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24/7 Service Hotline

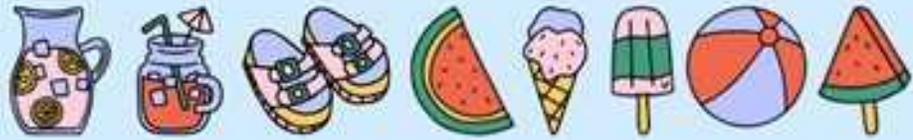
(727) 864-0004 (follow prompts)

April Neary, Manager

(727) 864-0004 X2212

WEST SHORE VILLAGE NEWSLETTER

AUGUST 2025



President's Message

Hello Neighbors,

We're making great progress on our scheduled community improvement projects! These efforts are all part of our commitment to enhancing shared spaces, protecting long-term property values, improving infrastructure, and boosting West Shore Village pride.

Ongoing Projects:

- **Landscape Refresh:** Our partners at Down to Earth are actively maintaining the landscaping, including mowing, trimming, and managing the irrigation system.
- **Perimeter Wall Repairs:** Work is currently underway along 37th Street, 34th Avenue, and the front entrance to repair and restore perimeter walls.
- **Gate Repairs:** Contractors have started underground electrical work to address the gate issues.
- **Clubhouse Updates:** Drainage improvements around the perimeter are complete, and new flooring has been installed in both the main room and billiards room. Additional updates are in progress.
- **Building Maintenance:**
 - Roof replacements have been completed as scheduled.
 - Gutter repairs are set to begin in August.
- **Tree Work:** Tree removal and trimming are also scheduled for August.

As always, safety is our top priority. Please avoid active work zones and use caution when nearby.

Thank you for your patience and continued support as we complete these exciting upgrades. We're looking forward to sharing more updates soon!

Wishing you a wonderful August!

Adriane Carter-Lovell

President



Greetings readers!

August is here, and with it comes the need to stay alert as hurricane season picks up. Take time to review our WSV emergency plan and make sure your supplies are ready. A little preparation now can go a long way in keeping everyone safe.

On a lighter note, as you can see in this issue, the Social Club has been busy! They've planned a Pool Day for the kids and a community food drive—two great ways to connect and give back. Whether you join the fun or contribute to the drive, your participation helps keep our neighborhood strong and united. Stay safe, stay involved, and enjoy the rest of your summer!

Rita Vine

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.



SAVE THE DATE



**Board of Directors
Thursday August 21, 6:30**

**West Shore Village
Newsletter**

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The 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 Corporation is responsible for any errors in content or advertisements.



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MESSAGE FROM THE CREW

Hello Residents,

We continue our hurricane preparation. This month we plan to begin work on the culverts in an attempt to avoid flooding.

Lately, we have been encountering some issues while collecting trash. We kindly ask that if you have any type of wet garbage (rotted food, soiled diapers, etc.) that you double-bag it. Also, please make sure that your bags are tied securely.

As always, we are trying to get through as many service requests as quickly as possible.

Thank you for your cooperation and patience as we are still short-staffed.

Brandon & Dale



Review the *WSV Operations Plan for Hurricane Emergencies*

This important document was emailed to all owners and is available for review on the Resident Information Portal <https://home.resourceproperty.mgmt.com>.

Take note of the recommendations. Prepare your unit and patio area for an active hurricane season. To our non-resident owners, please share this with your tenants. Protect you, your families, and your neighbors from moving debris.

If you have any issues retrieving the emergency plan, please contact your village director or write to wsvbb1@gmail.com.

Help our landscapers during September!

In preparation of our landscaping crew's fall cleanout (September), please begin removing any potted plants placed inside shrubs/hedges. This ensures access for routine trimming and care.



Move me!

IN THE WORKS

Board of Directors & Committee activities:

- Reviewing and updating WSV Governing Documents – The committee is pressing forward.
- Asphalt Project – Permitting process is underway
- Crew member replacement – should have someone on board by mid-August
- Various Grounds Improvements – drainage repairs, tree trimming and removal, gutter repairs



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Supporting Our Neighbors: Food Pantry Support Drive for SPFC

As hurricane season peaks, we're reminded how quickly life can change—and how important it is to support those in need. The Social Club, in conjunction with the St. Pete Free Clinic, is sponsoring a Food Pantry Support Drive to benefit families facing food insecurity in the St. Pete area. The St. Pete Free Clinic is a trusted organization that provided over 20 million pounds of food in Fiscal Year 2024 alone.

How can you help? Drop off non-perishable food and feminine hygiene items in clearly marked collection boxes located in the clubhouse between August 12-18. Items in plastic containers and with pop-top lids are especially helpful.

Your donation—big or small—will help make our broader St. Pete community stronger and more resilient. Contact Susie Healy at 860-913-8580 with questions. *Note: This drive is intended to support families in the broader St. Pete community and is not for West Shore Village residents.*



**FOOD PANTRY DONATIONS
AUGUST 12-18**

Donations given to St. Pete Free Clinic

DROP OFF NON-PERISHABLE FOOD ITEMS, FEMININE HYGIENE PRODUCTS, AND BABY DIAPERS IN COLLECTION BOXES IN THE CLUBHOUSE LIBRARY

MOST NEEDED ITEMS INCLUDE:

- APPLESAUCE OR FRUIT CUPS
- BABY DIAPERS & BABY FOOD
- CANNED GOODS (BEANS, SOUP, FRUIT, MEATS)
- FEMININE HYGIENE PRODUCTS
- GRANOLA, TRAIL MIX, PROTEIN BARS
- INSTANT COFFEE, JUICE BOXES, FRUIT JUICE
- PEANUT BUTTER
- RICE, PASTA, PASTA SAUCE
- SINGLE-SERVE CEREAL, BREAKFAST BARS
- TUNA/SALMON POUCHES
- WATER, SPORTS DRINKS

Thanks For Your Support

ITEMS IN PLASTIC CONTAINERS AND WITH POP-TOP LIDS ARE HELPFUL.

NOTE: THIS DRIVE IS INTENDED TO SUPPORT FAMILIES IN THE BROADER ST. PETE COMMUNITY AND IS NOT FOR WSV RESIDENTS.



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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, flyers on the Clubhouse bulletin board, mailbox flyers, [WSV Facebook page](#) and the [westshorevillage.net](#) online calendar.

WHAT'S HAPPENING THIS MONTH?

Everyone is welcome to participate

WSV Weekly Activities		
MONDAY	Pickleball	9:00 am
	Water Aerobics	11:00 am (Bring a noodle)
	Euchre	Suspended until winter season
TUESDAY	Line Dancing	Suspended until winter season
	Mahjong	Suspended until winter season
WEDNESDAY	Dominoes	7:00-9:00 pm
THURSDAY	Shuffleboard	9:30-11:00 am
	Poker & Billiard Night	7:00-9:00 pm
FRIDAY	Tennis	9:00-11:00 am
SATURDAY	Pickleball	8:00 am

ACH: The Easy Way to Pay Your Condo Fees

Are you still writing checks for your monthly maintenance fees? Why not consider direct debit, also known as ACH? **ACH (Automated Clearing House)** offers several practical benefits:

1. Convenience

- No need to write checks or remember due dates
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2. Lower costs for you

- No 5% late fees if you miss the due date
- ACH often costs less than checks or credit card payments

3. Security

- ACH is a secure system regulated by the federal government
- Eliminates the risk of lost or stolen checks
- Your information is encrypted and protected



To enroll or learn more, log into the Resident Information Portal <https://home.resourcepropertymgmt.com>, select PAYMENTS on the sidebar, or call RPM (727) 864-0004.



HEY, I GOT A QUESTION.

Dear WSV,
My home insurer wants the latest wind mitigation reports. How do I find them?

Signed,
Blown Away

Dear Blown,
The Association provides up to date wind mitigation reports for all buildings in West Shore Village.

Owners may access the reports by logging into the Resident Information Portal at <https://resourcepropertymgmt.com>. On the sidebar, navigate to the DOCUMENTS section, then scroll down to INSURANCE WIND MITIGATION REPORTS. Find and download the report for your building.



A warm welcome to our new residents in West Shore Village

Ms Nisa Crespo	3348-C	Village 5
Mr Michael Rainwater	3365-C	Village 5

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Monthly Financial Highlights

June 2025

Operating Cash as of	June 30, 2025	
	Beginning Balance	Ending Balance
Operating Cash	\$85,558.21	\$71,321.72
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$344.00	\$344.00
Insurance Account ⁽²⁾	\$218,125.32	\$286,501.27
BOZK Social Funds	\$3,474.22	\$3,480.06
Total Operating Cash	\$308,501.75	\$362,647.05
Borrowed from reserves	\$0.00	\$0.00
Total incl. borrowed funds	\$308,501.75	\$362,647.05

Note 1: Monthly contributions to Insurance Account in 2025/26 \$68,000.00

OPERATIONS SUMMARY	Actual as of June 30, 2025	Budget Year-to-date	Budget - Actual as of June 30, 2025
Pool ⁽²⁾	\$4,539.00	\$3,375.00	-\$1,164.00
Building Repair & Maintenance ⁽³⁾	\$80,753.98	\$49,224.99	-\$31,528.99
Utilities ⁽⁴⁾	\$146,747.16	\$149,400.00	\$2,652.84
Administrative (without insurance) ⁽⁵⁾	\$78,843.94	\$107,275.50	\$28,431.56
Total (without insurance)	\$310,884.08	\$309,275.49	-\$1,608.59

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget ⁽⁶⁾	\$223.00	\$204,000.00	\$203,777.00
TOTAL OPERATIONS	\$311,107.08	\$513,275.49	\$202,168.41

Note 2: Overbudget item was Pool Contract (\$1,684.99) due to unexpected repairs.

Note 3: Underbudget items were Maintenance Supplies (\$1,107.60), Truck/Golf Carts/Lawn Equip. Repairs (\$1,068.64) and Security Gate Repairs (\$1,204.06). Overbudget items were Trees (\$18,637.27), Truck Gas (\$2,384.55) and Ground Improvements (\$14,925.33). The Ground Improvements overbudget amount is offset by underbudget of Payroll and Benefits.

Note 4: Underbudget item was Water/Sewer/Trash (\$5,176.12). Overbudget item was Telephone (\$1,530.06) due to an annual fee of \$1,649 for a direct messaging system to cell phones.

Note 5: Overbudget were Professional Fees (\$1,300.01), Underbudget items were Legal Fees (\$2,455.15) and Salaries, Payroll Burden and Benefits (\$26,951.16).

Note 6: Underbudget item was Insurance (\$203,777.00).

WSV RESERVES	Balance May-2025	Contributions Jun-2025	Expenses Jun-2025	Total Incl. Interest June 30, 2025
Master ⁽⁷⁾	\$306,755.99	\$15,416.67	-\$22,433.57	\$300,696.00
Village 1	\$50,255.55	\$5,208.33	\$0.00	\$55,640.95
Village 2	\$17,395.23	\$1,750.00	\$0.00	\$19,206.35
Village 3	\$26,425.12	\$2,500.00	\$0.00	\$29,017.46
Village 4	\$36,081.57	\$1,890.00	\$0.00	\$38,092.79
Village 5	\$84,866.92	\$5,058.00	\$0.00	\$90,212.00
Village 6	\$15,499.12	\$5,300.00	\$0.00	\$20,865.52
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,762.14	-	
Due from Operating	\$0.00			\$0.00
Interest & Total	\$577,329.93	\$38,885.14	-\$22,433.57	\$593,781.50

Note 7: Enterphone Panel Entry System (\$6,529.38), Pool Furniture (\$266.78), Perimeter Block Wall Repairs (\$13,097.60) and Kitchen Renovations - Refrigerators (\$2,549.61). Social Club will reimburse the Association for 1/2 of the refrigerators' costs.

Issued on 2025-07-25



CAREGIVER FULLHOUSE WIRELESS CALL BUTTON

Easily Call For Help In Your Home

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How many times have you wished that there was a simple way to signal others within your home, apartment, or condo unit that you need help, or assistance? Perhaps you fell, or are simply in some other way incapacitated. The CAREGIVER FULLHOUSE WIRELESS CALL BUTTON is a great practical solution.

Yes, the name implies caregiver, but this solution applies to anyone living in virtually any kind of residence. The operational range can be up to 1000 feet in an open air environment from the transmitter to 500 feet if there are walls. The system is waterproof, but not submersible.

Once installed, the way it works is you have what I'll call a remote panic button that you can keep in a place where it will be in easy reach should you need to alert someone that you have an issue. A receiver plugs into a standard wall outlet and contains a loud chime, or other selectable sound. So, when the panic button on the remote is depressed, it sounds a two second loud sound. Naturally, you can repeat this if necessary, or by holding the button down for more than five seconds the system goes into the emergency call mode unless you press the volume/music button on the receiver to stop the alarm. When the emergency call mode is activated the alarm will sound continuously for 20 minutes unless you shut it off. You can of course repeat this for additional 20 minute periods if necessary. It may also be possible to place a receiver in an apartment above, or below you, or a house next door. You'll want to test this out to ensure that the signal reaches a receiver placed in such a neighbor's location. It is possible to personalize the system to allow for each transmitter to have a different tone so a person responding will know where to look for the person in need. Such settings are clearly explained in the instructions provided with the unit.

This system is available in various bundles: 1 call button + 1 plug-in receiver \$17.99; 2 call buttons + 1 plug-in receiver \$21.95; 2 call buttons + 3 plug-in receivers \$35.00; 2 call buttons + 4 plug-in receivers \$43.19 and 3 call buttons + 2 plug-in receivers \$32.39. To sum up, this is a very reliable system for summoning help. Be sure to routinely replace batteries in each call button. Perhaps add a label with the date when last replaced to ensure proper operation when you need it.

MSRP: Depends on bundle purchased. See above for available bundles. GADGETEER's RATING: ★★★★★

For more information go to: <https://shorturl.at/EU87n> Graphic credits: Amazon

*Bob Skidmore is a freelance writer, who may be contacted at bob.thegadgeteer.skidmore@gmail.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.*

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bob-the-gadgeteer.bsky.social & <https://twitter.com/bskidmore>



Information as of 7/25/2025

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3348 38TH WAY S. #C	1	1	720	\$205,000.00	\$284.72	
3247 38TH WAY S #C	2	2.5	1,180	\$232,000.00	\$196.61	
3229 40TH LN S. #C	1	1	645	\$234,000.00	\$362.79	
3265 40th WAY S #E	1	1	725	\$195,000.00	\$268.97	
3268 39TH ST S. #A	2	2	1,175	\$265,000.00	\$225.53	
3146 37th Lane S #A	2	2	1,100	\$270,000.00	\$245.45	
3357 38TH ST S. #A	2	2	1,100	\$345,900.00	\$314.45	
3203 40TH WAY S #B	2	2	1,200	\$299,999.00	\$250.00	
PENDING						
3122 37th Lane S #C	2	2	1,100	\$279,000.00	\$253.64	
3276 38th WAY S #D	1	1	725	\$160,000.00	\$220.69	
3204 40th WAY S #B	2	2	1,200	\$225,000.00	\$187.50	
SOLD						DATE CLOSED
3365 39th St S #C	1	1	690	\$190,000.00	\$275.36	6/30/2025
3280 39TH ST S. #B	2	2.5	1,180	\$255,000.00	\$216.10	6/13/2025
3334 39TH ST S. #B	2	2	1,100	\$190,000.00	\$172.73	4/25/2025
3111 37TH LANE S. #A	2	2	1,100	\$225,000.00	\$204.55	4/21/2025
3325 37th WAY S. #C	1	1	735	\$180,000.00	\$244.90	3/27/2025
3276 38TH WAY S. #B	2	2.5	1,180	\$225,000.00	\$190.68	3/21/2025
3263 38TH ST S. #B	2	2	1,100	\$210,000.00	\$190.91	2/7/2025

Information is provided by Debbie Zito, Compass Florida

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