



# Baytowne West Homeowners Association

1355 Wickford Street  
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www.baytownewest.com

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## New Drop Box Installed

A new community drop box has been installed just outside the pool area. It is next to the message board. You may now drop off your ACC request forms or proxies for the annual meeting without needing postage. Remember—this box is for BTW Community use only. It is not a mailbox.

## Drainage and Paving Projects

As you know the rainy season will soon be upon us and there are several areas in our community that do not drain as well as they should. The first phase of this large project will address some of the drainage issues that need to be resolved prior to paving.. Once the rainy season is past, the paving portion will begin.

Please be patient and be on the lookout for parking or other instructions to help make these important projects happen with as little delay as possible. Updates will be posted on the notice board outside the pool area as soon as we have them. These projects are being funded through our reserves. No assessments should be necessary.

## New HOA Meeting Location

Join Us — every 4th Tuesday of the month at the Safety Harbor Chamber of Commerce on Main Street. Our BTW HOA Monthly Meetings begin at 6:30 pm and run to about 8:00 or 8:30pm.

Join us and meet your board members

## Your BTW HOA Board of Directors

Penni Perez	President
Catherine Knoth	Vice President
Ray Welch	Treasurer
Annette Leger	Secretary
John Strauss	Director

## Cleaning Service at the Pool

*During the Summer Months we will have a cleaning service twice a month to help keep our pool area kitchen and bathrooms clean. Please do your part as well. Be sure to clean up after yourself and your guests!*

## Clarification to the Rules Governing the Exterior of Units

The current rules found in our governing documents are not changing. They can be found in the General Rules, items 9 and 14. You can also find them in our Declaration of Covenants, Conditions and Restrictions (Article VI, Section 6.3).

These specifics are intended to provide clarification to the ACC Committee as well as all residents. These were ratified by the ACC Committee and the HOA Board at the April 2017 HOA Board Meeting.

Within the Entry Alcove: Nothing may be hung from the fascia, ceilings or soffit at any time, except holiday decorations at the appropriate time. Personal items may be attached to the walls as long as they no larger than 3 square feet and projects no more that 2 inches from the wall.

Outside the Entry Alcove: One item may be attached to the exterior wall under the light or address as long as the item is no larger than 18 square inches and project no more than 2 inches from the wall.

Rear Alcove: Nothing may be hung from the fascia, ceiling or soffit at any time. Nothing may be attached to the walls. All items must be located on the cement or patio portion of the back area, except moveable planters that are allowed on the dirt / grass area directly behind your unit.

Patios and Lanais: Anything that is visible to a person walking by must comply with the rules for the Rear Alcove. Blinds and shades may be installed on lanais so that the interior is not visible to those walking by.

### INSURANCE REMINDER

ALL homeowners MUST carry homeowner's casualty (replacement value) and liability insurance—not condo insurance. Please make sure that your insurance company provides your coverage information to the Baytowne West HOA. They can mail the proof of insurance to Baytowne West, 1355 Wickford St., Safety Harbor FL 34695. We must have updated information every time you obtain new insurance or renew your policy! — See Rule 15 and the Declaration of Covenants Art. VI, Sec. 6.7). If you receive a notice from the HOA it means the we do not have your proof of insurance. Please respond timely.

### A New Well Pump Has Been Installed

Many of you called and emailed regarding the lack of watering in our community—thank you. It turns out that our old well pump was not working and not repairable. So... a new well pump was installed. As of May 9th the timers have been reset and watering should be happening in a normal fashion. If you notice further problems let your HOA know. Our reserves were fully funded and covered this expense.

### An Important Phone Number

**Safety Harbor Sanitation—for those large items that need a pickup. Please don't leave them sitting next to the dumpsters! 727-724-1550**