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Resource Property Management

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

Welcome to October!

The anticipation of fall and cooler temperatures brings with it another exciting anticipation—the return of many of our seasonal friends! We look forward to welcoming everyone back to Westshore Village and enjoying the beautiful fall season together.

As we move into October, your Board of Directors and committees continue to work behind the scenes and throughout the community to maintain, improve, and enhance our village. Here are a few important updates to note:

Pool Resurfacing Project

The pool resurfacing is now complete, and we are in the final phase of the project. Tile repairs are expected to be completed this week.

Once the work is finished, the pool will need to be refilled and the water chemically conditioned. This process is expected to take approximately another week before the pool is ready to reopen.

Road Sealcoating Project

The perimeter road and Clubhouse parking lot will be seal-coated in phases October 5–8. Resident cooperation will be mandatory during this project.

What this means for you: Absolutely no driving will be permitted on areas that have been seal-coated for 24 hours until the application has fully cured.

Alternate parking areas will be communicated as the project progresses. Please review the detailed information on page 3-4 and the emails from RPM for the schedule, map, and additional instructions.

We appreciate everyone's patience, cooperation, and understanding as these projects are completed. These improvements are an important part of our continued efforts to maintain and enhance Westshore Village.

Happy Halloween!

Adriane Carter-Lovell

President



Dear Readers,

October brings that refreshing cooler, drier weather we all love – and it's one of the wonderful reasons we call West Shore Village home. This month, your Association continues its commitment to keeping our community not only beautiful but safe for all our residents.

There's so much happening in October! Don't miss our vibrant social events (love that new colorful layout!), and start planning your Halloween costume for this year's party – keep it family-friendly, as the kids will be celebrating with us. And to our talented bakers, the cookie exchange is coming, so start dreaming up your entries!

But here's what EVERY resident needs to know: **our sealcoating project launches October 5 through October 8.** Yes, it will affect how you move in and out of the village for those four days. And yes, we'll all adapt – because this \$22,000 investment in our community is worth it.

Check the detailed email from RPM sent Monday, September 28, for the complete schedule and parking lot map. We've condensed the key points for you on pages 3-4. Take five minutes RIGHT NOW to make your plan. Your cooperation helps us protect this investment and keep West Shore Village thriving.

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

Rita Vine

SAVE THE DATE

Board Meeting Thursday October 15 2026 6:30 pm

Public workshops suspended until November. Please complete a service request or contact your director.

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.

**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.

Resident Information Portal

<https://home.resourcepropertymgmt.com>

Sent to all owners!
Review now!
Please plan ahead!



A \$22,000 investment
We have ONE chance
to get this right!

ATTENTION

ALL (RESIDENTS) OF WESTSHORE VILLAGE

We know that you will be happy about the news that **Parking Lot Services** will be performing (**sealcoating/stripping**) on the above-mentioned property. These improvements will provide a fresh new look to your parking lots, roadways which all of you will be proud of.

To provide this quality service to you, it will require blocking off the work areas during the following days (Weather Permitting):

AREA/Scope of Work:	DAYS:	DATES:
SEC 1 – SEAL / STRIPE	Monday & Tuesday	Oct. 5 th & 6 th , 2026
SEC 2 – SEAL / STRIPE	Wednesday & Thursday	Oct. 7 th & 8 th , 2026

All vehicles must be moved from the above areas on the respective days. Vehicles may return to the (parking lots,) as the areas are opened.

Unfortunately, any vehicle in the blocked off areas after 8:00 A.M. on the above-mentioned dates, may require towing at the owner's expense. With your cooperation, we don't foresee this situation occurring.

Parking Lot Services cannot be responsible for damage to cars parked within a 50-foot radius of the barricaded area. **Parking Lot Services** is not responsible for damages and/or injuries arising from people and/or vehicles entering barricaded areas. **Parking Lot Services** is not responsible for liability arising from barricades being removed by others.

We will complete the work as soon as possible, subject to weather conditions. If the schedule changes, you will receive new notices with the new date.

Thank you for your cooperation. We know you will be pleased with the results!

SEALCOATING PROJECT --- Oct 5th – Oct 8th

PERIMETER ROAD & CLUBHOUSE PARKING LOT

\$22,000

COMMUNITY INVESTMENT

DETAILED EMAIL SENT ON Mon., 9/28

Vehicles remaining in barricaded areas may be towed at the owner's expense.

MOVE YOUR VEHICLE

Remove all vehicles **from the scheduled work areas** before 8:00 A.M. on the designated dates.

24-HOUR NO DRIVING

NO cars or driving on newly sealcoated areas for 24 hours. Move to the side NOT being sealcoated before work begins.

DO NOT ENTER

NO DELIVERIES
Stay out of barricaded areas. Driving on fresh sealcoat can damage the surface and your vehicle. Fines may apply.

PLEASE REVIEW SCHEDULE & MAP

Plan ahead. Move your vehicle before work begins and use only reopened areas.

WE HAVE ONE OPPORTUNITY TO GET THIS PROJECT RIGHT — THANK YOU FOR YOUR COOPERATION!



AREA/Scope of Work:	DAYS:	DATES:
SEC 1 – SEAL / STRIPE	Monday & Tuesday	Oct. 5 th & 6 th , 2026
SEC 2 – SEAL / STRIPE	Wednesday & Thursday	Oct. 7 th & 8 th , 2026

- ★ Parking Lot Services and WSV cannot be responsible for damage to vehicles parked within a 50-foot radius of a barricaded area. We are also not responsible for damages or injuries resulting from people or vehicles entering barricaded areas.
- ★ If you need to leave the Village during this time, you **MUST move your vehicle to the side of the road that is not being sealcoated before work begins**. Once an area has been sealcoated, **NO CARS WILL BE ALLOWED ON THAT SIDE until it has been reopened**.
- ★ Driving on fresh sealcoat can damage the newly completed surface and potentially damage your vehicle. **Fines may be levied for driving on a closed/sealcoated area.**



In the Works

What's starting...

Perimeter road sealcoating and line painting – REALLY IMPORTANT!! See [pages 3-4](#) for how this will affect your access to WSV roads!

Shuffleboard courts are being refreshed for the fall and winter seasons.

What's continuing...

Dumpster camera – almost there! Waiting for Spectrum to install network connections.

Drainage project continues and will be completed this month.

Perimeter wall interior painting.

Drought conditions continue... keeping sod replacement and power washing on hold.

Rules and Regulations refresh of our 2024 Rule Book – coming this Spring!

Governing Documents Committee meeting regularly to update and correct our village declarations.

What's completed....

Pool resurfacing – thank you everyone for your patience and cooperation.

Front wall got a fresh coat of paint.

INDIVIDUAL WATER HOSE USE LIMITS IN OCTOBER

We still require WSV residents to observe the following limitations on watering this month:

1. You may water your (non-lawn) landscape ONLY before 8 a.m. or after 6 p.m.
2. Hand watering of lawn/turf is allowed ONLY during designated watering day and time slots.
3. An automatic shutoff device must be installed on any hose and used at all times.

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

CJ'S HONEY DO LIST - DONE

CARL MASTAGLIO

MOBILE: 305-297-9397

Need a Handyman?
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Email: cmastaglio2@gmail.com

Friendly Reminders for ALL Residents

Please help us maintain a clean, safe, and respectful community by following these important reminders:

Parking – 2-Car Limit Per Unit

Each unit is limited to two vehicles:

- One vehicle in the garage and one in the driveway
- Two vehicles in the driveway, provided they do not block access to neighboring units or impede others from entering or exiting.
- No overnight parking in quest spaces is allowed

** See page 11 & 12 of WSV Rules and Regulations

Trash & Trash Cans

- Trash bags may only be placed outside on the morning of scheduled trash pickup.
- Trash placed in a trash can may be put outside the evening before your scheduled pickup.
- Once emptied, trash cans must be returned inside and may not remain outside on non-pickup days.
- Empty trash cans may not be left outside in front of garages.

** See page 10 of WSV Rules and Regulations

Exterior Areas & Appearance

Exterior areas of each unit must be maintained in a clean, neat, and satisfactory condition and free of garbage, debris, or unsightly items that are visible from neighboring units or common areas.

This includes maintaining the condition and appearance of screens, windows, doors, awnings, and other exterior features. Please ensure these areas are kept clean, presentable, and free from items that detract from the appearance of the community.

** See page 6 of the WSV Rules and Regulations

Thank you for doing your part to keep WSV looking clean, orderly, and welcoming for everyone!

What's Happening – Local Events



Friday, October 31, 2025, Halloween is celebrated today primarily as a fun holiday centered on costumes, trick-or-treating, and parties, but its origins trace back to the ancient Celtic festival of Samhain, which marked the end of summer and the harvest, and a time when Celts believed the dead returned to Earth.

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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.

WSV WEEKLY ACTIVITIES

Stay Active • Make Friends • Enjoy the Community

MONDAY 8:30 am	• Pickleball • Water Aerobics (suspended due to pool refinishing) • Euchre Seasonal	TUESDAY 6:00 pm	• Line Dancing Seasonal • Mahjong
WEDNESDAY 8:30 am	• Pickleball • Walking Class (suspended due to pool refinishing) • Dominoes 6:00 pm	THURSDAY Seasonal	• Shuffleboard • Water Aerobics (suspended due to pool refinishing) • Poker & Billiard Seasonal
FRIDAY 9:00 am	• Tennis • Social Biking Seasonal	SATURDAY 8:30 am	• Pickleball

Everyone is welcome to participate!

The Social Club is STILL looking for a volunteer line dance instructor.
If you are interested, please contact Linda Delaney 610-515-5201

WSV SOCIAL CLUB PLANNED EVENTS

Day	Date	Time	Event
FRI	Oct 2	6:00 PM	First Friday Social (Optional BYOB & snacks)
SAT	Oct 24	6:00 PM	Halloween Costume Party & Potluck
FRI	Nov 6	6:00 PM	First Friday Social (Optional BYOB & snacks)
SUN	Nov 29	3:00 PM	Decorate Clubhouse for Christmas Holiday
FRI	Dec 4	6:00 PM	First Friday Social (Optional BYOB & snacks)
SAT	Dec 5 or 19	11 AM – 1 PM	Cookie Exchange
SAT	Dec 12	5:30 PM	Christmas Party
SUN	Jan 3	3:00 PM	Take Down Clubhouse Decorations
FRI	Jan 8	6:00 PM	First Friday Social (Optional BYOB & snacks)
FRI	Jan 15	10:00 AM	Decorate Clubhouse for Mangia! Pasta Night!
SAT	Jan 16	6:00 PM	Mangia! Pasta Night!
SUN	Jan 17	11:00 AM	Take down Pasta Night Decorations
SAT	Jan 23	9 AM – 11 AM	Pancakes & Sausage Breakfast
FRI	Feb 5	6:00 PM	First Friday Social (Optional BYOB & snacks)
THU	Feb 12	8 AM – 3 PM	Garage & Bake Sale
FRI	Feb 13	8 AM - noon	
SUN	Feb 14	5:30 PM	Super Bowl
SAT	Feb 20	9 AM – 11 am	French Toast Breakfast
FRI	Mar 5	6:00 PM	First Friday Social (Optional BYOB & snacks)
FRI	Mar 12	9:30 AM	Decorate Clubhouse for St. Patrick's
SAT	Mar 13	5:30 PM	St. Patrick's Dinner & Dance
SUN	Mar 14	3:00 PM	Take Down St. Patrick's Decorations
FRI	Apr 2	6:00 PM	First Friday Social (Optional BYOB & snacks)
FRI	May 7	6:00 PM	First Friday Social (Optional BYOB & snacks)

Everyone is welcome to participate.

If you have any questions or if you wish to organize other events,
please contact Linda Delaney at (610) 515-5201.

COOKIE SWAP PARTY!

Saturday, December 5
Starting at 11:00 AM
 West Shore Village Club House

We ask that you bring:
 *** **3 DOZEN** ***
HOMEMADE COOKIES!

What to expect:
 Coffee & Hot Chocolate will be served!
 Games will be played!
 and VOTE on the Favorite Cookie!

RSVP to KAREN
at 407-704-0678

To-go boxes will be provided for all guests

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Sierra Kluson & Alexander Grieves	3245A	Village 1
Wanda Jones	3139A	Village 6

HALLOWEEN PARTY!

SAT
Oct 24
6:00 PM

**Halloween Costume Party
 & Potluck Dinner**

Kids Welcome -
Fun for the whole family

Clubhouse at West Shore Village

Contact Linda Delaney
610-515-5201

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Operating Cash as of August 31, 2026		Jul-26	Aug-26
		Beginning Balance	Ending Balance
Operating Cash		\$ 152,610.78	\$ 118,316.15
Petty Cash		\$ 1,000.00	\$ 1,000.00
Back Gate Key Fund		\$ 435.00	\$ 435.00
Insurance Account (1)		\$ 472,879.53	\$ 533,290.44
BOZK Social Funds		\$ 3,712.19	\$ 3,712.50
Total Operating Cash		\$ 630,637.50	\$ 656,754.09
Borrowed from reserves		\$ -	\$ -
Total incl. borrowed funds		\$ 630,637.50	\$ 656,754.09

Note 1: Monthly contributions to Insurance Account in 2026/27 \$60,000

OPERATIONS SUMMARY	Actual as of August 31, 2026	Budget Year-to-date	Budget - Actual August 31, 2026
Pool	\$5,208.91	\$6,250.00	\$1,041.09
Bldg Repair & Maintenance (2)	\$157,398.50	\$161,333.35	\$3,934.85
Utilities	\$258,774.84	\$263,625.00	\$4,850.16
Administrative (without insurance) (3)	\$129,146.44	\$122,142.45	(\$7,003.99)
Total (without insurance)	\$550,528.69	\$553,350.80	\$2,822.11

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget	\$0.00	\$300,000.00	\$300,000.00
TOTAL OPERATIONS	\$550,528.69	\$853,350.80	\$302,822.11

Note 2: Overbudget items were Grounds D2E (\$1,461.94), Sprinkler System (\$7,615.64), Trees (\$25,361.65), Truck Gas (\$1,467.64) and Fire Hydrant (\$1,683.75). Underbudget items were Building repair (\$5,773.82), Maintenance Supplies (\$3,110.58), and Ground Improvement (\$26,899.64). Note 3: Underbudget items were Electric \$1,184.54 and Water/Sewer/Trash (\$2,039.31). Note 4: Overbudget were RPM Office Expenses (\$1,593.33), Professional fees (\$2,825.00), Legal Fees (\$4,168.48) and Income Taxes (\$3,274.75) and Underbudget was RPM Maintenance Salary (\$4,468.51).

WSV RESERVES	Balance	Contributions	Expenses	Total Incl. Interest
	Jul-26	Aug-26	Aug-26	Aug-26
Master (4)	\$199,851.42	\$15,833.33	\$6,833.07	\$208,851.68
Village 1	\$83,365.01	\$5,208.33		\$88,573.34
Village 2	\$42,629.39	\$1,750.00		\$44,379.39
Village 3	\$20,882.74	\$2,500.00		\$23,382.74
Village 4	\$63,303.88	\$1,890.00		\$65,193.88
Village 5	\$154,844.09	\$5,058.00		\$159,902.09
Village 6	\$90,550.72	\$5,300.00		\$95,850.72
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$311.13		311.13
Due from Operating	\$0.00			\$0.00
Interest & Total	\$695,477.68	\$37,850.79	\$6,833.07	\$726,495.40

Note 4: Clubhouse Equipment \$599.07 Concrete Sidewalks \$5,634.00 and Tennis Court repair \$600.00

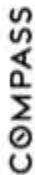
Please address comments or questions regarding financial information to WSV Treasurer Toni Herting.

Information as of 9/23/2026						
	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3216 39TH ST Unit#C	1	1	645	\$160,000	\$248.06	
3275 37TH WAY S Unit#D	1	1	735	\$164,000	\$223.13	
3223 38TH WAY S Unit#F	2	2	1375	\$170,000	\$123.64	
3265 40TH WAY S Unit#E	1	1	725	\$170,000	\$234.48	
3247 38TH WAY S Unit#C	2	2.5	1,180	\$229,000	\$194.07	
3267 39TH ST S Unit#B	2	2.5	1,180	\$239,000	\$202.54	
3386 39TH ST S Unit#B	2	2	1,100	\$289,000	\$262.73	
PENDING						
3281 38TH WAY S Unit#C	2	2.5	1,180	\$225,000	\$190.68	
SOLD						
				Sold Price		DATE CLOSED
3143 37TH LN S Unit#B	2	2	1,100	\$299,000	\$271.82	08/28/2026
3229 40TH LN S Unit#C	1	1	645	\$158,000	\$244.96	08/26/2026
3212 38TH WAY S Unit#E	1	1	725	\$167,000	\$230.34	08/07/2026
3146 37TH LN S Unit#A	2	2	1,100	\$190,000	\$172.73	06/26/2026
3244 38TH WAY S Unit#B	2	2.5	1,180	\$202,000	\$171.19	05/29/2026
3281 38TH WAY S Unit#B	2	2.5	1,180	\$209,000	\$177.12	05/13/2026
3357 38TH ST Unit#B	2	2	1,100	\$190,000	\$172.73	05/04/2026
3344 37TH WAY S Unit#C1	1	1	690	\$187,000	\$271.01	04/03/2026
3357 38TH ST S Unit#A	2	2	1,100	\$276,000	\$250.91	03/20/2026
3123 39TH ST S Unit#B	2	2	1,100	\$215,000	\$195.45	02/13/2026
3285 40TH WAY S Unit#C	2	2.5	1,180	\$214,900	\$182.12	01/07/2026
Information is provided by Elizabeth Markovic, Compass Florida 727-285-2127						




WEST SHORE VILLAGE

**YOUR SECLUDED SANCTUARY
IN THE HEART OF THE SUNSHINE CITY**




Elizabeth Markovic
M: 727.285.2127
M: 516.252.8841
ElizabethMarkovic.com
elizabeth.markovic@compass.com



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