

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

NEWSLETTER

NOVEMBER 2016

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

WISHING YOU A HAPPY HOLIDAY SEASON !!

WPHOA MONTHLY MEETING HELD 2ND 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.

EMAIL, FACEBOOK, & WEBSITE

EMAIL ADDRESS: waterfordpatio@gmail.com

Facebook: WATERFORD PATIO HOMEOWNERS

Web-Site: www.waterfordpatio.com

**The 2016 Annual Meeting will be held on December 14th, 2016 @ 7PM.
The slate of officers for 2017 will be announced and the Annual Budget
will be voted on by the Board of Directors.**

Presently there is an opening on the Board of Directors for the office of Secretary. The Board of Directors is made up of volunteer homeowners, thus it is your board and help is needed from all of you. There are various areas where the board could use assistance.

If you wish to become involved in your community by becoming a Board Member, please submit your name to any board member or send an email to waterfordpatio@gmail.com by December 1st and your name will be added to the slate.

Should there not be any homeowners that want to run for the Board of Directors, the existing directors who are willing to continue to serve, will automatically be elected and ballots will not be mailed.

In the event there are homeowners who want to run for the Board of Directors, ballots will be mailed to all homeowners on December 20th, 2016.

Description of Duties can be found in the WPHOA By-Laws, Article XI, Section 8.

HOME INSPECTIONS

In past inspections have been done in Jan and July, however in an effort to continue to ensure the good condition of our community and our property values, inspections will be occur on a continuing basis. If the Board agrees that a particular situation needs to be addressed, a Maintenance Checklist will be sent by mail to the homeowner.

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.

The most recent inspections found many white roofs have outlived the original life of the color and are ready to be repainted. It has been suggested that the homeowner think about painting a color other than white to avoid having to pressure clean so often. Those homeowners wishing to do this will need board approval for the color.

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.

TRASH/RECYCLE CANS – should be stored out of sight by the following morning after pickup. The cans should be set out away from cars to enable the waste truck to easily access the can and 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 no 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.

POOL PARKING LOT - This parking is for the use of pool patrons. Guest parking when necessary will be allowed, however NO OVERNIGHT PARKING is allowed. Violators will be asked to move the vehicle.

POOL

Pool and restroom keys can be obtained by emailing the association or requesting keys at a monthly meeting.

Pool and restroom Key \$25

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

- 1) The pool chairs have been renewed this year. The chaise lounges are new and the smaller chairs were re-strapped in an effort to save \$\$.
- 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: waterfordpatio@gmail.com
- 5) Ensure that the gate is closed when exiting the pool area.

ROAD IMPROVEMENT PROJECT

The Road Improvement Project is getting nearer to being started!!

The permit application has been completed and the paving company should be able to begin work during the 1st quarter of the new year. It is estimated that this will be a 2-day job. Once the pavement is laid it will be approximately 4 hours before it can be driven on, so the inconvenience should be minimal.

We will be notifying you when your street will be impacted and alternate parking areas will be suggested. Please be on the lookout for this notice, as the paving company will tow your car if it is impeding the paving progress. Your cooperation is greatly appreciated during this project.

This project will cost \$95,821 plus the 3% cost of the permit. This is an expensive maintenance item for our small community. The Board feels confident about meeting the cost of this project and maintaining a reasonable Reserve Fund by increasing the Annual Dues to \$400.00/year. Repair of the roads will improve the look of our community and help maintain our property values.

The Reserve Account is funded for emergencies, pool repairs/maintenance, as will become necessary.

OTHER IMPROVEMENTS / PROJECTS UNDERTAKEN IN 2016 :

- The cabana at the pool has been pressure cleaned.
- The pool deck has been pressure cleaned and re-sealed.
- The exterior walls on Castlegate have been pressure cleaned.
- Pool Furniture has been updated.
- Pool security floodlight has been replaced.
- Back Flow installed.
- Safety Grips/Railing covers were installed on the railings at the pool.
- Drain for the pool has been repaired.
- Defaced Stop signs have been replaced and missing street signs have been installed.
- Sprinkler system repaired, and new timers installed

NEXT DOOR WATERFORD 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.

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FaceBook: Waterford Patio Homeowners

November 20, 2017

2017 ANNUAL DUES

This is your bill for the Waterford Patio Homeowners Association 2017 Annual Dues. **2017 dues is \$400.00 and is due on January 1, 2017.**

It is considered past due and delinquent on January 15, 2017.

Dues are payable by check or money order only.

Your LOT# is located on your address label used for this mailing.

Please note your LOT# on your check and make payable to:

Waterford Patio HOA

Dues should be mailed to the above address, brought to a monthly meeting or be given to any of the Board of Directors.

Failure to meet the above dates and amounts will result in 18% late fee.

When dues are not paid by 15 March, the HOA has no choice but to turn the account over to the attorney for collection. At that point the homeowner will be responsible for all legal and/or collection costs, interest and fees.

Board Members:

President – Richard Forgacic

Vice-President – Skip Shaw

Secretary / Treasurer – Marsha Souza

Director – Bobby Leone

HOMEOWNER INFORMATION UPDATE

This form is used to update homeowner information for the WPHOA records. This will ensure that you are receiving the necessary information for our community.

(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.)

PLEASE PRINT ALL INFORMATION LEGIBLY AND RETURN TO THE ASSOCIATION with your annual dues payment, by regular mail or by email.

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: _____

