
Editor, 2nd Vice President*

The views and opinions expressed are those of the authors and do not necessarily reflect the official policy or position of West Shore Village. Any content provided by the authors is their opinion and are not intended to malign any religion, ethnic group, club, organization, company, individual or anyone or anything.

MESSAGE FROM THE CREW

Greetings,

We continue to play catchup as we get up to full staff. All the sprinklers have been repaired, properly positioned, and set for proper timing. If you are still having an issue, please submit a work order.

The grass and shrubs are growing more slowly so we are able to keep up with the trimming. We have started to assess the brown grass and will be making determinations on next steps. Please understand that we are still in a severe drought situation so this will not be a quick fix.

Last, but not least, as of November 20th, we have a new team member, Willie Holmes. He comes to us as an experienced landscaper and will be working with David and Chris. If you see him around, please extend a warm welcome.

Thank you.

David, Brandon, Chris, and Willie

SUMMARY OF TUESDAY MORNING WORKSHOPS - NOV. 2023

(Workshops are held every Tuesday at 9am in the Clubhouse and are open to all residents)

Landscaping:

- Weed spraying is ongoing
- ProCare continues to mow, decision to be made on a Fall/Winter schedule
- Oil changes on trucks will be done in-house
- The contract with ProCare will end after the week of Dec. 6th. Lawn maintenance will return to in-house.
- V2, 38th Way S will be closed from 7am-3pm for tree removal set on Dec. 4-5

Maintenance:

- The broken shower faucet in Clubhouse men's bathroom has been repaired.
- Multi-port valve for pool - gasket was replaced instead for less than original estimate
- Called 811 to repair phone boxes and Spectrum was called as well to repair unsightly equipment
- Will follow up with Acoma on club house roof due to water marks on ceiling tile
- Review email for 3122C and get estimate from Pestguard for attic
- Pestguard to provide estimate for small flying insects present in the Clubhouse during Spaghetti Dinner
- Painting of buildings is underway

Other:

- A back portion of the currently closed tennis court, will be used as pickle ball court with the purchase of a portable net



- 1) 2024-2025 Budget Committee meetings are in progress
- 2) Village emergency exit on hold until 2024/2025 budget
- 3) Tennis court bid proposal awarded to Blackrock has been signed; project to begin in March
- 4) The board approved to keep the electrical charging stations. Researching a vendor to manage
- 5) Public comments will be added to Agenda so discussion can occur before vote by Board
- 6) A backup plan will be developed to ensure trash gate is secured
- 7) A budget meeting with Reserve Study is scheduled for 12/13
- 8) A new computer has been ordered to replace the one that is no longer working and is unrepairable. This is the computer that operates our TV Channel 733.
- 9) The staff holiday luncheon is scheduled for 12/19/23
- 10) A closed Board meeting will be scheduled for 12/4 to discuss staff remuneration
- 11) Awaiting flood insurance estimate



**Thank you,
Your Board of Directors**

IMPORTANT

information

WATER CONSERVATION



DROUGHT REGULATIONS

The entire Tampa Bay area is experiencing an extended period of drought due to lack of significant rainfall. This trend has limited surface water supplies for processing into drinking water. The Southwest Florida Water Management District (SWFWMD), has recently issued Modified Phase 1 Water Shortage Order #2023-041 for Hillsborough, Pasco, and Pinellas counties for Modified Phase I restrictions. St. Petersburg's drought intensity is categorized as D3 (Extreme) as of Nov. 21st and the city is required to strictly enforce these restrictions. WSV uses reclaimed water for our irrigation and as such will be following the Reclaimed Water schedule below.

Effective December 1... Irrigation is allowed from 5 a.m. to 9 a.m. or from 7 p.m. to 11 p.m.

Allowable Watering Days – Based on Property Address Number							
	MON	TUE	WED	THUR	FRI	SAT	SUN
Potable Water						EVEN	ODD
Private Well and Surface Water						EVEN	ODD
Reclaimed Water *VOLUNTARY*		EVEN	ODD	EVEN	ODD	EVEN	ODD

Water Conservation Tips:

- 1) Please do not water your lawn, let the sprinklers do the work.
- 2) Please refrain from washing your vehicles
- 3) Brushing your teeth - Run water only when rinsing. Turn the water off while you brush your teeth! If you leave the water running, you can end up using as much as four gallons each time you clean your teeth, the EPA reports. Brush twice a day, and you'd go through eight gallons a day, over 200 gallons every month, and over 2,400 gallons a year. Just use the faucet water to dampen your toothbrush (or don't dampen it at all), then turn it back on when you rinse. Take this small action, and you've cleaned your teeth and helped the environment!



ROAD CLOSURE



38th Way S will be closed for tree removal from 7am-3pm on Monday, Dec 4th and Tuesday, Dec. 5th. Residents living in buildings 3276 and 3281 must remove their cars from their driveways by 7am each morning. Please only park in designated guest spots throughout the Village. Any other residents that will need egress during these days should also find alternate parking.



ADVERTISING SERVICES



Residents can get the word out about services by

- 1) Posting your services, i.e.: plumbing, contracting, cleaning, etc. on the bulletin board located in the Clubhouse Library.
- 2) Placing an ad in the Newsletter. Please reach out via email wsvbbnews@gmail.com for pricing.

St. Petersburg Holiday Events

Enchant Christmas - A World of Christmas Wonder: November 24 - December 3, 1 Tropicana Field
A stunning larger-than-life light maze, Santa visits, ice skating and more at Enchant. A world of Christmas wonder awaits at Enchant Christmas. Seasonal Food & Drinks. Group 10+ Special Pricing. Larger Than Life Maze. Services: Christmas Market, Ice Skating

Holiday Lights & Displays: November 25 - January 1, Downtown Waterfront Parks
Take a stroll along the waterfront to see thousands of holiday lights and decorations in North Straub Park, South Straub Park, Pioneer Park, and the St. Pete Pier. Don't miss the giant greeting card display along Bayshore Dr. at Vinoy Park made by local teens and participants from St. Petersburg's recreation centers.

Snowfest: Saturday, December 2, 9 am - 2 pm, North Straub Park
There will be toboggan slides for adults and children, inflatables, arts and crafts tents, food trucks and more. The \$5 wristband includes all activities and can be purchased online or at any City recreation center until Dec. 1 at noon. Wristbands can also be purchased day of the event

Santa in the Park: December 9 - 10 and December 15 - 23, 6 - 9 pm, North Straub Park
Enjoy a meet-and-greet with Santa in North Straub Park! Cameras welcomed

Movies in the Park - Home Alone 2: Saturday, December 9, 6 pm, Crescent Lake Park
TASCO will be showing "Home Alone 2: Lost in New York" starting at 6:30 p.m. at Huggins-Stengel Sports Complex. Enjoy holiday activities with family and friends starting at 6 p.m., including photos with Santa and friends, and holiday arts & crafts. Attendance is free

Cookies with Santa: December 15 & 16, 5:30-8 pm, North Pole Barn at the Pinellas Pioneer Settlement
Decorate holiday cookies, meet Santa and his elves, and browse small gifts for sale for friends and family! Free gift wrapping provided. Must register online



The WSV Social Club is a voluntary committee that sponsors social activities for the Village. It is a self-funded organization that uses the proceeds of ticket sales along with fund-raisers to pay for events. Please join us at one (or several) of the many events held throughout the year. You will get to meet your fellow residents and have some fun. Look for event information on tv channel 733, RPM emails, flyer on Clubhouse bulletin board, and the WSV Facebook page.

NOVEMBER 2023

WED	Nov 1	5:00 PM	Social Club Meeting		
FRI	Nov 10	5:30 PM	Friday Social & Veterans Day Event		<i>Bring a dish to share</i>
FRI	Nov 17	5:30 PM	All You Can Eat Spaghetti Dinner	\$12.00	Dinner at 6:30 PM
SUN	Nov 26	3:00 PM	Decorate Clubhouse for Christmas		

DECEMBER 2023

FRI	Dec 1	5:30 PM	Friday Social & Christmas Caroling		<i>Bring a dish to share</i>
WED	Dec 5	5:00 PM	Social Club Meeting		
SUN	Dec 10	5:00 PM	Annual Holiday Dinner & Dance	\$15.00	Music 7 -10 PM / At Large Band Dinner at 5:30 PM <i>(Bring a side to share)</i>
SAT	Dec 16	11:00 AM	Cookie Exchange (11:00 AM to 2:00 PM)		<i>Bring a light dish to share</i>

December Events

WSV FRIDAY SOCIAL
DECEMBER 1st, 2023

CHRISTMAS CAROLING

POTLUCK
BRING YOUR FAVORITE DISH TO SHARE

Time: 5:30 - 6:30 PM
Beverage Bar Open

Followed by
CHRISTMAS CAROLING
MUSIC SHEETS PROVIDED

WEST SHORE VILLAGE
CHRISTMAS DINNER & DANCE
With at Large Band
SUNDAY, DECEMBER 10, 2023

HAM & TURKEY PROVIDED

PLEASE BRING A SIDE DISH TO SHARE

SOCIAL HOUR AT 5:00 PM
DINNER AT 5:30 PM
\$15.00 PER PERSON
BYOB

TICKET SELLERS:

Linda Delaney	(610) 515-5201
Dennee Gray	(917) 750-5457
Dick Breton	(207) 441-4203
Tony Bonanni	(610) 733-7049
Jana Tichy	(727) 867-3782

YOU'RE INVITED TO A HOLIDAY

COOKIE Swap Party

COME EAT, DRINK & SWAP COOKIES!

SATURDAY, DECEMBER 16TH AT 11:00AM

West Shore Village Clubhouse

RSVP to KAREN at 407-704-0675

Please bring 4 dozen HOMEMADE cookies to swap



SOCIAL CLUB

NOVEMBER EVENTS



Friendly Reminders 



VILLAGE SPEED LIMIT



Please be mindful of our fellow residents and fur babies and slow down. The Village speed limit is 19 mph.

VEHICLE SECURITY

We continue to experience vehicle break-ins. Most of them have been a result of vehicles not only being unlocked but the keys were left inside. PLEASE, PLEASE, PLEASE TAKE YOUR KEYS AND LOCK YOUR VEHICLE.

DUMPSTER

Now that many of our friends from the North have returned and the Village has more residents, the dumpster is filling up more quickly. Please remember to break down all cardboard boxes.



SMOKING/VAPING



Smoking and/or vaping is not allowed in the Clubhouse or in the pool area for any reason at any time.

Monthly Financial Highlights

October 2023

Operating Cash as of		October 31, 2023	
	Beginning Balance		Ending Balance
Operating Cash	\$51,755.87		\$38,839.16
Petty Cash	\$1,000.00		\$1,000.00
Back Gate Key Fund	\$362.00		\$410.00
Insurance Account ⁽¹⁾	\$362,053.65		\$10,319.50
BOZK Social Funds	\$3,929.97		\$3,930.13
Total Operating Cash	\$419,101.49		\$54,498.79
Borrowed from reserves	\$0.00		-\$122,895.31

Note 1: Monthly contributions to Insurance Account in 2023/24 \$68,000.00

OPERATIONS SUMMARY	Actual as of October 31, 2023	Budget Year-to-date	Budget - Actual as of October 31, 2023
Pool	\$6,323.50	\$8,399.93	\$2,076.43
Building Repair & Maintenance ⁽²⁾	\$94,261.10	\$70,175.00	-\$24,086.10
Utilities ⁽³⁾	\$338,183.45	\$320,425.00	-\$17,758.45
Administrative (without insurance) ⁽⁴⁾	\$182,439.54	\$212,310.00	\$29,870.46
Total (without insurance)	\$621,207.59	\$611,309.93	-\$9,897.66

INSURANCE PREMIUMS	Actual To Date	Year End Budget	Budget - Actual
Year-to-Date Actual & Year End Budget	\$555,715.96	\$812,000.00	\$256,284.04
TOTAL OPERATIONS	\$1,176,923.55	\$1,859,960.00	\$683,036.45

Note 2: Over budget on Bldg Repair (\$8,363.52), Grounds Improvements (\$20,304.83) and Fire Hydrants (\$2,097.50). Under budget on Fertilizer & Spraying (\$7,583.31).

Note 3: The actual expenses don't reflect Spectrum Door Fee of \$40,500.00. Water/Sewer/Trash is over budget (\$2,622.06). Electricity is under budget (\$2,789.60).

Note 4: Under budget on Salaries, Payroll and Benefits (\$49,199.11), Over budget on Taxes (\$8,453.65) and Professional Fees (\$8,134.88).

WSV RESERVES	Balance Sep-2023	Contributions Oct-2023	Expenses Oct-2023	Total Incl. Interest October 31, 2023
Master ⁽⁵⁾	\$253,500.51	\$11,375.00	-\$18,550.98	\$246,725.85
Village 1 ⁽⁶⁾	\$103,613.62	\$4,875.00	-\$69,329.88	\$39,222.55
Village 2 ⁽⁷⁾	\$58,112.78	\$1,150.00	-\$1,000.00	\$58,357.71
Village 3	\$44,241.86	\$2,500.00	\$0.00	\$46,818.02
Village 4	\$33,483.22	\$1,566.67	\$0.00	\$35,107.01
Village 5 ⁽⁸⁾	\$100,819.96	\$5,058.33	-\$68,347.50	\$37,591.95
Village 6 ⁽⁹⁾	\$25,548.32	\$6,250.00	-\$34,787.18	-\$2,988.86
Raymond James PPP CD	\$40,036.71			\$40,050.43
Interest		\$968.67	-	
Due from Operating				-\$122,895.31
Interest & Total	\$659,356.98	\$33,743.67	-\$192,015.54	\$377,989.35

Note 5: Tenting - 3217 & 3281 (\$7,300.00), Watermain Capping (\$7,950.00), Pool Heater #4 (\$3,300.98).

Note 6: Roof replacements & consulting fees (Buildings 3222 & 3246).

Note 7: Consulting fees (onsite inspections, project coordination and close out report - Bldg. 3212).

Note 8: Roof replacements, consulting fees (Buildings 3383 & 3325) & garage door repairs (3383A).

Note 9: Roof replacements, consulting fees (Bldg. 3115) & garage door repairs - 3143A (\$346.68).

Issued on 2023-11-14



EZANMULL SHELLBOX SHOCK PROOF CASE FOR APPLE Damage Protection For Apple Watches WATCH ~ Air Compressor for Cars & Bikes...

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MSRP: \$25.99

GADGETEER's RATING: ★★★★★

For more information go to: <https://amzn.to/41eLVCI>

How do you protect your expensive Apple Watch from shocks, dirt, water and snow? This is always a concern for most watch wearers. Daily use will inevitably result in an accidental bump, scrape, drop or even worse a bodily fall that can result in expensive damage to the case, or inner workings of the iWatch.

The SHELLBOX from EZANMULL and distributed exclusively by Amazon may just be the perfect solution. The design exceeds MIL-STD 810G military standards for shocks and drops up to 6.6' (2 meters) for up to a thousand times. It's waterproof and IP68 certified. The waterproof case for the Apple Watch allows for submersion to over 6.6'/2m deep for one-hour. Naturally, the soft watch band and connected case are washable.

Furthermore, an additional single long-length band is included should the wearer have exceptionally wide wrists. This band could also serve as a potential replacement should the band with the slots ever need replacement. A tool to easily remove and replace the band is also included. Unfortunately, additional watch band replacements are not available from the manufacturer, or from other vendors, but then the cost of an entire replacement is very affordable. My long term tests did reveal that the soft watch bands supplied are not very durable over several months of normal use even if not submersed in water. They tend to slowly break apart. The break starts with a slight visible tear, a warning to stop wearing the watch with this band. The additional band supplied can be a possible replacement, beyond that there are no replacement bands available.

The SHELLBOX is a possible tool to keep your Apple Watch investment safe and well protected. All functions such as Bluetooth, fall notification, heart rate monitor, speaker and microphone are easily accessible as is the seamless control access of all buttons, sensors, including the signature rotating crown dial and tactical side button.

A limited "peace of mind" accessory, at a very affordable price!!!



Graphic credits: Amazon

Bob Skidmore is a freelance writer, who may be contacted at bskidmore@mac.com, or followed at twitter.com/bskidmore for the latest gadget industry news. He does not represent or endorse any of the products he reviews, and his opinions are solely his points of view and not those of the manufacturer, or any legal resource. The manufacturer generally supplies products and press releases at no cost for the articles and no other compensation is received. THE GADGETEER is highly selective as to products he feels worthy of review so as not to waste the reader's time, thus the reason for many superior ratings.

Check out Bob's Twitter page for up to the minute gadget news. Available at:
<https://twitter.com/bskidmore>

REAL ESTATE CORNER

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT
FOR SALE					
3255 39th St S #A	2	2	1175	\$239,900.00	\$225.45
3267 39th St S #B	2	2.5	1180	\$267,500.00	\$225.53
3292 39th St S #B	2	2.5	1180	\$279,500.00	\$238.14

FOR RENT					
3276 38th Way S #B	2	2	1180	\$2,400.00	

PENDING					
3122 37th Lane S #C	2	2	1100	\$269,900.00	\$245.36
3135 37th Lane S #B	2	2	1100	\$345,000.00	\$313.64



SOLD						DATE CLOSED
3325 37th Way S #B	2	2	1100	\$296,420.00	\$269.47	5/2/2023
3210 39th St S #F	3	2	1375	\$299,900.00	\$218.11	6/15/2023
3255 39th St S #B	2	2.5	1180	\$293,000.00	\$248.31	6/19/2023
3115 30th St S #A	2	2	1100	\$305,000.00	\$277.27	8/10/2023
3246 40th Way S #E	1	1	725	\$215,000.00	\$296.55	8/15/2023
3229 40th Lane S #C	1	1	645	\$215,000.00	\$333.33	9/15/2023
3340 38th St S #A	2	2	1100	\$312,000.00	\$283.64	10/2/2023
3263 38th St #C	1	1	735	\$180,000.00	\$236.73	10/5/2023
3346 30th St #B-1	2	2	1100	\$265,000.00	\$240.91	10/6/2023
3300 38th Way S #C	1	1	735	\$225,000.00	\$306.12	10/13/2023
3300 38th Way S #C	1	1	735	\$227,000.00	\$306.12	10/13/2023
3268 39th St S #C	2	2	1180	\$310,000.00	\$254.24	10/19/2023
3340 38th St S #B	2	2	1100	\$275,000.00	\$250.00	11/20/2023
3247 38th Way S #E	1	1	725	\$207,000.00	\$285.52	11/21/2023
3217 40th Lane S #C	1	1	645	\$220,000.00	\$341.09	11/27/2023



Thinking of selling your condominium?

Inventory is low and prices have stabilized, creating an unprecedented demand. Debbie Zito and her St. Pete Team have specialized in buying and selling in West Shore Village for over 13 years. Put your trust in one of the most successful Real Estate Teams in St. Petersburg. They are very knowledgeable, thorough, and best of all, fun to work with.



3255 39th St S #A
2 Bed | 2 Bath | 1,160 SF



3229 40th Ln S
1 Bed | 1 Bath | 645 SF



3276 30th Way S #B
3 Bed | 2 Bath | 1,180 SF

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A+ Rating

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