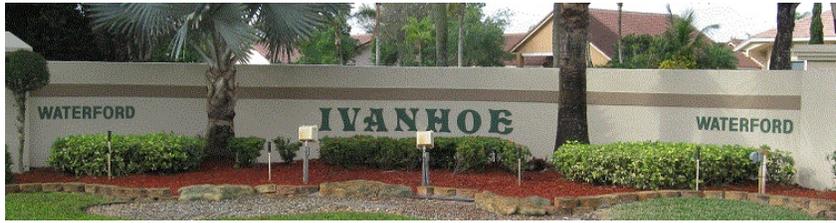


WATERFORD PATIO HOMEOWNERS ASSOCIATION NEWSLETTER



November 2022

Information for Residents of Ivanhoe Waterford Patio Homeowners Association, Inc.

WPHOA Monthly Meetings	Meetings are held on the 2 nd Wednesday of each month @ 7 PM. Meetings will be held at our community pool (weather permitting) until further notice. All homeowners are welcome to attend.
Annual Dues Payment	2023 Annual dues is \$450 and is due <i>no later than January 15, 2023</i> . If you have questions/concerns, call (954) 465-6239.
2021 Financials	Our Association's 2022 Financial Report is available (upon request) at no charge to members. To request a copy, please send an email to: waterfordpatio@gmail.com .
NextDoor Waterford	Be sure to check out www.nextdoor.com and join our neighborhood's free, private online network called <i>NextDoor Waterford</i> . It is an excellent referral source from which you can obtain service provider/vendor recommendations, details about items for sale, current safety concerns and local events/happenings. Through your participation in <i>NextDoor Waterford</i> , you can meet neighbors and obtain personal recommendations for house/child/pet sitters, painters, cleaners & other services.
Home Inspections	The Board of Directors is committed to promoting neighborhood harmony and proper physical maintenance in order to uphold our property values. As such, the Board will conduct property inspections during Jan./Feb. 2023. <i>Reference information for the inspections is found in the Document Book for Waterford Patio Homes Association, Inc. and Declaration of Covenants of Waterford Subdivision, Section 5-Exterior Maintenance-5.01 Lots and Section 10 – Enforcement – 10.02.</i>
Exterior Changes & Improvements	Exterior changes and improvements to your home...includes roofs, driveways, paint colors, windows, and doors must receive board pre-approval. Please complete and submit an Architectural Approval Form prior to commencing any work. The form is available on the association website, waterfordpatio.com . Please note that if pre-approval is not obtained, you may be asked to make corrections or face a fine of \$100 per day.
Trash & Recycling	Trash/recycle cans must be removed (and stored out of sight) by the morning after pickup. All cans should be situated away from <u>motor vehicles</u> to permit waste management trucks easy access and from <u>mailboxes</u> to avoid interference by mail vehicles and disruption of postal delivery. Bulk pickup is on the 1st Thursday of every month. Items for bulk pickup should not be set outside more than 48 hours prior. All debris left after bulk pickup is made is the responsibility of the homeowner and must be cleaned up within 24 hours to avoid fine.

**WATERFORD PATIO HOMEOWNERS ASSOCIATION
NEWSLETTER**

Parking	<p>Each residence has ample space to park 4 vehicles, using both the garage and driveway. Driving and parking on lawns is not permitted; doing so permanently harms the grass and significantly detracts from the appearance of our community.</p> <p>Keep in mind that common areas are not private property and may be used for additional parking when necessary. On-street parking is highly discouraged. Please be considerate when parking in front of a house so as not to interfere with trash pickup, mail delivery and potential access by emergency vehicles. Always be mindful that parking on both sides of the street is dangerous and can easily impede emergency vehicles from driving along our narrow roads. Also, landscaping crews cannot perform ground maintenance on common areas if vehicles are regularly parked there.</p>
Pets	<p>There have been many complaints about dog owners who are not picking up their pets poop. Please be considerate of others and pick up the poop and dispose of it in a trash can.</p>
LOCK your cars	<p>There have been instances of criminals coming into our community to steal cars and any valuables they can find in the car. LOCK YOUR DOORS. According to the Davie Police Department locking your car doors can deter these criminals.</p>
Pool Parking	<p>The pool parking lot is exclusively for use by pool patrons. Guest parking is permitted when absolutely necessary; however NO OVERNIGHT PARKING is allowed. Those not heeding these guidelines will be asked to move their vehicle(s) to avoid towing.</p>
Pool Use	<p>Pool & restroom keys can be obtained by sending an email to the association or requesting keys at a monthly meeting. The cost is \$25.00. Pool use is for residents of Waterford Patio Homes and their guests ONLY. Report any concerns by sending an email to: waterfordpatio@gmail.com</p>
Association Documents	<p>The "By-Law" Committee have had several meetings and the amendments have been outlined. They are now in the process of obtaining an attorney to review the desired amendments. If anyone knows an HOA attorney, please email the name to waterfordpatio@gmail.com.</p>
VOLUNTEERS NEEDED	<p>1/ Mulch is needed in the planting area by the pool and on the common areas at the Stirling Road entrance. The landscaper wants \$1500-\$2000 for this job. We can buy mulch at Lowes and do it ourselves in order to keep hoa annual dues from increasing VOLUNTEERS NEEDED – Please email waterfordpatio@gmail.com 2/ A person with knowledge about sprinklers and timers is needed.... No one on the board presently has this knowledge and we need someone who can instruct us. We can save a lot of money if we were better educated about our sprinkler system and how it all works.</p>

2022 Board of Directors

President – Skip Shaw
Vice-President – Paul Hindon
Secretary – Elsa Williamson
Treasurer – Marsha Souza
Director – Carmen Williams
Director - Jan DeProspero

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Facebook Group: Waterford Patio Homeowners