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Resource Property Mgmt.
24/7 Service Hotline
(727) 864-0004 (follow prompts)
April Neary, Manager
(727) 864-0004 X2212

St Pete Police non-emergency
727-893-7780
Community Safety Officer
District 1: 727-551-3181



President's Message

Dear Residents,

I am both honored and excited to be chosen as your President for another year. Your Board will continue to focus on enhancing our community through a series of major and much-needed improvement projects.

As part of this next phase, several key upgrades and projects are being planned and implemented to improve both the quality of our shared spaces and your overall living experience. These efforts are centered around modernization, maintenance, and creating a more comfortable and engaging environment for all residents. We will perform seal coating on the perimeter road, repairs to the North side of the entrance wall, paint the perimeter wall and guard shack, make Clubhouse improvements, perform major drainage and culvert work, along with irrigation repairs and landscaping improvements.



Over the coming months, you may begin to notice work taking place in select areas of the community. While we are committed to minimizing any inconvenience, there may be occasional disruptions as these improvements are carried out. We truly appreciate your patience and understanding as we invest in these long-term improvements.

We will continue to keep you informed with updates, timelines, and any important notices related to these projects. Our goal is to ensure transparency and keep you connected every step of the way.



I would also like to invite residents to get involved in upcoming events, share ideas, and help shape the experience of living here. Whether it's attending a gathering, joining a resident initiative/committee, or simply connecting with neighbors, your involvement makes a meaningful difference.

If you're interested in getting more engaged or have suggestions for activities you'd like to see, we'd love to hear from you. Please email, text or call me adrianewsv@gmail.com or 917-488-0801.

Wishing you a great April!

Adriane Carter-Lovell
President



Dear Readers,

To me, April marks the start of serious pool weather. I'm checking to make sure that my pool floats still float and that sunscreen is on hand. I love to check out the various pool toys and other gizmos that my neighbors bring to the pool. Last year, after ogling another resident's poolside drink tray, which capably perches a drink and snack *near* but not *in* pool, I headed to Walmart and bought one. I'm now unpacking mine and checking my stash of thermal drink holders.

April is also the month when we start to bid farewell to some of our seasonal residents who return to northern climes. We hope that you have a safe journey home, stay well, and return to enrich our community next fall.

On a melancholy note, West Shore Village bids farewell to longtime resident, 103-year-old Edith Solomon. By the time you read this, Edith's celebration of life will have taken place and I hope that many of you were able to attend.

As always, your feedback and suggestions are welcome. Please write to us at wsvbbnews@gmail.com.

Rita Vine

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SAVE THE DATE



Public Workshops
Monday April 6 and 20, 9:00 am, Clubhouse

Board Meeting
Thursday April 16 2026 6:30 pm



**West Shore Village
Newsletter**

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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 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.

Watch for it!
Stay Informed on West Shore Village!

-  Event calendar westshorevillage.net/events
-  Spectrum TV Channel 733
-  West Shore Village Newsletter
-  Clubhouse Bulletin Board (announcements)
-  Mailbox flyers
-  OneCall Text Messaging (needs sign up!)
-  West Shore Village Facebook Group

IN THE WORKS

Infrastructure Projects

The new gate camera system is now working!

The Infrastructure Committee is working on three important projects -- improving our drainage system across the property, completing the front entrance wall, and seal coating the new road.

The Committee will be joined this month by Tony Bonanni (Director, Village 2) who will replace Toni Herting (Director, Village 3) on the Committee.

Gate Hours 60-Day Review April 16: Mark Your Calendar!

At its April 16 Board meeting, the Board will be reassessing gate hours. Please plan to attend the meeting to share your thoughts!

Current Gate Hours: **Monday thru Friday Open: 7:00 AM – 6:00 PM**
Closed: 6:00 PM – 7:00 AM
Saturday and Sunday – closed 24 hours

Drought Alert! What It Means for Us

Spring planting is off to a challenging start this year. Ongoing drought conditions have led to water use restrictions affecting both city and reclaimed water.

- **Reclaimed water** is being shut off during the day and only made available for limited periods overnight by the county.
- **City water** use is also restricted, with limits on what is considered “non-essential” irrigation.

These conditions are slowing down some of our seasonal landscaping efforts, but we’re continuing to do what we can within the guidelines to keep our community looking its best.



Trash Talk

Our crew has noticed more garbage-related problems lately. Poorly handled garbage not only means more work for our staff, but can easily lead to common pest-related problems as well in our community.

If you have guests, please remind them that their trash needs to be properly handled (no grocery bags!) and only put out on days when garbage is collected (Mondays and Thursdays, except when trash days fall on a holiday!)



Point Your Gate Fob at the Call Box NOT the Gate!

Your new gate fobs aren't directionally challenged, but they are a little different than our old ones. The sensor that opens the gate is on the call box, so please point your fob at the box to trigger the gate to open.

Landscape Committee Update



The Landscape Committee successfully completed two recent Earth Day planting projects using repurposed plants from within our community. Reuse of existing plants enhanced our landscaping while promoting an environmentally friendly and cost-effective approach.

Our next planting event will likely take place in the fall, when the weather is cooler and, hopefully, when there is greater availability of water for irrigation.

Thank you to all who volunteered their time and donated plants to help beautify our community.

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Pamela Oettel and Taylor Oettel 3344C Village 5
Harriet Emerson and Donald Emerson 3357A Village 5

Coupon Book Users! Is Your Bank Info Current?

Do you still use coupons to pay your monthly maintenance fees? If you do, please watch for your coupon books in the mail this month.

Coupon-book users are also reminded to check to make sure that your bank information is still correct!

Hey, while you're here, why not **switch to ACH for automatic debit of your maintenance** each month? It's safe, easy, and one less thing to think about! Contact April at RPM aneary@resourcepropertymgmt.com for more information.





Help your guests follow our WSV rules!

Neighbors, please remember that you are responsible for your guests while they are in West Shore Village.

This means making sure they follow our community rules, whether it's parking in designated areas, keeping noise at a respectful level, properly using the pools and common areas, or disposing of trash correctly.

Guests who overlook these rules can create challenges for everyone, so your guidance helps keep our village safe, welcoming, and enjoyable for all.

HEY, I GOT A QUESTION.

Doesn't pest control come to my house and spray in the spring? Did I miss something?

Signed, Pesty Pete

Dear Pesty,

You've got it right, but we're still here for you! Indoor pest spraying is now done by request, so at the first sign of pests inside your unit, just submit a service request and the Association will take care of it.

Last year, your Board updated its pest control program to focus on preventing pests before they become unwanted guests. We're well into the first year of that change, and so far, it seems to be working.

So don't hesitate to make a request. We want all buildings to be bug- and critter-free — except, of course, for your beloved pet alligator (just kidding!).

Got Noise?

Be Mindful of Noise Levels!



- **Planning a party?** Let your neighbors know in advance! (Or better yet, invite them along!)

- **Keep noise levels down** inside & outside your home



Concerned About a Noisy Neighbor?

- **Talk to your neighbor** calmly & respectfully

- **If that doesn't work,** reach out to your village director for next steps.



City Noise Ordinance

- **St. Petersburg** prohibits excessive noise.

- **Quiet hours:** 11 PM – 8 AM





Do you rent out your WSV home?

Be sure to follow our new Tenant registration process BEFORE you rent!

There's a new IMPROVED process to screen prospective new owners and tenants in West Shore Village! Applying through our online TENANTEV.COM screening system is easy, and should make sales and leases better for everyone.

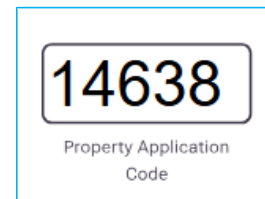


Option 1 – Direct Access

1. Visit tenantev.com on your computer.
2. Create an account using your email address and create a password of your choice.
3. Complete the required application information.
4. Submit your application for review.

Option 2 – Use our Resident Information Portal (aka “Vantaca”)

1. Log into your account
(<http://home.resourcepropertymgmt.com/>).
2. Click on *Documents*.
3. Select *Tenant Evaluation*.
4. Download the document.
5. Click on *West Shore Village Master – Apply Now* to access the portal.
 - a. If the link does not open, hold down the **Ctrl** key while clicking the link at the same time.
6. Follow the application steps outlined above.



OK I've completed the application. Now what?

Tenant Evaluation will process all applications; however, final approval is determined solely by the WSV Association Board of Directors following review and new resident orientation.

What else should I know?

Applicants may be asked to provide additional documentation, including a credit report, background check, eviction history, proof of income, and personal or employment verification.

The application can take about 45 minutes to complete, so plan ahead!

Resident Information Portal

<https://home.resourcepropertymgmt.com>

Service Requests – One Issue Per Request PLEASE!!

When submitting a service request through the Resident Information Portal, please include **only one item per request**. If you have multiple issues that need attention, submit each one separately. Thanks for helping us stay organized and efficient!



CPR & FIRST AID TRAINING

**Do you know what to do in an emergency?
Would you like to become CPR certified and trained
in Basic First Aid?**

Join us for a hands-on training session led by Life Tech, where you will learn important lifesaving skills that could help a neighbor, friend, or loved one when it matters most.

**Saturday, April 11
10:00 AM – 12:00 PM
Location: The Club House
Cost: \$30 per person (cash or check)**

-  CPR for all ages
-  How to use an AED
-  How to administer an EpiPen
-  How to use Narcan
-  Basic First Aid

**Registration Required by April 7
Sign Up Sheet Located in Club House Lobby
Contact Susie Healy with Questions | 860-913-8580**



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?

WSV Weekly Activities <i>(based on weather and season)</i>		
MONDAY	Pickleball	8:30 am
	Water Aerobics	1:00 pm
	Euchre	7:00-9:00 pm
TUESDAY	Line Dancing	10:00-11:00 am
	Mahjong	6:00 pm
WEDNESDAY	Pickleball	8:30 am
	Bowling	12:00 pm <small>(Ten Pin Bowling, 1453 Pasadena Ave S, S. Pasadena \$2.00 per string and shoes included)</small>
	Dominoes	6:00-8:00 pm
THURSDAY	Shuffleboard	9:30-11:00 am
	Poker & Billiards	6:00-8:00 pm
	Water Aerobics	1:00 pm (bring a noodle)
FRIDAY	Tennis	9:00-11:00 am
	Social Biking	11:00 (meet at trail gate)
SATURDAY	Pickleball	9:00 am

Everyone is welcome to participate

West Shore Village Social Club Activities

2026 Calendar			
Month	Day	Time	Activity
April 3	Fri	7:00 pm	Wine Tasting \$8.00 per person collected at the Clubhouse Door
April 11	Sat	10:00-12:00 pm	CPR & First Aid Training \$30 per person, cash or check
April 12	Sun	3:00 pm Gather 4:00 pm Dining	Community Picnic – FREE EVENT Gather at the Pool Live Musical Entertainment Hamburgers & Hot Dogs Provided Bring a Salad or Side Dish
May 1	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (optional) 7:00-8:00 pm Activity: TBD

WSV WINE TASTING EVENT

WHEN: Friday, April 3rd at 7:00 p.m. (Must be age 21+ to attend)

Where: WSV Clubhouse, Admission \$8 @ the Door



Join us for an evening of casual sipping and socializing! Whether you're a connoisseur or just enjoy a good pour, come discover new favorites and connect with the community. We are featuring 5 distinct wine varieties of domestic and international flair.

Bring a Sweet or Savory snack to share.

Soda and Water will be provided.

Organizers: Maria Ochoa & Debra Silva

Monthly Financial Highlights

February 2026

Operating Cash as of February 28 ,2026			
	Beginning Balance		Ending Balance
Operating Cash	\$ 91,977.70		\$ 81,067.70
Petty Cash	\$ 1,000.00		\$ 1,000.00
Back Gate Key Fund	\$ 435.00		\$ 435.00
Insurance Account (1)	\$ 102,230.95		\$ 164,317.81
BOZK Social Funds	\$ 3,504.85		\$ 3,725.99
Total Operating Cash	\$ 199,148.50		\$ 250,546.50
Borrowed from reserves	\$ -		\$ -
Total incl. borrowed funds	\$ 199,148.50		\$ 250,546.50
Note 1: Monthly contributions to Insurance Account in 2024/25		\$68,000.00	

OPERATIONS SUMMARY	Actual as of Jan 31,2026	Budget Year-to-date	Budget - Actual Feb 28,2026
Pool (2)	\$13,259.00	\$12,375.00	(\$884.00)
Building Repair & Maintenance (3)	\$305,171.64	\$180,491.63	(\$124,680.01)
Utilities (4)	\$541,627.38	\$547,800.00	\$6,172.62
Administrative (without insurance (5)	\$256,605.91	\$393,343.50	\$136,737.59
Total (without insurance)	\$1,116,663.93	\$1,134,010.13	\$17,346.20
INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget (6)	\$671,076.40	\$748,000.00	\$76,923.60
TOTAL OPERATIONS	\$1,787,740.33	\$1,882,010.13	\$94,269.80

Note 2: Overbudget item was the Pool Contract (\$1,151.63) Note 3: Underbudget item were Fire Extinguisher (\$1,072.14), Fertilizing & Spraying (\$2750), and Exterminating Interior (\$6,177.37). Overbudget items were Plumbing Repairs (\$3,764.75), Electrical Repair (\$23,852.60), Bldg Repair (\$7,048.45) Grounds Improvements (\$95,824.37), Trees (\$4,728.91) and Security Gate Repair (\$1,048.50).

Note 4: Underbudget item was Water/Sewer/Trash (\$11,554.05). Overbudget items were Electric (\$1,065.09), Telephone (\$1,264.69) and Cable TV (\$3051.65).

Note 5: Underbudget were Office Supplies (\$2,719.85), Legal Fees (\$3,054.28) and Salaries, Payroll Burden and Benefits (\$131,989.02) and Income Taxes (\$1,107.00)

Note 6: Underbudget was Insurance (\$76,923.60).

WSV RESERVES	Balance	Contributions	Expenses	Total Incl. Interest
	Jan-26	Feb-26	Feb-26	Feb-26
Master (7)	\$132,257.08	\$15,416.67	\$1,772.46	\$145,971.13
Village 1	\$51,803.67	\$5,208.33		\$57,039.29
Village 2	\$31,962.74	\$1,750.00		\$33,728.88
Village 3	\$5,814.47	\$2,500.00		\$8,318.45
Village 4	\$52,211.30	\$1,890.00	\$500.00	\$53,626.96
Village 5	\$125,901.89	\$5,058.00		\$131,022.58
Village 6	\$58,409.66	\$5,300.00		\$63,740.14
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$236.10		
Due from Operating	\$0.00			\$0.00
Interest & Total	\$498,411.24	\$37,359.10	\$2,272.46	\$533,497.86

Note 7: Master Entry Panel System (\$1,772.46) and Village 4 Garage Door (\$500)

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Information as of 3/24/2026	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3247 38TH WAY S #C	2	2.5	1,180	\$229,000.00	\$194.07	
3146 37TH Lane S #A	2	2	1,100	\$215,000.00	\$195.45	
3325 37TH WAY S #C	1	1	735	\$183,900.00	\$250.20	
3275 37TH WAY S #D	1	1	735	\$170,000.00	\$231.29	
3244 38th Way S #B	2	2.5	1,180	\$213,000.00	\$180.51	
3229 40th Lane S #C	1	1	645	\$199,000.00	\$308.53	
3281 38TH WAY S Unit #B,	2	2.5	1,180	\$225,900.00	\$191.44	
3265 40th WAY S #E	1	1	725	\$195,000.00	\$268.97	
PENDING						
3344 37th Way S #C1	1	1	690	\$194,000.00	\$281.16	
3357 38TH ST S #B	2	2	1,100	\$219,000.00	\$199.09	
SOLD				Sold Price		DATE CLOSED
3357 38TH ST S #A	2	2	1,100	\$276,000.00	\$250.91	3/20/2026
3123 39TH ST S #B	2	2	1,100	\$215,000.00	\$195.45	2/13/2026
3285 40TH WAY S #C	2	2.1	1,180	\$214,900.00	\$182.12	1/7/2026
3348 38TH WAY S #C	1	1	720	\$190,000.00	\$263.89	9/30/2025
3204 40TH WAY S #B	2	2	1,200	\$175,000.00	\$145.83	9/26/2025
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

Information is provided by Debbie Zito, Compass Florida Realty 727-865-8326

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