

# GOVERNMENT PRIMER: CDD and HOAs



## Westchase Community Association (WCA)

**westchaseWCA.com**

### WCA Board of Directors

Michiel Oostenbrink, President

Theresa Lanzar, Vice President

Terry Boyd, Treasurer

Nancy Sells, Secretary

Rick Goldstein, GAC Chair

Jack Maurer

Jessica Siddle

**CONTACT INFO FOR WCA BOARD OF DIRECTORS AT**  
**WESTCHASEWCA.COM/ GOVERNMENT/WCA-HOA**

Enforces Westchase's deed restrictions on residential properties • Has no rule enforcement powers over commercial properties • Owns and maintains Westchase's two swim and tennis facilities • Hosts occasional social activities like Movies in the Park • Offers swim and tennis programs • Office located on Parley Drive

**Association Manager:** Jennifer Jordan, Inframark  
manager@westchasewca.com

## Westchase Community Development District (CDD)

**westchaseCDD.com**

### CDD Board of Supervisors

Matt Lewis, Chair

Greg Chesney, Vice Chair

Chris Barrett

Reggie Gillis

Jim Wimsatt

**CONTACT INFO FOR CDD SUPERVISORS AT**  
**WESTCHASECDD.COM/SUPERVISOR**

Maintains common areas outside of the swim and tennis facilities • Owns and maintains Westchase parks and green spaces • Owns and maintains ponds and conservation areas • Maintains gates, roads and rights of way of most gated neighborhoods, separately assessing their neighborhoods for them • Oversees the off-duty deputy patrol • Owns and maintains special features like West Park's alleys, lights and signs and Radcliffe's signs • Has no rule enforcement powers over commercial properties, golf course and apartments • Governed by board of five elected district residents (serving 4-year terms) • Office located behind Westchase Elementary

**District Manager:** Mark Vega of Inframark  
mark.vega@inframark.com

**Field Manager:** David Sylvanowicz  
**Office Manager:** Sherida Cook  
813-920-4268 | CDD@Westchasecdd.com

## Westchase Voting Members VMs

• Represent individual neighborhoods or subassociations; serve 2-year terms • Empowered to change Westchase's Bylaws, Deed Restrictions and Residential Guidelines • Appoints Variance Committee

## Westchase Board of Directors

• Elected by Westchase VMs to 2-year terms • Oversees deed restriction enforcement • Oversees association manager and sets policy for Westchase staff (Facilities Manager/lifeguards) • Sets fines for unresolved deed restrictions and hears homeowner appeals • Oversees association budget • Appoints standing committees, as well as subcommittees as needed.

## Westchase Subassociations

Some Westchase maintenance-free subdivisions/ home types have condo or subhomeowners associations that oversee their properties. Homeowners must pay their assessments and follow their restrictions in addition to those of the WCA.

INCLUDING: Arlington Park Condominiums • Berkeley Square • The Enclave • Reserve at West Park Village • Saville Rowe • Stonebridge • The Villas of West Park Village • The Vineyards • West Park Townhomes • West Park Classic Townhomes • West Park's Traditional Townhomes • Woodbridge • Worthington Condominiums

## Variance Committee

Overhears appeals to Modification Committee denials under certain circumstances.

## (GAC) Government Affairs Committee

Serves as liaison between WCA and other entities such as the county and Westchase CDD.

## Modifications Committee

Reviews all proposed changes to Westchase home exteriors and yards for compliance with rules.

## Covenants Committee

Reviews unresolved deed restriction violations and recommends fines to WCA Board.

## Swim + Tennis Committee

Reviews Facility operations and brings recommendations to the WCA Board of Directors.

## Document Review Committee

Reviews Associations Guidelines, CCR's and Bylaws and recommends changes to the VMs.

## Renovations Committee

Reviews vendor and contractors bidding process and creates scope of work when needed.