

# WEST WAYS

THE OFFICIAL NEWSLETTER OF THE ROTONDA WEST ASSOCIATION, INC

September 2021



PUBLISHED BY THE ROTONDA WEST ASSOCIATION FOR ROTONDA WEST PROPERTY OWNERS.  
THE E-NEWSLETTER IS PUBLISHED MONTHLY AT ROTONDAWEST.ORG

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**IMPORTANT ROTONDA WEST WEBSITE NEWS!**  
**TIME TO CREATE YOUR USERNAME AND PASSWORD**  
**SEE PAGE 13 FOR DETAILS!**

Username

Password

☒ Remember me

## MANAGER'S MESSAGE

Rotonda West Association Members:



It is getting to that time of year where despite the warm Florida sunshine and humidity, there are signs that the transition from summer to fall is approaching. The visiting of some cooler temperatures in the morning and evening have been noticed. With cooler temperatures approaching, I remind all pet owners to make sure they keep their furry friends leashed when walking and a reminder that pet owners are required to pick up after their pet and dispose of the waste properly.

Our Broadmoor Park, which contains several different walking trails, has been busy with smiling walkers with their human friends joining them. Walkers, runners, bicyclists, and nature lovers have been enjoying getting fresh air, exercise, and appreciating all the natural beauty at our Broadmoor Park.

The Administration Office has sent out over 100 new homeowner packets each month so far this year! I invite any homeowner to visit the Administration Office at 646 Rotonda Circle or call us at 941-697-6788 to pick up a Homeowner's Welcome Packet which contains our Deed Restrictions. Please remember that the Rotonda West Association is a Deed Restricted Community, and we invite members to call us with any questions pertaining to modifications of property or any questions about our H.O.A.

The Rotonda West Association has welcomed some new staff. In our Administration Building we recently had additional workstations added to keep up with the demand of our growing Association. The Rotonda West Staff has been extremely busy staying on top of all the property transfers, new construction homes being built, not to mention an extremely productive growing season. With all the property turning over it is giving the R.W.A. an excellent opportunity to work with new members especially if the members don't quite understand deed restrictions. If you happen to call or stop by the Association Office one of our friendly staff members will help you fill out any necessary paperwork and help answer any questions that you might have to help you keep our neighborhood beautiful.

Our Florida rainy season has been a rather wet one. The Rotonda West Association has been busy mowing with all of our equipment and maintaining all the Common Areas. Please check my weekly Manager's Report found on our website [www.rotondawest.org](http://www.rotondawest.org) or scroll to the very bottom of our webpage to sign up for Constant Contact. You can also call the Association, or stop by the Association to see where mowing, canal maintenance, and for other information that has occurred each week.

I hope that all our members and guests are staying safe and healthy.

*Derrick Hedges*

# SEPTEMBER 2021

## UPCOMING SPECIAL EVENTS

- Professor Levin Lecture Series. September 8th, 15th, 22nd, 29th at 1-3 p.m.
- Candidate's Night, September 30th
- Alzheimer's Walk Saturday, October 2nd

Monday	Tuesday	Wednesday	Thursday	Friday
Please be sure to check the website calendar for the most up-to-date information and any possible cancellations.		<b>1</b> <a href="#">9am &gt; Activities Committee Meeting</a> <a href="#">10:30am Communications Committee Meeting</a> <a href="#">11:00 AM Ladies of Paradise Bridge Group</a> <a href="#">12:00pm &gt; Wildlife Committee Meeting</a>	<b>2</b> <a href="#">9:00 am Sew Much Fun</a> <a href="#">1:00 PM Cribbage</a> <a href="#">2:00 PM Compliance Committee Meeting</a>	<b>3</b> <a href="#">1:00pm &gt; GFWC RWWC Board Meeting</a> <a href="#">CANCELED 8:30 am Sweatin' to the Oldies</a> <a href="#">9:00am &gt; RWWC Creative Crafters</a> <a href="#">9:45 am &gt; Election Committee Meeting</a>
<b>6</b> <a href="#">9:30am-12:00pm &gt; Mahjong</a> <a href="#">1:00pm &gt; Mahjong</a> <a href="#">2pm Ukulele Club</a>	<b>7</b> <a href="#">9:00am GFWC RWWC Sew N Sews/Knit &amp; Chat</a> <a href="#">10:00 AM N H Watch Leadership Meeting- Teams Meeting Only</a> <a href="#">1:00 Tonettes (chord group)</a>	<b>8</b> <a href="#">10.00AM RW Neighborhood Watch Meeting-Teams Meeting Only</a> <a href="#">11:00 AM Ladies of Paradise Bridge Group</a> <a href="#">1:00 PM Lecture - "Our Expanding Big Bang Universe"</a>	<b>9</b> <a href="#">6:30pm &gt; Englewood Fishing Club</a> <a href="#">8:30am &gt; GFWC RWWC General Meeting</a> <a href="#">9:00 am Sew Much Fun</a> <a href="#">2pm &gt; Board of Directors Meeting</a>	<b>10</b> <a href="#">8:30 am Sweatin' to the Oldies</a> <a href="#">9:00am &gt; RWWC Creative Crafters</a>
<b>13</b> <a href="#">9:30am-12:00pm &gt; Mahjong</a> <a href="#">1:00pm &gt; Mahjong</a> <a href="#">2pm Ukulele Club</a>	<b>14</b> <a href="#">10:00 AM Building &amp; Grounds Committee Meeting</a> <a href="#">9:00am GFWC RWWC Sew N Sews/Knit &amp; Chat</a> <a href="#">9am &gt; Residential Modification Meeting</a> <a href="#">1:00 Tonettes (chord group)</a>	<b>15</b> <a href="#">10:00 Aquatics/Canal Meeting</a> <a href="#">11:00 AM Ladies of Paradise Bridge Group</a> <a href="#">1:00 PM Lecture - "Our Expanding Big Bang Universe"</a>	<b>16</b> <a href="#">9:00 am Sew Much Fun</a> <a href="#">1:00 PM Cribbage</a> <a href="#">2:00 PM &gt; RWWC Book Group #6 meet</a>	<b>17</b> <a href="#">8:30 am Sweatin' to the Oldies</a> <a href="#">9:00am &gt; RWWC Creative Crafters</a>
<b>20</b> <a href="#">9:30 am &gt; Budget &amp; Finance Meeting</a> <a href="#">9:30am-12:00pm &gt; Mahjong</a> <a href="#">1:00pm &gt; Mahjong</a> <a href="#">2pm Ukulele Club</a>	<b>21</b> <a href="#">9:00am GFWC RWWC Sew N Sews/Knit &amp; Chat</a> <a href="#">1:00 Tonettes (chord group)</a>	<b>22</b> <a href="#">9:00 AM Deed Restrictions Committee Meeting</a> <a href="#">11:00 AM Ladies of Paradise Bridge Group</a> <a href="#">1:00 PM Lecture - "Our Expanding Big Bang Universe"</a>	<b>23</b> <a href="#">9:00 am Sew Much Fun</a> <a href="#">2pm &gt; Board of Directors Meeting</a>	<b>24</b> <a href="#">8:30 am Sweatin' to the Oldies</a> <a href="#">9:00am &gt; RWWC Creative Crafters</a> <a href="#">11:30 am Rotonda Garden Club Meeting</a>
<b>27</b> <a href="#">9:00 AM Fishing Club Board Meeting</a> <a href="#">9:30am-12:00pm &gt; Mahjong</a> <a href="#">1:00pm &gt; Mahjong</a> <a href="#">2pm Ukulele Club</a>	<b>28</b> <a href="#">9:00am GFWC RWWC Sew N Sews/Knit &amp; Chat</a> <a href="#">9am &gt; Residential Modification Meeting</a> <a href="#">1:00 Tonettes (chord group)</a>	<b>29</b> <a href="#">11:00 AM Ladies of Paradise Bridge Group</a> <a href="#">1:00 PM Lecture - "Our Expanding Big Bang Universe"</a>	<b>30</b> <a href="#">9:00 am Sew Much Fun</a> <a href="#">2:00 PM Compliance Committee Meeting</a> <a href="#">7:00 PM Candidates Night</a>	

### **OFFICE STAFF**

**Derrick Hedges,**  
Manager

**Tammy Birdsong,**  
Administrator

**Holly Carr,**  
Administrator  
Deed Restrictions

**Nancy Schwechel**  
Administrator

**Penny Hanson,**  
Bookkeeper

**Annette Casteel**  
Minutes Clerk

**Joe Harris,**  
Communications  
Specialist

**Mike Heincelman,**  
Compliance Officer

### **MAINTENANCE STAFF**

**Matt Rooney**  
Maintenance  
Supervisor

**Wayne Taylor**

**Tim Deutsch**

**Paul McGinley**

**Pablo Guardiola**

**Dale Anderson**

### **BOARD OF DIRECTORS 2021**

Patricia Aho, President

Patti Cowin, 1st Vice President

Sam Besase, Treasurer

Jerry Eldred, Secretary

Stephen Froggatt, Director

Diane Shaw, Director

David Kelly, Director

### **WEST WAYS STAFF**

Nadine Clough, Editor

Karen Harvey, Writer

Barry Kean, Writer

Connie Smith, Writer

Diane Shaw, Writer

David Pulaski, Photographer

Wayne Mengel, Photographer

Nadine Clough, Layout & Design







# **Elections Will Be Held in Rotonda West!**

**By Karen Harvey**

Election season is upon us once again! The Board of Directors unanimously approved four (4) candidates to run for the two open seats.

They are:

**Sam Besase, Cynthia Chatham,  
Jack Metz and Andy Van Scyoc**

Candidates Night will be held on September 30 from 7 – 9 p.m. in the Community Center and residents will be able to submit questions in advance of that night. More to come out on Constant Contact about that event. Annual Meeting and Election Ballots will go out in the mail around September 13.

Elections will culminate on Thursday, December 2 when the Annual Meeting will be held.

**GET TO KNOW THE CANDIDATES!  
READ OVER THEIR INFORMATION SHEETS  
AND  
ATTEND CANDIDATE'S NIGHT.**

## SAM BESASE



**SAM BESASE – CANDIDATE FOR RWA BOARD OF DIRECTORS**

**474 ROTONDA CIRCLE - PHONE: 281-923-4041**

**EMAIL: [SAM.BESASE@ROTONDAWEST.ORG](mailto:SAM.BESASE@ROTONDAWEST.ORG)**

**ELECTED & CURRENT TREASURER-2020 & 2021**

- **RWA Board of Directors since 2019. Income over budget; Expenses under budget. Available cash is at an all time high! Reserves fully funded. No increase in HOA fees in 6 yrs.**
- **Former Chairperson, current 5 year member of RWA Budget & Finance Committee 2016-Present**
  - **Prepare annual RWA HOA budgets – Prepare written monthly reports to RWA BOD**
  - **Added 3 new members (women diversity) to RWA Budget committee in 2021**
- **Chairperson of RWA Building & Grounds Committee 2016-Present**
  - **Added 4 new members in 2021 (diversity) to RWA Building & Grounds Committee**
- **Attend about 75% of ALL RWA committee meetings since 2014 to present time (attended over 600!!)**
- **Member of CERT (Community Emergency Response Team) (trained in Firefighter Rehab & Call Center) - activated by Charlotte County 10 times in last 5 years incl. Assisted at 3 COVID vaccination sites-2021**

Ability to work well with others and listen to RWA property owners and try to “do the greater good for the community”. Proponent of **transparency** – utilizing posting of data via electronic means thru website. Created several FAQs for RWA staff. Developed the RWA Manager Weekly Activity Report. Consensus builder on major items. Fiscally sound decisions **FOR THE GREATER GOOD OF THE COMMUNITY.**

**Education: 1978-2006 - University of Toledo plus 30+ Continuing Education Training courses.**

**US Army Veteran 1966-1968 Served 16 months overseas – France/Belgium - Soldier of the Year**  
Member: Association United States Army (AUSA); AMVETS; Moose, Elks; American Legion

### **ROTONDA WEST ASSOCIATION – MY VISION**

Participate in the decisions related to the overall growth of Rotonda West with improvements in infrastructure throughout Rotonda West by selectively adding features as budget permits that are part of the overall RWA 3-year plan. Working with fellow Board members on the solutions to RWA issues. Actions geared toward enhancing property values and quality of life in Rotonda West. Ability to find common ground and work well with other board members and key committees that are striving to do the greater good for the overall best interests of the whole RWA community. Ability to analyze complex issues and recommend workable solutions. Strong leadership and organizational skills geared to meeting milestones. Excellent verbal and written communication skills. Leadership is the ability to effectively integrate and balance group ideas between competing **GOOD** things.

**RWA Projects championed over the last 3 years:** **FULL TIME** Resident of Rotonda West since 2011  
**Added 10 Parking Lot Solar Lights Added 25 New Parking Spaces Added 20 Composite Park Benches**  
**Added New & Improved Speakers & Microphones Added Driveway & Sidewalk Improvements**  
**Added Shell Replacement & Maintenance on Multi-Use Paths Added New Signs Adding Generator**  
**Added SSD to all Computers Added New Solid State Servers Added New Security Devices**

**Lifetime Experiences:** 2006-Present-Founder and President of ALPHA CONSULTING ENTERPRISES.

See website [www.defensecontractconsulting.com](http://www.defensecontractconsulting.com) Also see LinkedIn account. Travel to UAE.

2006-2013 **US LOGISTICS**

**Senior Executive**

**Fayetteville, NC & Greenville, SC**

**Director of Contracts & Proposal-** Directed Proposal/Contract processes from cradle to grave on multiple projects.

I welcome questions and comments on my FB page: **SAM BESASE–RWA BOARD OF DIRECTORS** which provides more information on work done as a member of Rotonda West HOA Board of Directors.

## CYNTHIA (CINDY) CHATHAM



8

Cynthia "Cindy" Chatham  
Sportsman Terrace

Cinchatham@yahoo.com

412-310-4828

**Summary:** I have faced many challenges throughout life which has not only made me stronger and more compassionate but has given me the ability to look at things through many different perspectives. The decades of owning a business and managing others has provided an extensive knowledge and understanding of financial planning, execution of proposals and delegation of the work load. I believe that all projects no matter how small afford the same tenacity and dedication; consistency is key to success. I have always been a hands-on manager working alongside my teams not only to ensure proper execution but to understand what each individual's responsibilities are and the assets they bring. I believe that even the slightest power comes with extreme responsibility and the one with the power is the one responsible for all the outcomes. Every decision must be looked at in detail and from different perspectives as we are all unique in our lives, yet quite cohesive as a community. My goal, should I be elected director of RWA would be to ensure the community has a strong voice and ample opportunity to be involved and heard in all decision-making affecting changes within The Circle.

**Background:** I had lived in the North Hills of Pittsburgh, Pennsylvania until making the move to Florida last year. I have five older brothers and two children. My daughter, is retired from the USAF and now a civilian member (her husband is still active duty) and they are blessed with two fantastic boys. My son is a union finisher who lives outside of Pittsburgh with his girlfriend and her daughters. My moving to a new state and area where I knew no one is a good reflection of my personal strength and resilience. I owned a construction business with my husband of 19 years. I am retired from Port Authority of Allegheny County after decades of service where I held numerous positions including diesel mechanic, body man and shifter. I was a manager at Preston Trucking, PJAX and a few bars. Along with working as a bartender, server, secretary, sales, retail, house cleaning and Lyft driver many are in addition to my career; an extremely diverse background.

**Education:** LaRoche University: 2013 BA in Psychology minor in Law. CCAC: AS and AA majoring in Business, Psychology and Education. Divine Providence Academy: HS diploma college prep with strong business background.

**Volunteer:** I have decades of volunteer service including but not limited to women's shelters, animal rescues/rehab, Reading is Fundamental, Habitat for Humanity. I am currently on the RWA Wildlife committee, a foster for SWFLGSD, Neighborhood Watch base, and I planned and coordinated the recent Bat Presentation at RWA community center.

# JOHN (JACK) METZ



Rotonda West 2021 Board of Directors Election  
Candidate Information

Name: John (Jack) Metz  
Broadmoor Lane

Eligibility to Serve: Yes, I am eligible per the Florida statute 720.306(9)(b)

Email: [jackmetz53@gmail.com](mailto:jackmetz53@gmail.com)

Phone: 267.718.4634

## Background Information:

I was born and raised in Philadelphia, Pa., married to Christy Metz, and we have 3 adult children. I attended St. Leo University, in Florida, graduated with a degree in Social Work and Business Administration. After several years in sales and service I became the owner of a restaurant in Harleysville, Pa, a suburb of Philadelphia. During that time, I started to volunteer with the Harleysville Fire Department becoming an EMT/Paramedic. I sold the restaurant to pursue what led me to a 35 + year rewarding career in the Emergency Medical Services (EMS) industry. I worked in a variety of positions gaining experience in management, human resources, finance, budgeting, operations, and purchasing.

Christy and I lived in a HOA community in Harleysville Pa where I served as Vice President of the Homeowners Association for 16 years. My experience on the HOA Board led me to a position with First Service Residential managing 3 HOA communities in Chester County Pa., then we moved in 2017.

Relocated to Bainbridge Island, Washington in 2017 for a career move for Christy at which point I retired. At that point I became involved with the Bainbridge Island Fire Department and Bainbridge Prepares, teaching classes in CPR and Emergency Preparedness.

Christy and I moved to Rotonda West in May 2021 to enjoy a more relaxed and climate friendly location.

I would like to serve as a Board member to give back to our community and I believe that my background in management, and finance, my ability to work with other Board members, Association staff and Community members in positive and forward-thinking results will fit very well as a Board member of the RWA.

As for accomplishments, I would get familiar with the short- and long-term goals that have been developed by the Board and continue to strengthen the financial position of the community.

I wish to thank the Election Committee for your time in reviewing my information. I have also included my resume for your review.

Thank you again,

Jack Metz



# ANDY VAN SCYOC

**Andy Van Scyoc, Candidate – 239-940-2584**

**avanscyoc@aol.com**



My name is Andy Van Scyoc, and I am proud to announce my candidacy for a seat on the Rotonda West Board of Directors.

Having served for six and a half years on the Board earlier (2013-2019), I have decided to once again pursue the responsibilities that will enable me to play a meaningful role in the ever-evolving emergence of our unique, wondrous and thriving community. I intend to work towards re-unifying all our residents in the pursuit of mutually beneficial objectives we all can be proud of.

I was born in Ohio, lived in Michigan and North Carolina, and attended Ohio State University. I worked for the Whirlpool Corporation early in my career and subsequently held positions in several marine and automotive businesses – one of which occupies my working hours to this day.

In July of 2007 I moved to our current home at 10 Annapolis Lane, and instantly fell in love with all that is Rotonda West. I own multiple properties in the development, making my devotion to this Community a primal focal point of my life. My wonderful wife and our dog KT have fully supported me throughout.

In addition to my aforementioned Director's responsibilities, I have had the great opportunity to serve in the following administrative capacities within our community:

- ...Administration/Personnel Committee
- ...Building and Grounds Committee
- ...Residential Modification Committee, (Chaired 2012-2017)
- ...Communications Committee (Community Relations Committee) (2009-2020)
- ...Founder of the Wildlife Committee
- ...Founder and Chairman of the RWA Activities Committee
- ...Deed Restriction Committee

At the onset of my tenure as a Director, I made the motion to acquire the property that would eventually become our stunning Broadmoor Park. This also allowed the Association to replace our antiquated Headquarters outside the community to its handsome new location along the shores of Lake Farrell. Another major benefit was that it allowed us to establish our own mowing and community maintenance programs instead of hiring expensive outside contractors.

When not working on the serious nut-and-bolt Community issues, I've also found the time to administer the "Rotonda West Florida" family of Facebook groups that bring us all together, as well as host the "Rotonda West" radio show on WENG for two years.

Perhaps my greatest joys in serving Rotonda West, however, are the pontoon boat rides I've organized and sponsored in conjunction with several other wonderful boat owners in the community. Many hundreds of our residents have been able to see this fascinating place we call home from a unique and inspiring perspective throughout the year, and especially during the Christmas season when, for the last 14 years our gazebo lighting and Rotonda West Holiday Boat Parade have captured the spirit of the Holidays.

This year I will be organizing the 15<sup>th</sup> ... It is truly a labor of love!

Rotonda West will always be close to my heart. I believe I've already played a part in making it as outstanding as it is, and I am excited and anxious to be a part of realizing the unlimited potential we all believe it has.

We have much to do... I ask for your vote, so together we may begin...

Thank You.

Andy VanScyoc

## TONETTES' SILENCE ONLY TEMPORARY IN TIME OF COVID

By: Connie Smith

The Rotonda West Women's Club Tonettes pose with Frosty the snowman, who in pre-COVID times would interact with the audience as the choir sang Christmas and winter songs. In the back row, on the right is director Posey Bauer.



COVID-19 is hard on choral endeavors, as the Tonettes of the Rotonda West General Federation of Women's Clubs (GFWC) are (unfortunately) learning.

Back in 1999, as the Rotonda West Women's Club was planning its 25<sup>th</sup> anniversary celebration, it was determined a choir would enhance the events. As the GFWC Florida promotes music as part of its ART and Culture Community Service Program, the Tonettes fit nicely in the scheme of activities.

The Tonettes were a natural inclusion in the next Women's Club Christmas program and performances at senior citizens facilities fit squarely within the GFWC's community service directive of ART and Culture activities. Many accomplished musicians and choral directors have led the Tonettes and the group is now directed by Posey Bauer who initially joined as pianist.

Wrote Posey of the Tonettes' evolution, "As time went on, they continued to practice and decided to share their talents with residents in the Assisted Care Facilities and Nursing Homes within the community. It gave them a feeling of accomplishment to sing and have the residents tap their feet and hands to the rhythm of the music. Each season of the year found them singing the songs of season with St. Patrick's Day as a favorite and they donned their green to sing the Irish songs. The patriotic songs took precedent as they sang for the veterans at the Douglas-Jacobson Home in Port Charlotte. The songs of the Military Services would bring tears to your eyes as the elderly veterans would stand and salute when their song was sung."

But the realities of a worldwide pandemic silenced the Tonettes in March 2020, following their last performance at Brookdale Rotonda West. Their practice facility was declared off-limits and COVID's high level of contagion to seniors closed to the public the senior living facilities where they previously had sung.

As anti-COVID vaccines became available and the illness waned, director Bauer received word that the Rotonda West Community Center was again available at the Tonettes' former time on Tuesday afternoon. Believing it was safe, practices were reconvened in early June. Then the dreaded "Delta variant" led to a request by Club President Kathryn Gallagher that all groups return to mask wearing. Safety is important but masks are a hindrance to the deep breathing and voice projection required when singing.

In response, Posey cancelled recent practices. Although discouraged, the Tonettes are not ready to relinquish their songbooks yet. "I think we'll get together soon and look at our options. Everything is so uncertain now, it leaves us with a feeling of emptiness, asking where do we go from here," said Bauer. She added that the Tonettes are still hoping to salvage their annual December performance at the GFWC Rotonda West Christmas Program.



Reflecting on the past and the hope for the Tonettes' future, Bauer wrote, "For twenty-two years the Tonettes have been singing. New members have joined, older members have left through moving or passing on but the strains of music still resound every Tuesday afternoon in the Rotonda West Community Center as they continue sing the well-loved songs enjoyed by all."



# SUPPORT OUR TEAM FOR THE ALZHEIMER'S ASSOCIATION WALK TO END ALZHEIMER'S



**ROTONDA WEST  
WALKS THE WALK**

**WALK TO END ALZHEIMER'S**

**Sponsored by  
GFWC Rotonda West Woman's Club  
Rotonda West Association**

**OCTOBER 2, 2021**

**CHECK-IN 8:30 am**

**WALK 9:00 am**

**ROTONDA WEST BROADMOOR PARK**

**REGISTRATION AND DONATIONS ONLINE:**

<http://act.alz.org/goto/RotondaWestWalk>

**FOR MORE INFORMATION CONTACT:**

**Jennifer Cope**

**816-678-4045**

**jennylynncope@gmail.com**



**WORLD'S  
LARGEST  
EVENT  
TO  
RAISE  
AWARENESS  
AND FUNDS  
FOR  
ALZHEIMER'S  
CARE,  
SUPPORT,  
AND  
RESEARCH**



**Rotonda West Association and the Rotonda West Woman's Club  
have partnered to host Rotonda Walks for Alzheimer's.**

**Join us on October 2, 2021 at Broadmoor Park as Rotonda West Walks the Walk!**

**Registration begins at 8:30 a.m. and the walk begins at 9:00 a.m.**

**Walk a little or walk a lot. We will have several routes marked. Bring your dog, bring  
your kids, and bring your walking shoes!**

**Wear purple or your ALZ t-shirt. ( If you raised \$100. or more before September 2nd,  
you should receive a free t-shirt in the mail from the ALZ Association).**

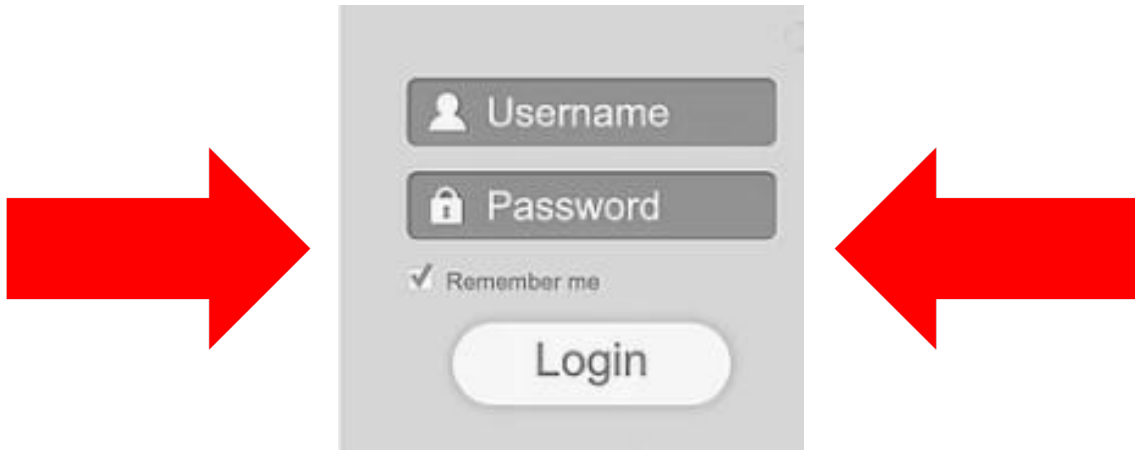
**There will be a limited number of RWWC special t-shirts for sale at the race.**



# Coming Soon!

## What's Your (User) Name???

By: Diane Shaw



Very soon, you will need to decide what your username and password will be if you want to read the latest news in Rotonda West on the Rotonda West website. Recently, you received a letter from Patricia Aho, President of the Rotonda West Association (RWA), about the upcoming upgrade to the Rotonda West website. In it, she described that the RWA website will soon require you to register to gain access to the site. That means you will have a username and password. This change is expected to take place in early September. At that time, you will find that you will have many more advantages as a website user. If you are a property owner in Rotonda West, you are an RWA “member”. Only members will have the opportunity to register and have access to all of the information on the site. You will be able to “opt in” to receive important mailings from the RWA that in the past, were only available by US Postal Service mail, affectionately known to many as “snail mail”. That means you will receive information immediately when it is available. If you “opt in”, you will be able to vote on the web site and answer surveys questions as well. There are many advantages to this added security and the fun won’t stop there! The RWA has many plans for the opportunities that having a private “members only” website will offer.

**STAY TUNED! IMPROVEMENTS ARE ON THE WAY!!**



# Deed Restrictions Protect the Value of Your Home

By: Diane Shaw

One of the reasons that Rotonda West is a sought-after destination for people who are moving to our area is that if you drive around it, you will see a clean, well-maintained community that demonstrates a clear pride in home and community ownership.



I enjoy driving around the different neighborhoods looking at differences in construction styles, landscaping choices, lawn ornaments and garden decorations. Everything looks clean and well maintained, from the palm trees in the medians to the flowers at the entrance signs to the beautifully landscaped individual homes. It is a welcoming attractiveness that invites people to join us in living here.

Most of us work very hard to maintain our homes to the high standards of our deed restrictions and it pays off in the form of our beautiful neighborhoods. When we moved here, all of us agreed to follow our deed restrictions. Almost all of us do. Some do it because the restrictions are not hard to obey and others do it because of concern about fines for failure to follow the deed restrictions.

Our system for enforcement of deed restrictions is pretty forgiving. If you violate a deed restriction and receive a violation warning letter, you will be given a reasonable time period to rectify the problem – usually 5 days. If you do, it is a win-win situation because you don't get fined and the rules are obeyed. Also, if you want to appeal a fined violation you can do so by contacting the Compliance Committee.

Have you ever thought about exactly what deed restrictions are? Deed restrictions, often called "restrictive covenants" (especially in the context of a homeowner's association) are contained in a deed and limit how a piece of real estate can be used, and what can be built on it. Florida Statutes also govern how your property can be used. When you bought your home in Rotonda West, you agreed to abide by the deed restrictions and Florida Statutes. Deed Restrictions are actually a legal part of your deed. You should have received a copy of the restrictions at the time you purchased your home, but if you no longer have them, you can find them on the Rotonda West website at [rotondawest.org](http://rotondawest.org). There is a link to the restrictions at the end of this article.

It is **not** the responsibility of the Rotonda West Association to provide you with a copy of your deed restrictions. It is your responsibility to get a copy at the time you purchase your home. Most Real Estate agents provide them to their clients. Some title companies provide them to their customers.

Before there was a Rotonda West Association (RWA), the developer had established deed restrictions. One of them is that when a property owner begins the construction process, he must submit plans to the New Construction Committee which is comprised of the Developer and his appointees. The Developer has the sole right to establish deed restrictions and all restrictions and proposed changes to them are approved by him. The RWA may request changes to the deed restrictions, but they have no legal ability to change them. The developer does. The RWA has a Deed Restriction Committee that continually reviews our deed restrictions.

The goal of our deed restrictions is to protect the value of our properties. You only have to drive around nearby non-deed restricted communities to see the advantage of living in a deed restricted community. Many people choose to purchase a home only in a deed restricted community to protect its value. Our Rotonda West deed restrictions cover issues like vehicle parking and the need for approval by the Residential Modification Committee for things like paint color of your home or curbing around your landscaping.

Recently, I had a talk with Holly Carr, the Deed Restrictions Administrator. She tells me that during the month of August, she handled 387 deed violations. She resolved all but 43 of them! She told me that a large majority of violations are for vehicle parking -often parking in the swale. When she can, Holly tries to resolve violations informally by calling the owner to remedy the violation. If the owner fails to remedy the violation, a letter is sent to the violator informing them of the violation and giving them 5-7 days to correct it. If the owner continues the violation, the violation is submitted to the Board of Directors for approval of a fine.



When the fines accumulate to over \$1000, a lien will be placed on the property and the foreclosure process begins. The process of foreclosure is very slow. The whole process from the first violation to the foreclosure could take as long as 8 years. Many residents mistakenly think that the RWA is not pursuing obvious deed restriction violations, but in most cases, they really are.

Resolution of a violation can take place quickly or over the course of several years, depending on how the owner responds to the violation. Property owners have the right to appeal a violation by attending a Compliance Committee meeting and explaining why they should not be fined. The committee will consider the appeal and may waive the fine if they find it reasonable. The RWA works to maintain the value of your property.

When it comes to our Deed Restrictions, it is best to be informed. Members have said that it is hard to know what the deed restrictions are.



All of them are on the RWA website listed below. One way to think about those that regard your home and yard is to know that ANY CHANGE YOU MAKE TO THE EXTERIOR OF YOUR HOME OR YOUR YARD MUST BE APPROVED BY THE RESIDENTIAL MODIFICATION COMMITTEE. The only exception to this rule is live plants and live landscaping. If you are in doubt, just call the Deed Restriction Administrator.

Some deed restrictions (like parking limitations regarding parking boats and trailers in a driveway) can be temporarily suspended if the property owner gets a “pass” from the RWA office. Call the office and discuss your deed restriction questions with Holly Carr, the Deed Restriction Administrator. She always tries to find a reasonable solution.

#### **RWA Website Links:**

Deed Restrictions: <https://rotondawest.org/wp-content/uploads/2020/11/Certificate-of-Recordation-RWA-2020.pdf>

Residential Modification Application: <https://rotondawest.org/wp-content/uploads/2020/11/RMC-Application-Final-dated-24July2020.pdf>

**If you have questions, contact Holly Carr**, the Deed Restriction Administrator:

Phone: (941) 697-1780

E-mail: [Holly@rotondawest.org](mailto:Holly@rotondawest.org)



# Name That Pond!!



By: Karen W. Harvey

The Building and Grounds Committee of Rotonda West seeks residents' input to name the ponds around Broadmoor Park!

There are 10 ponds within Broadmoor Park and only one has a name...Lake Farrell. Names of the ponds should be wildlife, birds, and fish that are prevalent within Broadmoor Park. Names such as Alligator Pond, Bobcat Pond, or Turtle Pond are some examples. Be creative and submit your answers soon!

Submit your suggestions to:

[buildingsandgrounds@rotondawest.org](mailto:buildingsandgrounds@rotondawest.org)

Send no later than September 30, 2021.



## Professor Levin's Lectures Continue in September

Mr. Levin, who is a resident of Rotonda West and a retired physics professor, will continue presenting an 8 week lecture series from 1 – 3 PM in September and in October. The lectures will be on the 8th, 15th, 22nd, 29th in September; and on the 7th in October. The series has been presented by the Activities Committee of the RWA.

It is called "Microwave Ovens and Our Expanding Big Bang Universe". The course begins with introductory background material and then focuses on the properties and evolution of the universe, both observational and theoretical; it is intended for people with neither a science nor a math background.



## GFRC Rotonda West Woman's Club, Inc. Projects and Upcoming Events

Donna Krabbe, Past-President



### THE RWWC IS POISED FOR ACTION AS OUR 2021-2022 CLUB YEAR BEGINS IN SEPTEMBER

Our sights are set on a return to normal, or at least the new normal, with General Meetings taking place on the 2<sup>nd</sup> Thursday of each month: September through May.

September's General Meeting is scheduled for Thursday, September 9<sup>th</sup> in the Rotonda Room. We will meet and greet visitors and each other beginning at 9:00 am and the business meeting will begin at 10:00 am. This month we will feature the activities of our Education and Libraries Community Service Program Committee.



Did you know that Saturday, August 21<sup>st</sup> was National Senior Citizens Day? In honor of that special day and in honor of our GFRC Florida President's Project of Love, Respect and Kindness for All, we delivered beautiful, individually sewn Dining Bibs to the Memory Care Unit at Heritage Oaks. Many thanks to our own Jennie June Nominee, Charlotte Arcadia, who introduced us to the residents and helped to model the Bibs!



Did you know that GFRC Florida Clubs including the RWWC joined together to provide snacks, coffee, water, midnight meals and personal care for First Responders at the Champlain Condominium collapse in Surfside, FL? They worked from the morning of the event until the final truckload of debris was removed.

GFRC Rotonda West Woman's Club has participated in the Walk to End Alzheimer's each October for the past three years. It is the largest annual fundraising event to assist with care and research for The Cure. We are excited that the *Rotonda West Homeowner's Association* has accepted our invitation to partner with us for the Walk in 2021, which will take place within Broadmoor Park.



Looking ahead to our October General Meeting on October 14<sup>th</sup>, we will welcome immediate past president of GFRC Florida, Sharon Oliphant, who will give us the history of the General Federation of Women's Clubs in an entertaining presentation. Did you ever wonder who we really are? Well, one of the things that GFRC accomplished during the war years was having it become law that cows must be kept within a fenced area because they were eating our members Victory Gardens! Who insisted that there needed to be lines down the middle of the road so that drivers would stay on their own side? GFRC!

***Put us on your calendar  
and come to find out who  
we are and what we do!***



***Guests and Visitors  
are always welcome!***



## HOLIDAY PLANS!



**GAZEBO LIGHTING**  
**SUNSET 5:36 p.m. on SATURDAY,**  
**NOVEMBER 27TH**

**SATURDAY, DECEMBER 4TH**

**2 p.m. Holiday Parade**

**Theme: "Santa Paws"**

**5 p.m. Trophy Presentation**

**Save the Date**  
**December 4th, 2021**



**Theme**  
**"Santa Paws"**



**Come see "Who let the PAWS out" in Rotonda West !**



### **WEST WAYS NEWSLETTER IS LOOKING FOR REPORTERS!**

**DO YOU EVER ATTEND ANY ROTONDA WEST EVENTS?**  
**IF YES, THEN YOUR NEWSLETTER COULD USE YOUR HELP!**  
**WEST WAYS NEEDS PEOPLE TO REPORT ON SPECIAL EVENTS.**

**IT'S FLEXIBLE, FULFILLING, AND FUN!!**

**JUST EMAIL [WESTWAYS@ROTONDAWEST.ORG](mailto:WESTWAYS@ROTONDAWEST.ORG) FOR MORE INFORMATION.**

### **VISIT OUR WEBSITE FOR UPCOMING ISSUES!**

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