

WATERFORD PATIO HOMEOWNERS ASSOCIATION
Mailing Address: 15010 S. WATERFORD DRIVE, DAVIE, FL 33331
EMAIL: waterfordpatiohomes@gmail.com

NEWSLETTER

JULY 2016

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

WPHOA MONTHLY MEETING HELD 2ND WEDNESDAY OF EACH MONTH
@ 7PM ATT THE COMMUNITY CENTER ON STIRLING ROAD AND
VOLUNTEER ROAD ADJACENT TO THE FIRE STATION
ALL HOMEOWNERS WELCOME !!

** Please note: There will be no meeting in August or September.
If you need any assistance by the Board or want to report an incident
please use the above email address or put a letter into the mailbox at
the pool.

WELCOME TO ALL NEW NEIGHBORS!

Please send an email or call a board member if you have not had contact as
a new homeowner or if you have any questions or concerns.

FACEBOOK PAGE and EMAIL ADDRESS

Like us on Facebook: WATERFORD PATIO HOMEOWNERS
EMAIL ADDRESS: waterfordpatiohomes@gmail.com

SEMI-ANNUAL INSPECTIONS

In an effort to continue to ensure the good condition of our community and our property
values, an Inspection Committee will hold 2 inspections per year, one in January and the
other in July. Repair / Maintenance Checklist letters were sent in January to all property
owners where it was determined maintenance was needed. A big THANK YOU to all
homeowners who have completed these checklists.

The second inspection will be carried out soon and letters will be distributed as
considered necessary.

**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.**

In preparation for the upcoming hurricane season and the July inspection, please take
special note of the following items:

1) Homeowners are reminded that no underbrush or unsightly growth is permitted to grow on any lot, and lawns are to be maintained in a neat and attractive manner. All grass, weeds, and undergrowth are required to be cut and maintained no less than once a month.

2) Special attention will be directed to the trimming of fruit-bearing coconut palms. Storm season is approaching and coconuts pose the danger of becoming missiles, with the potential of damaging the property of others.

TRASH/RECYCLE CANS – should be stored out of sight by the following morning after pickup. The cans should be set out away from the mailbox to avoid interference with the mail truck. Bulk pickup is the 1st Monday of each month. Items for bulk pickup should not be set out more than 48 hours prior.

PARKING – Please be considerate when parking in front of a house so as not to interfere with trash pickup and mail delivery.

NO OVERNIGHT PARKING at the pool parking lot. Violators will be asked to move the vehicle. The vehicle may be towed at the owner's expense on the 2nd violation.

AT&T UPGRADE PROJECT

This project may have involved your trees, lawn, driveway or sidewalk. AT&T has assured that repairs will be made to disrupted area(s). Please call the contact numbers shown on the "door hangar" that was left.

Phone 954-446-0799 Email: resolution-center@mastec.com

Provide your address, the community name and the reference # 6EA11006N.

EXTERIOR CHANGES

Exterior Changes and paint colors must have board approval. You may obtain an Architectural Approval Form from any Board member and submit for approval.

POOL

Pool and restroom keys can be obtained by emailing the association.

Pool Key \$25 and Restroom Key \$5

Pool use is for residents of Waterford Patio Homes and their guests ONLY.

- 1) The pool chairs are being replaced in the near future. The old chairs will be for sale to homeowners: Chaise Lounge \$40 and Regular Chair \$20. If interested please contact Marsha Souza 954-465-6239....First come first serve will apply.
- 2) Please take note of the rules and regulations posted at the pool for your safety and the safety of your neighbors.
- 3) Be considerate to all who use the pool and leave the pool area and restrooms clean and free of trash and spills after use.
- 4) Report any concerns by sending an email: waterfordpatiohomes@gmail.com
- 5) Ensure that the gate is closed when exiting the pool area.

NEXT DOOR WATERFORD www.nextdoor.com

Our neighborhood has a free private online network called Nextdoor Waterford for your use. Service provider recommendations, items for sale, safety concerns, local events and much more can be seen on this website. It's a great way to meet neighbors and get recommendations for sitters, painters, cleaners and much more.

ROAD IMPROVEMENT PROJECT

The roads of our community will be repaved in the near future. Our roads are 30 years old and the only road maintenance done in this time has been a few pothole repairs. The average life span of roads is 15 years and the general recommendation is that recoating be done every 6-8 years to stretch the life span, so we are fortunate that they have lasted this long. The maintenance of Bristol Lane, Brighton Lane, Leeds Lane, Chester Lane and Newcastle Lane is the responsibility of the Association, while Town of Davie has responsibility for Waterford Drive and Castlegate Avenue.

Bids for the Road Improvement Project have been received and are in the vicinity of \$100,000. This is an expensive maintenance item for our little community.

The Board of Directors has discussed options for funding this project and maintaining the Association's Reserve Account to have money available for other necessities or in case of emergencies.

The options that have been discussed include requiring a Special Assessment of up to \$700 per home or raising the dues by \$70 per year.

The Reserve Account has \$75,000 (in CD's which will mature in Dec 2016), which is set aside for major repairs and improvements in our community. Collection of a Special Assessment would guarantee payment of the Road Improvement Project while maintaining the Reserve Account at the current level and no raise in the annual dues.

A Special Assessment, as mentioned may be difficult for many in our community, while the \$70 increase in Annual Dues will amount to about \$5.84 a month, which should be much easier to handle.

The Board has agreed that a loan will be taken to assist with this project and to raise the Annual Assessment to \$400, which will allow the loan to be paid and the Reserve Account to be funded for other necessities, emergencies, the future maintenance of the roads (recoating in 6 -8 years as recommended) and the pool as will become necessary.

UPDATE HOMEOWNER INFORMATION

THE BACKSIDE OF THIS PAGE IS A FORM TO UPDATE HOMEOWNER INFORMATION. IT IS IMPORTANT FOR THESE DETAILS TO BE UPDATED PERIODICALLY SO THAT THE ASSOCIATION'S RECORD IS KEPT CURRENT. THIS WILL ENSURE THAT YOU WILL BE RECEIVING THE NECESSARY INFORMATION FOR YOUR COMMUNITY.

PLEASE PRINT ALL INFORMATION LEGIBLY AND RETURN TO THE ASSOCIATION BY REGULAR MAIL OR EMAIL, BY AUGUST 1, 2016.

**WATERFORD PATIO HOMEOWNERS ASSOCIATION
15010 S. WATERFORD DRIVE
DAVIE, FLORIDA 33331**

Print the information below to update your information

LOT NO: _____ DATE: _____

HOMEOWNERS NAME(S): _____

PROPERTY ADDRESS: _____

HOMEOWNERS:

TELEPHONE NO: _____

CELL NO: _____

E-MAIL ADDRESS: _____

Would you like to receive emails from WPHOA? Yes _____ No _____

HOMEOWNERS MAILING ADDRESS: _____

CITY, STATE and ZIP CODE: _____

*

IS THE PROPERTY RENTED? YES _____ NO _____

(If property is rented, renter's information is to be provided)

RENTER'S NAME: _____

RENTERS HOME PHONE NO: _____

RENTERS CELL PHONE NO: _____

RENTERS E-MAIL ADDRESS: _____

(This information will be kept in strict confidence in your homeowners file. This is for informational purposes only and will not be distributed to anyone. This will only be used to provide you with electronic information on what is going on in our development via e-mail and will cut down on the cost of mailing. The main reason is for emergency contact information.