

**WATERFORD PATIO HOMEOWNERS ASSOCIATION**  
**Mailing Address: 15010 S. WATERFORD DRIVE, DAVIE, FL 33331**  
**EMAIL: [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com)**

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**NEWSLETTER      AUGUST 2017**

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

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

***WELCOME TO ALL NEW NEIGHBORS!***

Please send an email, letter or come to the monthly meeting if you have not had contact as a new homeowner or if you have any questions or concerns.

***WEBSITE & FACEBOOK***

WEB-SITE: [www.waterfordpatio.com](http://www.waterfordpatio.com)

FACEBOOK: WATERFORD PATIO HOMEOWNERS

**IMPORTANT --- PLEASE READ AND CONSIDER**

By state mandate, all homeowners associations (HOA) registered in the State of Florida must have a governing board. If the residents cannot fulfill this requirement, the State will appoint a board and the cost could be as high as \$1500.00 a month.

We are in need of your help! As you know, the HOA board is made up of residents of our neighborhood. Our board currently has 4 members..minimum required is 3. At this time, two of the members would like to step down at the end of this year. We are asking that you seriously consider serving for a one-year term so that our neighborhood does not become a state run association. When this occurs, all decisions related to our neighborhood are out of our hands. This is certainly not in our best interest as homeowners! We need at least two new members by Jan 1, 2018, or we will be forced to become a government run neighborhood.

We would like to establish several committees to address issues such as beautification, home inspection, and any other committees that the residents of our beautiful neighborhood deem appropriate and necessary. I realize everyone is busy. The time commitment is minimal. There are monthly meetings that should not exceed an hour to an hour and half.

Anyone who is a Waterford Patio Home Owner can volunteer to serve as a director on the board or be a part of a special committee. It is our responsibility as homeowners to serve our community. Please do your part and help out!

**If you can serve in any capacity, send an email to [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com) or call Marsha Souza @ 954-465-6239.**

It has been suggested and discussed that the By-Laws be amended to allow for the persons who volunteer for the Board of Directors be compensated by waiving their annual dues, as an incentive for homeowners to volunteer. The cost to the association would be \$1200 - \$2000 per year, depending on the number of volunteers that are elected, as opposed to \$1500-\$2000 PER MONTH. We feel this would be an incentive for people to volunteer in order to keep our association independent. It is important to receive feedback from all homeowners.

## **ROAD IMPROVEMENT PROJECT**

The Road Improvement Project has been completed. There have been many concerns voiced about the marks on the road. We are told that as the road takes several months to completely cure, this is unavoidable. It will help if all drivers use extra care to ensure the vehicle is moving when turning the wheels. Early part of 2018 a sealant will be applied.

## ***HOME INSPECTIONS***

Our community is one of the BEST in the area. It is because of homeowners who care and comply with requests for maintenance as necessary! The Board of Directors wishes to thank all those homeowners who comply with the inspection / maintenance notices that are sent periodically. If you have not complied, please do so as soon as possible. If you have an issue about the maintenance checklist that was sent to you, please send an email to [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com) to discuss a solution.

**The reference for the inspections 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.**

## ***EXTERIOR CHANGES***

Exterior changes to your property, which include roofs, driveways, exterior paint, garage doors, windows, etc., must have board approval.

The Architectural Approval Form can be obtained at the WPHOA website ([www.waterfordpatio.com](http://www.waterfordpatio.com)) or from any board member.

This form is to be completed and submitted to the BOD for approval, complete with color samples, pictures, etc.

If the form is not submitted and approved by the BOD you may be required to change it, which could COST YOU DOUBLE ... or be subject to a fine.

## ***TRASH/RECYCLE CANS***

It is required for all homeowners to comply with the requirement to store the Trash and recycle bins out of sight by the following morning after pickup.

### ***Declaration of Covenants Section 4.04 - Trash/Clotheslines***

No Lot or Multi-Family Parcel shall be used as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste must be kept in sanitary containers and, except during days of pick up, ***shall be totally shielded from public view***. Such enclosures must be constructed with the dwelling and be approved by Declarant. No exterior clotheslines will be permitted as to any Lot or Unit visible from any street.

The cans should be set away from cars and mailboxes to enable the waste truck to easily access the cans. Bulk pickup is the 1<sup>st</sup> Monday of each month. Items for bulk pickup should not be set out more than 48 hours prior to scheduled pickup.

## ***PETS***

The Town of Davie and the WPHOA documents require that all pets not be permitted to run at large. It is the responsibility of all pet owners to be familiar with the rules and regulations for the Town of Davie as well as our own community. Refer to Declaration of Covenants, Article IX, Section 5 and By Laws, Article XV, Section 5. All regulations for animals in the Town of Davie can be viewed online at Town of Davie/Code of Ordinances/Chapter 4-Animals/Article IV-Dogs.

Animals that are allowed to run at large pose a safety hazard to people walking, riding bikes and to other animals that are on a leash, not to mention that loose animals can defecate wherever they choose, which is a public nuisance.

## ***PARKING and SAFETY***

Be a considerate neighbor when parking in front of a house so as not to interfere with trash pickup, mail delivery and access for emergency vehicles.

An Officer from the Davie Police Department regularly attends the monthly meetings to inform us of any incidents occurring in the neighborhood. This summer there have been numerous car break-ins. They have requested we inform our community to ensure that your vehicles are locked and to remove your valuables... especially guns.

## ***POOL PARKING LOT***

The pool parking lot is for the use of pool patrons. Guest parking is allowed when necessary, however **OVERNIGHT PARKING** is NOT allowed. Violators will be asked to move the vehicle.

## ***POOL***

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

***Pool and restroom keys can be obtained by emailing the association or requesting keys at a monthly meeting. Pool and restroom Key \$25***

- 1) Please take note of the rules and regulations posted at the pool for your safety and the safety of your neighbors. These regulations are required by the Health Department and must be adhered to.
- 2) The pool railings are not to be used as a "slide". This causes excessive wear and tear on the railing covers and is not safe for your children.
- 3) Large parties – The "bathing load" for the pool is 23 persons, per the Health Dept. The association can be fined by the Health Department if it is found these regulations are not being adhered to.
- 4) Be considerate to all who use the pool and leave the pool area and restrooms clean and free of trash and spills after use.
- 5) Report any concerns by sending an email: [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com)
- 6) Ensure that the gate is closed at all times and when exiting the pool area.

**PLAN TO ATTEND MEETINGS TO VOICE YOUR OPINIONS/IDEAS ON THE FOLLOWING ISSUES WHICH HAVE BEEN TABLED FOR FURTHER DISCUSSION**

**The Board of Directors would appreciate hearing from homeowners on the items shown below. We often hear complaints, but seldom have the opportunity to hear your ideas and opinions and discuss options.**

**This is your chance to voice your opinion and ideas for your community.**

- 1) The BOD has discussed concern about large parties being held at the pool. Large parties limit the availability to other homeowners and can require added cleaning and maintenance costs. You can appreciate these are issues that concern the association, including damage and liability. This summer one of the chaise lounges was damaged and extra cleaning of the area was required. We want to hear ideas from interested homeowners to address this issue the best way for all.
- 2) Vehicles parked on grass areas cause damage to the grass, obstruct views for drivers, can block mail delivery and lawn service, can limit access to trash cans for waste pickup and in general makes our community look less than desirable. Parking on the home lawn is not encouraged. Limiting parking on lawns and common areas has been discussed and tabled for this meeting, to give all homeowners and opportunity to voice their opinion and ideas for change.

If it is not possible for you to attend the meetings to voice your opinion and be part of these discussions please send an email to [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com) or write a letter to WPHOA, 15010 S. Waterford Drive, Davie, FL

**WE WANT TO HEAR FROM YOU !!!!**

**ADDRESSING YOUR CONCERNS TO THE BOARD OF DIRECTORS**

The Board of Directors would like for any issue that concerns you, be sent in writing, either by email or regular mail, so there is a record for reference.

This would include questions you may have, requests for pool keys, Architectural Form approval, etc. [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com) or WPHOA, 15010 S. Waterford Drive, Davie, FL 33331

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**NEXT DOOR WATERFORD [www.nextdoor.com](http://www.nextdoor.com)**

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