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President's Message

Dear West Shore Village residents,

As the days grow a little shorter and the temperatures and humidity begin to drop ever so slightly, let's welcome the beauty of the fall season. Watch for upcoming community events, festive decorations, and opportunities to connect.

I'm excited to share that our commitment to enhancing and maintaining our community remains stronger than ever. As we move through the season, our team continues to work diligently on a variety of improvement projects designed to make our shared spaces more beautiful, functional, and enjoyable for everyone.

- The replacement of the block walls on both 37th St and 34th Ave is almost completed. We are awaiting the delivery of the corrugated panels needed to complete the entrance.
- The gate is inching closer to functionality. The call box is now installed, and final preparations are underway to start testing soon.
- Last week we received the permit approval from the city of St Pete permit which allows us to move forward with the paving of the entrance, perimeter road, and clubhouse parking lot area.
- Landscaping Upgrades:
 - Thank you to Toni Herting for donating new plants for the front entrance and flagpole area and to Linday Deleaney and Helen Larson for their gardening efforts.
- Tree removal and trimming are ongoing and, depending on the weather, are expected to be finished by mid-October.
 - Down to Earth will begin hard fall trimming to include hard cutbacks of the shrubs (please see page 3 for further information)
- The Clubhouse REFRESH is also in full swing. Stay tuned for an event in November.

From landscaping upgrades and refreshed amenities to safety enhancements and maintenance updates, these efforts reflect our dedication to creating a place you are proud to call home. We appreciate your patience and support as we complete these upgrades, and we are always open to hearing your feedback and ideas.

Again, I encourage you to attend our monthly Board meetings for information on all things Westshore Village. You may attend in-person, online via Microsoft Teams or via call-in number. The agenda containing details is sent out via the resident portal a few days before the meeting.

Happy October!

Adriane Carter-Lovell

President



Greetings readers!

It's not even October as I write this, yet the dollar stores and Walmarts are already bursting with Halloween decor. Halloween has always been one of my favorite holidays. Before we "went condo," my husband and I loved greeting the neighborhood kids, complete with a door that creaked open to unleash a blood-curdling scream (that was me, of course, hiding behind it). Skeletons, creepy props, and wildly creative costumes made it all such fun. You'll see a bit of that nostalgia carried into this month's front-page banner—I hope it makes you smile.

On a more serious note, Fire Prevention Week™ is October 5-11, so this issue also focuses on fire safety at home. In a close-knit community like ours, an electrical fire can be especially dangerous. And here in Florida, with our frequent storms, surges, and outages, the risk only increases. The good news is that simple steps—like avoiding overloaded outlets—make a real difference. You'll find practical tips inside to help keep both your household and our community safe.

Stay safe, and enjoy the season!

Rita Vine 



SAVE THE DATE



Board of Directors (NEW DATE!)
Thursday October 23
6:30 pm



West Shore Village Newsletter

Editor: Rita Vine
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Editorial Advisory

Adriane Carter-Lovell

West Shore Village News is a publication of the West Shore Village Master Corporation Inc. It is available on the web at www.westshorevillage.net/news

The deadline for article submissions is the 25th 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.

Content and advertising in this newsletter are provided for informational purposes only; the Association does not endorse advertisers and encourages residents to use their own judgment and seek professional advice when needed.



LANDSCAPING TRIMMING



The transition into fall is one of the most important times for landscapes. Plants begin to store energy for winter, landscape repairs are most effective, and trimming supports long-term plant health. As part of our seasonal landscaping care, fall trimming will begin within the next 2 weeks. Down to Earth will be working throughout the community to trim back and clear out hedges, shrubs, and other greenery to keep our outdoor spaces looking their best.

We kindly ask that any potted plants placed inside the hedges or any pots that contain dead plants be removed. Your attention to this small detail makes a big difference!

Perennials and Ornamental Grasses

Many perennials fade after blooming and can become messy if left unattended. Cutting back ensures they return stronger in the next growing season. Ornamental grasses may also flop over in heavy rains or winds, making them look untidy. Proper cutbacks keep these plants controlled and ready for regrowth.

Shrubs and Low Branches

Shrubs that grow into sidewalks or parking lot edges can create hazards for pedestrians and vehicles. Low branches often interfere with visibility near entrances. Strategic landscape [trimming and pruning](#) keeps public areas safe, while also shaping plants for healthier growth in the following season.

Hedges and Bushes for Structure

Trimming hedges in fall helps retain clean shapes and prevents overgrowth during winter. This not only enhances structure but also maintains a neat, professional appearance around entryways and pathways.

Trees and Low-Hanging Branches to Reduce Risk

Branches that hang too low can become a liability during storms or windy conditions. Trimming in fall reduces the chances of damage to property, vehicles, or passersby.

Touch-Ups for Seasonal Appearance

Even small trims can make a major difference in how a landscape looks for the season. Clean lines around beds, walkways, and hardscapes ensure properties look polished and ready for visitors through the fall holidays.



❤️ Thank you so much for helping us care for our shared spaces! ❤️

MESSAGE FROM THE CREW

Hello Residents,

We continue to complete projects and work orders. In case you are wondering what our day-to-day is like, below is a list of some of our latest projects:

- Repaired and/or replaced the 3 sump pumps around the clubhouse
- Built custom drains around the clubhouse to alleviate flooding
- Repaired 3 golf carts
- Repaired maintenance shop air compressor
- Painted the wall behind 39th St
- Electrical and dry wall in the clubhouse
- Put new lime rock around the clubhouse entrance
- Installed 2 new dog stations
- Repaired drainage entries to culverts in Village 3 and 4
- Ongoing: clean off roofs and unclog gutters
- Removal of old electrical ground service drops (wires and/or green poles) from around the property

As always, if there is anything you need, please submit a service request at

<https://home.resourcepropertymgmt.com>.

Thank you,

Brandon & Dale

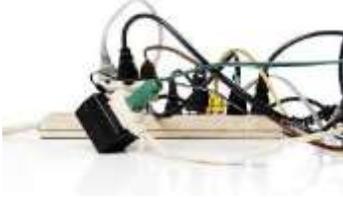


Board of Directors & Committee activities:

- Project Clubhouse – working with engineers to solidify a plan that will remediate flooding. The Board has received preliminary recommendations for remediation and will review at the next Board meeting.
- The Landscaping Committee is still in the formation stages.
- Preparation for the 2026-2027 budget has begun. Village Directors will submit potential projects needed for their respective Villages so that quotes can be obtained.
- The Board is reviewing a new vendor, recommended by RPM, for new owner and renter background checks.

Protect Yourself and Your Home with Surge Protection

(Source: Adapted from *Wirecutter*, July 23 2025, retrieved September 29 2025. Full article available at <https://www.nytimes.com/wirecutter/reviews/best-surge-protector/>)



Malfunctioning electrical equipment—like surge protectors, power strips, cords, outlets, and wiring—is the **third leading cause of household fires** and the **top cause of property damage**, according to the the [National Fire Protection Association](#).

If you use a plug-in surge protector, check the label on the bottom. If it doesn't show a UL, ETL, or another Nationally Recognized Testing Laboratory (NRTL) logo, that's a red flag. Certified units have been independently tested for safety and will better protect your devices from most power surges.



Whether your surge protectors are old or new, here are a few basic guidelines to help you ensure that they remain effective:

⚠ Don't daisy-chain surge protectors

Never connect multiple surge protectors together, and never plug one into an extension cord. Best case, you'll trip a breaker or blow a fuse. Worst case, things start melting—the opening act for an electrical fire.

⚡ Avoid ungrounded outlets

Never use an adapter to plug a surge protector into an ungrounded outlet. Skipping the ground defeats most of the protection, since two-thirds of the internal components are tied to the ground leg.

☑ Use grounded or polarized plugs

Whenever possible, choose grounded (three-prong) or polarized (one blade thicker than the other) plugs. According to the Consumer Product Safety Commission, this greatly reduces the risk of electric shock.

💧 Keep space heaters out of surge protectors

Don't plug space heaters—or other appliances with open heating elements, like toasters or hair dryers—into a surge protector. They draw heavy power and can cause dangerous heat buildup. For safety, plug these devices directly into a wall outlet.

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HEY, I GOT A QUESTION.

I think I'm losing a lot of energy through the space under my roof. Who is responsible for insulating it—the Association or me?"

Signed, —Rooftop Ruminator

A: Yo', Rooftop! Don't sweat it—but this one's on you.

The owner of the unit is responsible for installing roof insulation. There is an exception in a situation where the Association must remove the existing insulation as part of a maintenance issue for which the Association is responsible. (e.g. a rodent infestation where infested insulation had to be removed).

DID YOU KNOW?



Duke Energy offers major appliance surge protection for about \$10 per month and has **waived its \$60 installation fee for the month of October 2025.**

Upgraded options are available to cover surge-related repairs for electronics like TVs and computers. See

<https://www.duke-energy.com/home-services/surge/surge-protection>

INTERESTING FACT

Charge into Fire Safety!

Fire Prevention Week™ is October 5–11, and this year’s theme is all about **lithium-ion batteries**—the kind found in phones, laptops, scooters, and more.

These batteries are super useful but can be dangerous if not handled properly.

Here are 3 simple steps to keep your home safe:

1. Buy Smart

Choose products with a safety certification mark (UL, ETL, CSA). This means they’ve been tested to meet safety standards.

2. Charge Safely

- Use the charger that came with your device (or an approved replacement).
- Charge on a hard surface, not a bed or couch.
- Don’t overcharge—unplug when it’s full.

3. Recycle Right

Never toss lithium-ion batteries in the trash or curbside recycling—they can spark fires. Instead, drop them at a proper recycling location. Find one near you at call2recycle.org.

Let’s all “Charge into Fire Safety” this October!



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Tue, Oct 7, 2025 12:00 PM EDT

Don't Fall for It: A Guide to Recognizing and Avoiding Common Scams Webinar

Organized by Campbell Property Management

By Campbell Property Management

!!FREE!!

REGISTER ONLINE AT

<https://tinyurl.com/onlinescamprevention>

Join Evan Bradley from Campbell Property Management, Steven Rappaport from Sachs Sax Caplan, and Detective Jacob Leheny from the Palm Beach County Sheriff's Office for this "Don't Fall for It: A Guide to Recognizing and Avoiding Common Scams" Webinar.

This webinar provides an essential guide to protecting yourself from the most common scams. Learn how to identify and avoid phishing and impersonation scams that use deceptive logos and fake email addresses to steal your personal information. We'll also expose the red flags of job and investment scams, which promise high returns or easy money but are designed to take your life savings. Finally, you'll gain the tools to recognize and report threat and extortion scams, ensuring you don't fall victim to blackmail or intimidation tactics. Equip yourself with the knowledge to stay safe and secure.

Be sure to ask your question about the webinar when you register. We will do our best to answer as many questions as possible.

Improvements Continue!

Enjoy these photos of our rebuilt electrical panel and exterior brick wall. (Photos courtesy Marlys Huerta)



1 Gatehouse electrical panel



Village 5 wall facing 37th St. S



Monthly Financial Highlights

August 2025

Operating Cash as of	August 31, 2025		
		Beginning Balance	Ending Balance
Operating Cash		\$ 75,843.22	\$ 101,868.69
Petty Cash		\$ 1,000.00	\$ 1,000.00
Back Gate Key Fund		\$ 435.00	\$ 435.00
Insurance Account (1)		\$ 355,032.34	\$ 423,768.36
BOZK Social Funds		\$ 3,291.68	\$ 3,291.82
Total Operating Cash		\$ 435,602.24	\$ 530,363.87
Borrowed from reserves		\$0.00	\$ -
Total incl. borrowed funds		\$435,602.24	\$ 530,363.87

Note 1: Monthly contributions to Insurance Account in 2024/25

\$68,000.00

OPERATIONS SUMMARY	Actual as of	Budget	Budget - Actual as of
	August 31, 2025	Year-to-date	August 31, 2025
Pool (2)	\$6,805.00	\$5,625.00	(\$1,180.00)
Building Repair & Maintenance (3)	\$125,616.82	\$82,041.65	(\$43,575.17)
Utilities (4)	\$241,965.51	\$249,000.00	\$7,034.49
Administrative (without insurance (5))	\$116,779.30	\$178,792.50	\$62,013.17
Total (without insurance)	\$491,166.63	\$515,459.15	\$24,292.49
INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget (6)	\$223.00	\$340,000.00	\$339,777.00
TOTAL OPERATIONS	\$491,389.63	\$855,459.15	\$364,069.49

Note 2: Overbudget item was Pool contract (\$1,551.65).

Note 3:

Underbudget item were Security Gate Repair (\$2,037.35) and Fertilizer & Spraying (\$1,250.00). Overbudget items were Grounds Improvements (\$34,496.06), Trees (\$10,303.93) and Truck Gas (\$1,088.00).

Note 4: Underbudget item was Water/Sewer/Trash (\$9,853.96). Overbudget item was telephone (\$1,564.98).

Note 5: Underbudget were Legal Fees (\$2,697.03) and Salaries, Payroll Burden and Benefits (\$58,772.49).

Note 6: Underbudget was Insurance (\$339,777.00).

WSV RESERVES	Balance	Contributions	Expenses	Total Incl. Interest
	Jul-25	Aug-25	Aug-25	Aug-25
Master (7)	\$285,996.99	\$15,416.67	(\$4,559.64)	\$297,796.75
Village 1 (8)	\$60,984.22	\$5,208.33	(\$41,057.00)	\$25,215.37
Village 2	\$21,002.82	\$1,750.00	\$0.00	\$22,825.08
Village 3 (9)	\$31,587.35	\$2,500.00	(\$40,790.00)	(\$6,702.65)
Village 4	\$40,071.46	\$1,890.00	\$0.00	\$42,094.72
Village 5 (10)	\$95,481.27	\$5,058.00	(\$1,831.00)	\$99,021.74
Village 6 (11)	\$26,223.55	\$5,300.00	(\$349.00)	\$31,273.56
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,640.55	-	
Due from Operating	\$0.00			\$0.00
Interest & Total	\$601,398.09	\$38,763.55	(\$88,586.64)	\$551,575.00

Note 7: Landscape Tool (\$545.69), Asphalt Patch (\$306.93), Sewer Piping System (\$2,507.95), and Irrigation (\$1,199.07).

Note 8: Roof (\$41,057.00), Note 9: Roof (\$40,790.00), Note 10: Garage (\$1,831.00), Note 11: Garage (\$349.00)

For additional information or questions, please contact Treasurer Toni Herting.



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
	Water Aerobics	11:00 am (Bring a noodle)
FRIDAY	Tennis	9:00-11:00 am
SATURDAY	Pickleball	8:00 am

Mark Your Calendar! Saturday October 11

07:00 AM - 03:30 PM

Second Saturday Sandbags

Sandbags are available on the second Saturday of the month at the year-round sandbag distribution location at the Pavement and Traffic Operations Building (1744 9th Ave. N.)

The regular sandbag distribution location hours are Monday - Friday and the second Saturday of the month from 7 a.m. - 3:30 p.m.

Each household can receive a maximum of 10 sandbags, and residents must provide proof of St. Pete residency to pick up their sandbags. Staff will be on hand to assist seniors and others who may be unable to fill and load their own sandbags. Stay up to date on sandbag distribution hours and information at stpete.org/Sandbags

WELCOME TO THE
Neighborhood

A warm welcome to our new residents!

Daniel Bruno	3276D 38 th Way S.	Village 2
Bertram (Cash) Cutler	3263C 38 th St. S.	Village 5

A small act of kindness has a
big impact

**FIRST FRIDAY
SOCIAL EVENT**
OCTOBER 3, 2025

OPTIONAL SOCIAL
(BYOB & SNACKS):
6:15 – 7:00 PM

TRIVIA
GAME BEGINS:
7:00 PM

Put on your thinking hats and join us in the Clubhouse

Create a team in advance or upon arrival at Club House

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West Shore Village Social Club Activities

2025 Calendar			
Month	Day	Time	Activity
Oct 3	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social BYOB & Snacks (optional) 7:00-8:00 pm. Activity: Trivia (SEE AD ON PAGE XX)
Nov 7	Fri	6:15-8:00 pm	First Friday Social 6:15 pm BYOB & Snacks
Dec 5	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social BYOB & Snacks (optional) 7:00-8:00 pm Activity: Jeopardy
Dec 9-15	Tue-Mon	All Day	Food Pantry Drive
Dec 12	Fri	5:15-10:00 pm	Christmas Holiday Celebration Dinner Dance 5:15-10:00 pm Dinner & Musical Entertainment
2026 Calendar			
Jan 2	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social BYOB & Snacks (optional) 7:00-8:00 pm Activity: Trivia
Jan 10	Sat	6:00-8:00 pm	Mangia! Pasta Night! 6:00-6:30 pm Social 6:30-8:00 pm Dinner
Jan 24	Sat	9:00-10:30 am	Pancake Breakfast
Feb 6	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social BYOB & Snacks (optional) 7:00-8:00 pm Activity: Sing-along
Feb 8	Sun	3:00 pm	Super Bowl
Feb 21	Sat	9:00-10:30 am	French Toast & Sausage Breakfast
Feb 21	Sat	6:15 pm	Game Night 6:15-7:00 pm BYOB & Snacks (optional) 7:00-9:00 pm Games
Mar 6	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social BYOB & Snacks (optional) 7:00-8:00 pm Activity: TBD
Mar 14	Sat	6:00-9:30 pm	St. Patrick's Dinner & Dance 6:00-9:30 pm Dinner & Musical Entertainment
Mar 21	Sat	10:00 am	Shuffleboard Tournament (Rain date-3/22)
Apr	TBD	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social BYOB & Snacks (optional) 7:00-8:00 pm Activity: TBD
Apr	TBD		Community Picnic
May 1	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social BYOB & Snacks (optional) 7:00-8:00 pm Activity: TBD

Fire Safety Tips for Every Home

Protect your family with these quick reminders:

-  Smoke Alarms**
 - Install on every level and in bedrooms
 - Test monthly
 - Change batteries yearly
 - Replace every 10 years
-  Escape Plan**
 - Two exits per room
 - Set a family meeting place
 - Practice twice a year
-  Safe Smoking**
 - Never smoke in bed
 - Use deep ashtrays
 - Soak butts before tossing
-  Cooking Safety**
 - Stay in the kitchen
 - Keep flammables away
 - Turn pot handles inward
-  Space Heaters**
 - Keep 3 feet clear
 - Plug directly into the wall
 - Turn off when asleep or away
-  Portable ACs**
 - Plug into a wall outlet only
 - Never use extension cords or place under rugs
-  Matches & Lighters**
 - Store out of children's reach
 - Teach kids they are tools, not toys
-  Stop, Drop, Roll**
 - If clothes catch fire: stop, drop, cover your face, roll
-  Electrical Safety**
 - Unplug faulty items
 - Replace frayed cords
 - Don't overload outlets
-  Crawl Low**
 - In smoke, stay close to the floor where the air is cleaner

 Stay safe and keep these tips handy for your home and family!

ALLYOUNGER FOOT MASSAGER

Foot Therapy for Plantar Fasciitis, Neuropathy & Improving Foot Wellness



Do you have Neuropathy, or other painful foot conditions and haven't found any resource to relieve it? Well, **Allyounger** may have just the solution. I've been testing the **Allyounger's Shiatsu foot massager** and the results are amazing! Designed with input from over 500 physical therapists, it's unique deep kneading and 6D compression technology accurately targets various specific acupoints, enhancing foot massage comfort by better than 50% resulting in pain relief and improved blood circulation.



The massager incorporates an internal airbag that surrounds your feet and incorporates kneading, air compression, heating and vibration stimulation with four massage modes, five intensity levels and two temperature settings. These features are easily adjusted to your desired liking by the included remote control. The unique remote storage slot built into the main frame prevents the remote from easily being lost or misplaced. The wireless remote's adjustments allow for setting the heat's temperature to between 104° and 113° F, the vibration strength, amount of air compression and kneading and are displayed on a smart touch panel.

A timer feature allows you to adjust just how long you would like these various features to operate on your feet with a maximum setting of thirty minutes. Naturally, you can easily repeat this therapy by simply reactivating the massager's remote, and if you like also making various setting adjustments to your desired liking.

The **Allyounger Shiatsu Foot Massager** is truly designed as an international product since it works with 110V (US), 220/240V (UK EU) power sources and only consumes 40 watts of power. The foot sleeves are breathable and removable for easy cleaning and washing, ensuring good foot hygiene.

My experience and results have been outstanding with this device! Give it a try. It may offer you pain relief, improved blood circulation and much more and the use before bedtime may even enhance your sleep quality.

MSRP: \$269.99 (available in Black or silver)

GADGETEER's RATING: ★★★★★

For more information go to: <https://shorturl.at/joo8p>

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.*

Check out Bob's Social Media pages for up to the minute gadget news. Available at: [bob-the-gadgeteer.bsky.social](https://www.bsky.social/bob-the-gadgeteer.bsky.social) & <https://twitter.com/bskidmore>



Information as of 9/25/2025 provided by Debbie Zito, Compass Florida Realty 727-865-8326

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3229 40th Lane S #C	1	1	645	\$225,000.00	\$348.84	
3247 38TH WAY S #C	2	2.5	1,180	\$232,000.00	\$196.61	
3280 37th Way S #B	2	2	1,100	\$239,900.00	\$218.09	
3265 40th WAY S #E	1	1	725	\$195,000.00	\$268.97	
3357 38TH ST S, #A	2	2	1,100	\$339,000.00	\$308.18	
PENDING						
3348 38th Way S #C	1	1	720	\$205,000.00	\$284.72	
3204 40th WAY S #B	2	2	1,200	\$225,000.00	\$187.50	
SOLD						DATE CLOSED
3276 38th Way S #D	1	1	725	\$153,000.00	\$211.03	8/29/2025
3122 37th Lane S #C	2	2	1,100	\$275,000.00	\$250.00	8/8/2025
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

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