

# WATERFORD PATIO HOMEOWNERS ASSOCIATION

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HOLIDAY NEWSLETTER DECEMBER 2018

## HAPPY HOLIDAYS FROM THE WPHOA

The holidays are here, and our weather couldn't be lovelier. Now is the time for family reunions and unlike our neighbors to the North, time to spend days outdoors enjoying this mild climate.

During this time, we encourage you to make improvements to your homes as well as any needed maintenance repairs. Already we've noticed an increase on how your roofs are being cleaned and your driveways sealed throughout the neighborhood. Please evaluate what other cosmetic improvements you can make at this time. Perhaps that old wood mailbox could use some fresh paint or be replaced with a sturdier metal one. Are your lamp posts and exterior lighting in working order?

We would also love to hear your thoughts and ideas and of course we are always looking for volunteers to assist in beautifying our neighborhood.

We encourage you to join us at the monthly homeowners meeting held the 2<sup>nd</sup> Wednesday of every month at 7pm in the community center. Come and bring you ideas and enjoy a snack.

## 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

## **THE 2018 ANNUAL MEETING WILL BE HELD ON DEC 12TH, 2018 @ 7PM**

One 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](mailto: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. 12<sup>th</sup>.

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

**The slate of officers for 2019 will be announced/voted and the Annual Budget is to be voted on by the Board of Directors.**

### HOME INSPECTIONS

The Board of Directors did property inspections in August 2018, with a due date of October 30<sup>th</sup>. Thank you to all homeowners who have taken care of maintenance/repair issues.

We have heard from many of you if there have been delays, etc. We will be doing another inspection in January in an effort to ensure the good condition of our community and our property values.



*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*



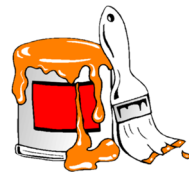
Be considerate when parking in front of a house so as not to interfere with trash pickup, mail delivery and emergency vehicles.

Homeowners and their visitors need to take better care of where they are parking overnight. 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 has a negative effect on the appearance of our community.

**No Boats, Campers, Trailers, Commercial Vehicles, or trucks bigger than a pickup truck are allowed overnight.**

### 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 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.

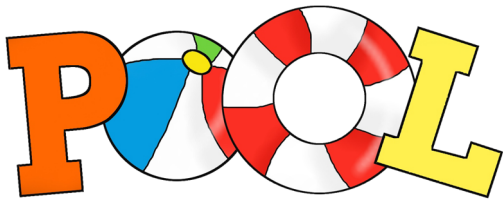
**Bulk pickup is the 1st Monday of each month.** Items for bulk pickup should not be set out more than 48 hours prior to pick up.



### 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 their vehicles.



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

- 1) The pool will be closed for a short period of time 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 by leaving 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](mailto: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.
- 7) It would be greatly appreciated if moms could wrap diapers and other wet garbage into a plastic bag before depositing in trash can.
- 8) No dogs allowed in the Pool Area.



## **IMPROVEMENTS/PROJECTS UNDERTAKEN IN 2018**

- 1) Necessary Pool Repairs were undertaken at the pool earlier in the year and more recently a salt water system was installed. I'm sure you will notice that this is much kinder to your hair, skin, and eyes.
- 2) The circle at the end of Newcastle Lane was renovated and improved.
- 3) The rotten fascia board on the pool building was replaced, the mens restroom door was replaced, the restrooms were repainted and motion sensor lights installed in the restrooms.
- 4) A locking mailbox was installed at the pool.
- 5) The lights at the pool were upgraded to LED, which provide improved lighting and will make them more energy efficient.
- 6) Street Signs have been installed and renewed as necessary.

