

WATERFORD PATIO HOMEOWNERS ASSOCIATION

Mailing Address: 15010 S. WATERFORD DRIVE, DAVIE, FL 33331

EMAIL: waterfordpatio@gmail.com

NEWSLETTER

NOVEMBER 2017

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 are a new homeowner and have not had contact with a board member, or if you have any questions or concerns.

EMAIL, FACEBOOK, WEBSITE and MAILING ADDRESS

EMAIL ADDRESS: waterfordpatio@gmail.com

Facebook: WATERFORD PATIO HOMEOWNERS

Web-Site: www.waterfordpatio.com

Mailing Address: 15010 S. Waterford Drive, Davie, FL 33331

2017 Financial Report is available upon request at no charge to the member. Please email request to waterfordpatio@gmail.com

The 2017 Annual Meeting will be held on December 13th, 2017 @ 7PM. The slate of officers for 2018 will be announced/voted and the Annual Budget is to be voted on by the Board of Directors.

Two of the present members on the Board of Directors are resigning. The by-laws call for 3 minimum and 5 maximum board members. 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 also various areas where the board could use assistance.

Please submit your name to any board member or send an email to waterfordpatio@gmail.com if you wish to become involved in your community by becoming a Board Member. Submit by December 10th and your name will be added to the slate. If you don't have email come to the meeting on Dec. 13th.

Should there not be any homeowners willing 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.

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

******* 2018 ANNUAL DUES NOTICE ON PAGE 4 *****as**

HOME INSPECTIONS

Hurricane Irma caused some damage in our community; tree damage, fence damage and minor roof damage to some homes. The Board of Directors voted to do property inspections in January 2018, giving some time for owners to make necessary repairs before the inspections.

In an effort to continue to ensure the good condition of our community and our property values. 2 or 3 members of the Board will carry out the inspections. If all agree 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.

EXTERIOR CHANGES

Exterior changes and paint colors must have board approval. You may obtain an Architectural Approval Form from the association website or any Board member and submit for approval. If the approval is not obtained you may be asked to make corrections or face a fine of \$100 per day.

TRASH/RECYCLE CANS

Trash and recycle cans need to be stored out of sight by the following morning after pickup.

The cans should be set 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 more than 48 hours prior.

PARKING

Homeowners and their visitors need to take better care of where they are parking over night. Each house has space to park 4 cars, using the garage and the driveway. Parking on the swale of common areas and driving up onto lawns is not acceptable. Parking in this manner kills the grass and prevents lawn maintenance from being done properly and makes our community look terrible.

Parking on both sides of the street is dangerous and can impede emergency vehicles on our narrow roads.

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

POOL PARKING LOT

The pool parking lot 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 will be closed for a short period of time to in the month of December or January to allow for some minor repairs.
- 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) The pool is for the use of WATERFORD PATIO HOMEOWNERS and their guests only. Do not unlock the gate to let people in... each homeowner should have their own key.
- 6) Ensure that the gate is closed when exiting the pool area.

ROAD IMPROVEMENT PROJECT

The Road Improvement Project was completed earlier this year. In a few months the roads will need to be sealed to help prolong the life of the paving that was laid this year.

Sealing requires a 24 hour “wait time”, much longer than the paving required.

Alternative parking will need to be planned and getting to and from your home may require walking across neighbor’s lawns.

The Board will attempt to plan the sealing in such a way as to minimize the impact this may have on your particular situation.

Please notify the board by email (waterfordpatio@gmail.com) by 15 January, if you have extenuating circumstances to help us in this planning phase.

IMPROVEMENTS / PROJECTS UNDERTAKEN IN 2017:

The Road Improvement Project was completed earlier this year.

New railing cover was installed at the pool.

Broken and diseased Palms have been taken down.

Large Ficus tree on the lake was toppled by the storm and has been removed.

Newcastle Lane – Circle at Cul-de-sac – no resolution yet

(There has been much discussion among homeowners and vendors for the past several months about this unsightly problem area. Please let the board members know if you have an idea how to improve this area.)

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.

Waterford Patio Homeowners Association
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Davie, Fl. 33331
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www.waterfordpatio.com
FaceBook: Waterford Patio Homeowners

November 27, 2018

2018 ANNUAL DUES

This is your bill for the Waterford Patio Homeowners Association 2018 Annual Dues. 2018 dues is \$400.00 and is due on January 1, 2018. It is considered past due and delinquent on January 15, 2018.

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; the newsletter and special announcements for happenings in our community 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: _____

MAILING ADDRESS (IF DIFFERENT): _____

CITY, STATE and ZIP CODE: _____

HOMEOWNERS:
TELEPHONE NO: _____

CELL NO: _____

E-MAIL ADDRESS: _____

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: _____