

# WESTMOORINGS

## By-the-Sea



# HOMEOWNERS

## GUIDE

Updated: June 14, 2019

## Introduction

This document is intended for the owners in the housing development, Westmoorings by-the-Sea which is managed by Westmoorings Gardens Limited. It provides general information regarding our neighbourhood. Also, the legal structure which we operate under.

## History

Westmoorings South was mostly swampland. In the 1970's, Westmoorings Limited entered into negotiation with the state to acquire land in Westmoorings South for a housing development, Westmoorings by-the-Sea. Westmoorings Limited, a family-owned company with a history of providing residential homes intended to develop this land with a variety of townhouses, duplexes and single-family homes to meet the growing demand for homes.

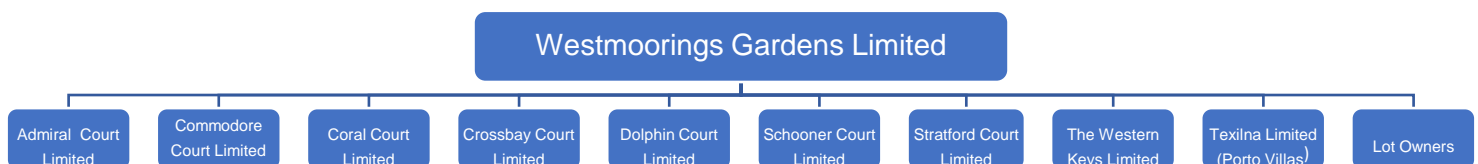
On 7<sup>th</sup> March 1977, the Republic of Trinidad and Tobago and Westmoorings Limited executed a deed of lease, registration number 3784 for 99 years for some 41 acres of land. Westmoorings Limited quickly reclaimed and developed the land that was subdivided into areas for townhouses/duplexes which are called "Courts" and lots for single-family homes. By the late 1980's most of the units were completed and sold. Westmoorings Limited continued to manage the maintenance and upkeep of the area for over a decade.

It was always the intension that the management of the area would be handed over to the homeowners, as such Westmoorings Gardens Limited (WGL) was incorporated on 1<sup>st</sup> May 1979. With the development fully established, a deed of assignment, registration number DE-2001-0082-8788-D001 was executed on 27<sup>th</sup> March 2001 whereby Westmoorings Gardens Limited took over the lease from Westmoorings Limited and became the parent company which exists today.

## Westmoorings Gardens Limited

Westmoorings Gardens Limited, as the parent company and the lessee for the lands that make up our development, is the primary regulatory body for the neighbourhood. WGL is responsible for ensuring the effective maintenance of the neighbourhood and its common areas. In addition, WGL is responsible for the administration of the company and to ensure we are in good financial standings by ensuring all homeowners are current with their lease rent and service charge.

The company is run by a board of directors which consist of volunteers from the lot owners (single-family homes) and all the Service Companies. The Service Companies are the management companies for the "Courts. Similarly their board consists of volunteers from their townhouses/duplex owners. A director from the service company then represents them on Westmoorings Gardens Limited Board.



## **Service Company**

There are 9 Courts in our neighbourhood. These Courts are managed by Service Companies which are fully autonomous. They are responsible for the administration of the company along with the general maintenance of their area. Similar to Westmoorings Gardens Limited, they are responsible for ensuring all homeowners under their management are in good financial standings. Also, lease rent and service charge are paid to the parent company.

The following are the 9 Service Companies:

- **Admiral Court Limited**
  - 52 Homes are managed by this company
- **Commodore Court Limited**
  - 44 Homes are managed by this company
- **Coral Court Limited**
  - 11 Homes are managed by this company
- **Crossbay Court Limited**
  - 74 Homes are managed by this company
- **Dolphin Court Limited**
  - 92 Homes are managed by this company
- **Schooner Court Limited**
  - 76 Homes are managed by this company
- **Stratford Court Limited**
  - 32 Homes are managed by this company
- **The Western Keys Limited**
  - 55 Homes are managed by this company
- **Texilina Limited**
  - 10 Homes are managed by this company

## **Current Directors:**

- |                                |   |                                     |
|--------------------------------|---|-------------------------------------|
| • Charles Yuille – Chairman    | - | Lot Owner                           |
| • Charles Thavenot – Secretary | - | Lot Owner                           |
| • Catherine Maxwell            | - | Lot Owner                           |
| • Sharon Khan                  | - | Lot Owner                           |
| • Admiral Court Limited        | - | Christian Yhre (Representative)     |
| • Commodore Court Limited      | - | Stephen Encinas (Representative)    |
| • Coral Court Limited          | - | Stacy Charles (Representative)      |
| • Crossbay Court Limited       | - | Edward Salvatori (Representative)   |
| • Dolphin Court Limited        | - | Neisha Camacho (Representative)     |
| • Schooner Court Limited       | - | Lloyd de Suze (Representative)      |
| • Stratford Court Limited      | - | Jassmin Indarsingh (Representative) |
| • The Western Keys Limited     | - | Robert Camps (Representative)       |
| • Texilina Limited             | - | Gregory Aboud (Representative)      |

## **Boundaries of the Housing Development**

The area is bounded on the north by the Western Main Road, on the south by the Gulf of Paria, on the east by the Diego Martin River and on the West by Regents Park.

**See maps attached.**

## **No of Homes**

Our neighbourhood consist of 605 homes, of which 159 are single family homes and 446 are townhouses/duplexes.

## Membership

Upon acquiring a home in Westmoorings by-the-Sea, new homeowners are required to apply for membership. Lot owners to Westmoorings Gardens Limited and Townhouses/Duplexes to the relevant Service Company.

We have 168 members; our membership comprises the 159 lot owners and the 9 Service Companies.

## Lease Rent and Service Charge

As per the sub-lease agreement all homeowners are required to pay Lease Rent and Service Charge annually. Lot owners are required to pay Westmoorings Gardens Limited and the Townhouses/Duplexes are required to pay their respective Service Company.

The Lease Rent is \$10.00 annually for all home owners.

The Service Charge is derived from the operating cost of the company. Westmoorings Gardens Limited allocated this cost amongst its 168 members in such a manner that a townhouse/duplex owner pays 2/3rds of what a lot owner pays.

**N.B: Westmoorings Gardens Limited does not bill the townhouse/duplex owners directly for Lease Rent and Service Charge. The Service Companies are invoiced for same and in turn they bill their homeowners along with their operating cost for their respective Service Company. Lot owners are billed directly.**

## Office Address:

Our office is in Windsurf Park, Windsurf Road East, Westmoorings by-the-Sea. Contact information: email: [manager@westmooringsbythesea.com](mailto:manager@westmooringsbythesea.com), telephone: 468-7574

## Website Address:

<http://www.westmooringsbythesea.com>

## Facilities in our Neighbourhood:

- **Parks**

We have three common areas designated for recreational parks in our neighbourhood, as well as smaller parks in the Courts. Currently, two of these areas are developed, our main park, Windsurf Park and one of our secondary parks, Seaside Park.

**The parks are governed by our park usage policy, which is listed below. We encourage residents to familiarize themselves with the policy.**

- **Windsurf Park** - located on the southern part of our neighbourhood, the park can be accessed from Westmoorings Boulevard on the west and Windsurf Road East on the east.  
The park is outfitted with a playpark area with swings, slides, etc., football field, cricket pitch, walking/running track, tennis courts, benches and lots of greenery and trees for relaxing.
- **Seaside Park** – located on south, western side of our neighbourhood. This park is breathtaking in its simple and natural state on the seafront. It is outfitted with a few benches. Take in the calming effects of the waves, the setting sun or the regattas at our Seaside Park.

- **Children Playpark Party Rental**

Residents can use the playpark facilities to host children parties at a minimal cost.

- **Tennis Courts** – We have two Tennis Courts which are located in Windsurf Park. The courts are outfitted with lights for playing in the night. Membership is open to residents and non-residents of Westmoorings by-the-Sea. Residents enjoyed a reduced membership fees for their immediate family.
- **Recycling Area**  
We have an area designated for recycling of bottles and plastics. This area is located on north of Windsurf Road East and adjacent to Stratford Court/Wasa Pumping Station.

Residents are reminded to follow the tips on the recycling bins and not to dispose of garbage at this area.

**N.B. All plastics are to be bagged before placing in the bins.**

#### **Disposal Services:**

- **Garbage Truck Schedule**  
Our area is serviced by the Diego Martin Regional Corporation on Mondays, Wednesdays and Fridays.
- **Brush Truck Schedule**  
Similarly, to the garbage disposal, the Diego Martin Regional Corporation serviced our area on Thursdays.

**N.B. Residents should bag their cuttings and put for collection on Wednesdays or as close to Thursdays as possible. Also, place in front of your house and not in front of your neighbours' home.**

#### **Homeowners Yards/Grass Verges/Drains**

All Lot/Townhouses/Duplexes Owners are responsible for the maintenance and cleaning of their yards/gardens, grass verges and drains in front of their homes to ensure that it is aesthetically pleasing and is not a health and safety hazard.

#### **Pets**

As a community that loves and welcome pets to our neighbourhood, we as residents must abide by the term of your deed of sub-lease as it relates to pets. At no time such your pet become a nuisance to our neighbourhood.

Rules for pets.

- Restrict pets to your home boundary.
- Pets outside of homeowners' boundary, i.e. common areas including parks, streets, etc. are always to be restrained on a leash.
- Be considerate of your neighbours, clean up after your pet and dispose of properly. Do not leave faeces in the parks/roads. Do not dispose of pets' faeces in the bins within the parks.

#### **Advertising & Rental of Parks**

To offset our operating cost, we are always looking for avenues to generate additional income. To this end we have an ongoing, active park bench and roundabout advertising campaign. Additionally, we rent our parks for selective private events.

#### **Fundraising Events**

We are known for having very successful events which have funded several projects in our neighbourhood. However, over the last few years our fundraising activities have been on the low. We are in the process of regrouping and welcome suggestions and volunteers from our residents as we continue to uplift our neighbourhood.

## Park Usage Policy

### Park Rules

1. The parks located in our development are for use by the residents and their guests only. Guest must always be accompanied by a resident.
2. Park hours - Windsurf Park: 5.00 a.m. to 11.00 p.m. Seaside Park: 7.00 a.m. to 6.30 p.m.
3. The playpark equipment is intended for children 12 years and under.
4. Children must always be supervised by a responsible adult.
5. Be considerate of others using the Park's facilities, particularly the small children and elderly.
6. No Littering.
7. No Obscene Language.
8. No use of illegal drugs.
9. Dogs must always be on a leash and controlled by their handlers.
10. Please pick up after your pets and take with you. No animal waste too be placed in the bins in and around the park.
11. Park is subject to close when water-logged and under maintenance.
12. No vehicles in the park without Westmoorings Gardens Limited permission.
13. No events, parties, group activities of a social/fitness/health/ casual ball sports, etc. nature without Westmoorings Gardens Limited permission. **\*See note below**
14. No planting or cutting of trees and scrubs on park property.
15. No encroachment of park property.

### Disclaimer:

Usage of the park and its facilities are at your own risk and the management cannot be held responsible for any damage/injury/loss of property howsoever caused.

By Order of the board of Directors, Westmoorings Gardens Limited

### **\*Rule 13. Westmoorings Gardens Limited's Procedure and Guidelines for all Group Activities**

1. A group of less than 10 for casual ball sports is allowed for residents.
2. All planned group activities (inclusive of those organized by residents) must seek approval from Westmoorings Gardens Limited and written agreement executed by all parties. Westmoorings Gardens Limited reserves the final right to decline activity.
3. Any group activity being held without approval will be asked to leave the premises immediately.
4. All Group Activities must be sponsored by a resident.
5. Recurring activities:
  - a. Maximum number of participants – 20.
  - b. No exclusive use of the area.
  - c. Activities are to be conducted between the hours of 7.00 a.m. to 6.00 p.m.
6. One-off group activities – the board reserves the right to approve size, event time, etc.
7. Approval process:
  - a. The Manager will meet with the interested person(s) and discuss the proposed activities.
  - b. The event organizer completes registration form.
  - c. Manager approves / rejects request. In special cases may refer request to the board for approval.
  - d. Once a decision is made advise event organizer
  - e. Approved event: execute agreement and collect fees.
8. Advise residents of event if necessary.
9. Westmoorings Gardens Limited reserves the final right to decline activity.



Area in red is our development

