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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 November – A Time for Thanksgiving!

November is here, and with it comes the beginning of the holiday season and time to reflect on all the things we are thankful for.

As Thanksgiving approaches, it is a wonderful opportunity to appreciate our family, friends, neighbors, and the community we call home.

I am personally grateful to the residents who generously volunteer their time, share their talents, step forward when help is needed, and contribute in so many ways to the betterment of West Shore Village. Whether serving on a committee, assisting with activities and events, helping a neighbor, or simply taking the time to make a difference, these contributions do not go unnoticed. It is because of the willingness of a few to give their time and effort that so much can be accomplished for the benefit of the many.

As we gather with loved ones and celebrate Thanksgiving, may we all take a moment to appreciate all of the work that is done by a few for the many.

I also want to recognize that maintaining and improving our community is an ongoing effort. There is always work to be done, decisions to be made, and projects that require time, patience, and cooperation. While we may not always agree on every decision or approach, I hope we can continue to recognize that we should all share a common goal: to preserve, maintain, and make West Shore Village a community we can be proud to call home.

I wish you and your families a very Happy Thanksgiving! May your holiday be filled with happiness, good health, wonderful memories, and plenty of reasons to give thanks.

Adriane Carter-Lovell
President



Dear Readers,

Wow, we did it! The sealcoating project wrapped up just before Halloween, and the only thing scarier than seeing an alligator was the thought of moving our cars. Thank you to your dedicated Board of Directors, who communicated, and communicated, and then communicated some more, and to all of you who cheerfully (okay, maybe a tad grudgingly) relocated your vehicles and put your online shopping on pause. Gold stars all around!

Our seasonal residents will surely notice the shiny new look of our infrastructure as they flock back this fall and winter. And just wait until they see the calendar! Our weekly events, lovingly organized by dedicated volunteers, are ready and waiting. Many of you will also be sharing Thanksgiving and holiday celebrations with friends and neighbors, inside and outside our gates. I hope you savor every minute (and every helping of pie).

Now, let's take a moment to remember that none of this happens by magic. The improvements, the careful stewardship of your maintenance fees, the effort to make our community look as good as it feels, the events that fill our social calendar: all of it takes time, thought, and plenty of elbow grease. Here in West Shore Village, that work falls to a precariously small band of dedicated owners: Board members, committee members, and event convenors. For each of them, it is the equivalent of a part-time job with no paycheck. They (and we!) are proud of what they accomplish, but let's be honest, the job is sometimes anything but fun.

I, for one, have been pondering how best to thank our volunteers this holiday season. First on my list: tell them, to their face and not just on Facebook, how much you appreciate them. Ask if there is anything you can do to lend a hand, especially when something big is on the horizon. And be the kind of resident we all want as a neighbor: neither pushy nor a pushover! But always with kindness.

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

Rita Vine



Board Meeting Thursday November 19 2026 6:30 pm

Public workshops: Monday November 16 2026 @ 9:00 am

West Shore Village Newsletter
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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 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.

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.



In the Works

What's starting…

- Drainage project: delayed a bit because of other priority projects but should be done before the end of November

What's continuing…

- Shuffleboard courts refresh: obtaining bids.
- Clubhouse refresh: Library window has been retinted. Broken chairs and couches have been removed.
- Dumpster camera: working with Spectrum on pricing.
- Rules & Regulations refresh of our 2024 Rule Book: still on track for this Spring!
- Governing Documents Committee: target for completion is mid-2027.
- Maintenance crew: supporting infrastructure projects, completing work orders and daily maintenance tasks.

What's completed

- Roadway sealcoating. Done! Reopened October 29th.
- Pool resurfacing. Done! Reopened Monday October 26th.
- Perimeter wall interior painting. Done!

We appreciate your patience and cooperation as this work moves forward.

Please remember that when project timelines are extended or anticipated completion dates are not met, it is often because additional time is needed to ensure the work is completed properly and to the satisfaction of the Association.

> *Our goal is not simply to get the projects finished, but to make sure they are done right.*

Please pay close attention to community communications, announcements, and project notices. When instructions are provided regarding access or other temporary restrictions, it is important that everyone follows them. Your cooperation helps keep projects moving safely and efficiently.

Resident Information Portal **https://home.resourcepropertymgmt.com**

Annual Insurance Premiums – Good News!

The Board is pleased to share some good news with our residents! West Shore Village has received a significant reduction in our insurance rate. This is a positive development for our community and reflects favorably on our efforts to manage expenses responsibly.

Several residents have asked whether this reduction means that monthly maintenance dues will decrease. The short answer **is no, not at this time.**

We want to remind everyone that we live in an aging community, and while reducing expenses wherever possible is important, we also have a substantial list of necessary maintenance projects, repairs, and improvements that still need our attention.

Some of the ongoing and upcoming priorities include:

- **Tree maintenance:** continuing to remove aging, damaged, and declining trees throughout the Village.
- **Tree replacement:** replacing trees that have been removed to maintain and enhance our community's landscaping.
- **Clubhouse improvements:** addressing air conditioning repairs, roofing repairs, and other necessary improvements to maintain our shared facility.
- **Interior road repaving:** planning for the resurfacing of our interior roadways.
- **Perimeter wall repairs:** addressing needed repairs and maintenance to preserve the condition of our perimeter wall.

These are just some of the projects that require attention and substantial funding through maintenance fees. Maintaining an aging community requires ongoing investment.

The reduction in our insurance costs is certainly welcome news. However, rather than viewing these savings as money available for immediate reductions in maintenance dues, we must look at the bigger picture and our responsibility to maintain, repair, and improve the community for everyone.

> **Our goal is to be financially responsible, plan ahead, address necessary repairs, and protect the long-term value of our community.**

WSV maintenance crew now responds to written or online service requests ONLY

The staff has been instructed NOT TO ACCEPT VERBAL REQUESTS, but to remind that a work order is required.

Do not stop the crew to request work performed around your unit.

Submit a work order either electronically or hand written in clubhouse.

If you have a property emergency, contact the RPM emergency line (page 1 in every newsletter!) or your village director.

Friendly Reminders for ALL Residents

INDIVIDUAL WATER HOSE USE LIMITS CONTINUE!

The city continues to require residents to observe the following limitations on watering

1. Hand watering of non-lawn landscape is allowed any day, but is limited to before 8 a.m. or after 6 p.m.
2. Micro-irrigation of plants (other than lawns) is allowed, but is limited to before 8 a.m. or after 6 p.m.

Details and updates here: https://www.stpete.org/residents/sustainability/water_conservation/water_restrictions.php

LOVING THE REFRESHED POOL? LET'S KEEP IT BEAUTIFUL AND WELCOMING

1. Your **pets are never permitted inside the gated area** of our pool, which is classified as a public swimming pool in Florida. If a pet is discovered within our fenced pool gate, our pool operating permit can be suspended or revoked by the Florida Department of Health. (Try explaining THAT one to your neighbor!)
2. There is **no smoking or vaping** ANYWHERE within the gated pool area.
3. Bringing food or drinks to the pool area? There is **absolutely NO GLASS** permitted.







Clubhouse Cleanup and Refresh

The Clubhouse is undergoing a cleanup and refresh as we continue working to maintain a clean, comfortable, and welcoming environment for everyone to enjoy.

Please understand that although the Clubhouse remains open, it may be subject to short-term, periodic closures which will be communicated in advance.

Several improvements and cleaning projects are underway or scheduled, including the following:

- **Chairs Removed:** The chairs have been discarded because they were more than 10 years old and had deteriorated to the point of falling apart.
- **Sofas Removed:** Although we sincerely appreciate the donation of the sofas, they too had deteriorated and were falling apart. To help prevent the risk of someone getting hurt, we made the decision to remove and discard them as well. Safety must remain a priority in our shared spaces.

> ***New clubhouse furniture will be purchased once all the cleaning has been completed.***

- **Air Conditioning and Air Vents:** The A/C system and air vents are scheduled to be cleaned to help maintain a cleaner and more comfortable indoor environment.
- **Deep Cleaning:** The Clubhouse will receive a thorough deep cleaning to freshen up the space.
- **Library Window Tinting:** The large window in the library has received new window tinting. This improvement will help reduce the heat entering the room and allow the blinds to be open if so desired, making the space much cooler and more comfortable.

We appreciate your patience and understanding as we work to refresh the Clubhouse and improve the comfort, cleanliness, and safety of our shared amenities.

To receive REAL-TIME updates, please register to receive **TEXT MESSAGES**

Open Messages
Create a New Message
In the TO box enter **22300**
In the TEXT MESSAGE box enter **ALERT**
Send

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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



Kelia Darrien & Lacce Green	3244E	Village 2
Anthony Coria and Ansley Kosa	3247E	Village 2
Russell & Roberta Allessi; Dianne Majchrzak	3386B	Village 5
Debra Todd and Carter Loparo	3123C	Village 6
Carly Montuani	3292D	Village 1

GCA
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- No Service Charge w/Repair!

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.



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	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	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 – 10:30 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 – 10:30 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


West Shore Village
Mangia! Pasta Night!
Back by Popular Demand!
Saturday, January 16, 2027
Time: 6:00 pm
Tickets go on sale December 13
Cost is $15
Contact Susie Healy 860-913-8580 or Linda Delaney 610-515-5201 to purchase tickets.
Food Served: Pasta • Sauce (Meatless also an option) Garlic Bread • Salad • Dessert • Coffee
Door Prizes will be Raffled Off!
Fun for everyone!


Social Club Activity
November
BINGO
B I N G O
Date to be announced


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Operating Cash as of September 30, 2026	Aug-26 Beginning Balance		Sep-26 Ending Balance
Operating Cash	$ 118,316.15		$ 117,335.14
Petty Cash	$ 1,000.00		$ 1,000.00
Back Gate Key Fund	$ 435.00		$ 435.00
Insurance Account (1)	$ 533,290.44		$ 593,831.45
BOZK Social Funds	$ 3,712.50		$ 3,712.66
Total Operating Cash	$ 656,754.09		$ 716,314.25
Borrowed from reserves	$ -		$ -
Total incl. borrowed funds	$ 656,754.09		$ 716,314.25

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

OPERATIONS SUMMARY	Actual as of Sept 30, 2026	Budget Year-to-date	Budget - Actual Sept 30, 2026
Pool (2)	$5,408.91	$7,500.00	$2,091.09
Bldg Repair & Maintenance (3)	$196,028.97	$193,600.02	($2,428.95)
Utilities (4)	$310,441.99	$316,350.00	$5,908.01
Administrative *(without insurance)* (5)	$139,412.80	$146,570.94	$7,158.14
Total (without insurance)	**$651,292.67**	**$664,020.96**	**$12,728.29**

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget	**$0.00**	**$360,000.00**	**$360,000.00**
TOTAL OPERATIONS	**$651,292.67**	**$1,024,020.96**	**$372,728.29**

Note 2: Underbudget item was Pool Contract ($1,050.02) Note 3: Underbudget items were Maintenance Supplies ($2,695.84), Grounds Improvements ($32,316.31), Fire Inspection ($1,000.02), Truck Gas ($1,671.30), Signs ($1,249.98) and Security Gate Repair ($1,000.02). Overbudget items were Bldg Repair ($8,809.98), Grounds D2E ($2,031.89), Sprinkler System ($7,622.31), Trees ($21,194.98), and Fire Hydrant ($1,517.08). Note 4: Underbudget items were Electric $1,604.19), Water/Sewer/Trash ($2,373.66) & Cable TV ($1,132.02). Note 5: Overbudget was RPM Office Expenses ($1,278.63), Professional fees ($3,950.00), Legal Fees ($4,126.69) and Income Taxes ($3,984.75) and Underbudget was RPM Maintenance Salary ($3,243.27).

WSV RESERVES	Balance Aug-26	Contributions Sep-26	Expenses Sep-26	Total Incl. Interest Sep-26
Master (4)	$208,946.38	$15,833.33	$21,435.00	$203,467.52
Village 1	$88,613.50	$5,208.33		$93,878.49
Village 2	$44,399.51	$1,750.00		$46,177.38
Village 3	$23,393.34	$2,500.00		$25,908.98
Village 4	$65,223.44	$1,890.00		$67,153.97
Village 5	$159,974.60	$5,058.00		$165,132.27
Village 6	$95,894.20	$5,300.00		$101,255.32
Raymond James PPP CD	$40,050.43			$40,050.43
Interest		$424.30		
Due from Operating	$0.00			$0.00
Interest & Total	**$726,495.40**	**$37,963.96**	**$21,435.00**	**$743,024.36**

Note 6: Pool Finish & Tiles $21,435.00

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

THE REAL ESTATE CORNER

Information as of 10/25/2026 provided by Elizabeth Markovic, Compass Florida 727-285-2127

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3216 39TH ST Unit#C	1	1	645	$158,000	$244.96	
3275 37TH WAY S Unit#D	1	1	735	$160,000	$217.69	
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	
PENDING						
3281 38TH WAY S Unit#C	2	2.5	1,180	$225,000	$190.68	
3114 40TH LN S Unit#B	2	2	1,100	$235,000	$213.64	
SOLD				**Sold Price**		**DATE CLOSED**
3386 39TH ST S Unit#B	2	2	1,100	$270,000	$245.45	10/23/2026
3245 40TH WAY S Unit#A	2	2	1,175	$300,000	$255.32	10/14/2026
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

