

## WPHOA News Letter - January 2016

Information for residents of Ivanhoe Waterford Patio Homeowners Associations, Inc.

### BOARD MEMBERS:

**PRESIDENT – Richard Forgacic – 954-258-4120**

**VICE PRESIDENT – Skip Shaw – 954-240-7218**

**SECRETARY /TREASURER – Marsha Souza 954-465-6239**

**DIRECTOR – Bobby Leone – 954-257-8886**

### HAPPY NEW YEAR TO ALL !

### WELCOME! If you are new to the community, welcome!

Please call Bobby Leone, Director if you are new to the community and have not been visited by a Board Member. We want to know you and be able to address any particular questions or concerns.

The Board of Directors invite everyone in the community to attend the Monthly Board meetings on the 2<sup>nd</sup> Wednesday of every month at 7pm, held at the Community Center on Stirling Road / Volunteer Road by the fire station.

### 2015 FINANCIAL REPORT -

The 2015 Financial Report is available upon request at no charge to the member. Please call Marsha Souza.

### ANNUAL ASSESSMENT -

The Board thanks all those who have made the 2016 Annual Assessment payments. The Annual Assessment of \$330 was due by Jan 15, 2016. Payments received after that date, are delinquent and the late fee will be assessed. Final Notice letters are being sent this week.

### PROPERTY INSPECTIONS

The Maintenance Committee will be commencing property inspection in the month of January and July. The reference for the inspections is **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.**

The Repair/Maintenance letter will be sent soon after, for any actions deemed necessary to bring the property up to approved standards. This inspection is done on regular basis in an effort to keep our community looking good and maintain property values.

The First Notice will give 30 days from the date of mailing in which to comply.

Re-Inspection will occur immediately after the specified completion date.

### NEW EMAIL ADDRESS FOR WPHOA - [waterfordpatiohomes@gmail.com](mailto:waterfordpatiohomes@gmail.com)

An email address has been set up for all homeowners to use. This will provide an avenue for you to address the board about any concerns or questions you may have. Using this site will make it possible to decrease the cost of mailings, so please send an email so your email address can be recorded.

### EXTERIOR CHANGES AND PAINT COLORS

**Exterior changes and paint colors must have board approval.** Please call any of the board members listed for further information.

### GENERAL REMINDERS

- 1) Trash and Recycle containers need to be put away out of sight from the street

2) Bulk pick-up is the 1st Monday of each month.

3) Please call the police or a board member if you see something or someone that doesn't look

This is for the safety and security of all everyone.

4) Contact a board member for replacement pool keys (\$25) and bathroom keys (\$5)