

Watters Crossing
Architectural Control Committee
March 26, 2019

The Architectural Control Committee (ACC) held its regular monthly meeting on March 26, 2019. Committee members present were Gordon McAleb, Joe Eberle, Joe Smith, Aubrey Moore, Larry Ciske, and Denny Adelman.

REMINDERS:

- **On Street Parking:** On street parking is permitted within Watters Crossing. However, the ACC does receive complaints concerning the number of cars parked on streets; cars parked on both sides of the road; cars parked too close to stop signs, and cars not their own parked in front of their house. These situations cause visibility issues and there is a great concern for the children here. Please be considerate and mindful of your neighbors. DO NOTE:
 - **Garages must be maintained to allow for the parking of the number of vehicles inside for which they were designed. If your garage is being used for purposes other than parking two vehicles within, you are in violation of Section 4.4 of the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing.**
 - No boats, trailers, vehicles can be stored in the driveway in front of a garage door and prevent that bay from being used.
 - If your garage is occupied with vehicles, please utilize your driveway where possible. Note that a vehicle cannot be on grass.
 - Do not park near stop signs.
 - Do not block mailboxes.
 - No car can be parked in the street and covered as if in storage.
 - RVs, boats, watercraft, and trailers, can never be stored on the streets within Watters Crossing.
- **Dogs.** Section 4.7.G of the Covenants notes that dogs must be kept in a fenced in yard, restrained, or kept indoors. Also noted is that **all pet debris must be cleaned up.** We, as well as they board, continue to receive complaints concerning dogs which are permitted to relieve themselves in front yards and the wastes remain. Please be considerate of your neighbors and pick up after your pets.
- **Tree Removal:** The removal of any trees from the front yard must be sent in to the ACC prior to this work being done. This includes removal due to disease. With no prior notice, several trees have been removed from front yards in Watters Crossing in the past several months. One has been replaced and the other will follow. The Covenants specify that one tree (live oak, red oak, or cedar elm) which is ten feet tall at time of planting must be in the front yard of each property. There are a small number of homes where this requirement is being met by a large Bradford pear. As these Bradford pears reach the end of their lives, their replacements must be in compliance with the Covenants regarding the tree type.
- **Tree Trimming:** Have your front yard trees grew to the point that they hang down over the sidewalk in the front of your property? If so, please take steps to raise the canopies on these trees so that passersby may use the sidewalks. This is another item that the ACC received complaints on. Trimming will also permit more light to penetrate beneath the tree and help where grass may be thinning.
- **Plan Submission:** Please review the Review Procedures which are posted online in the WCHOA website and are also shown elsewhere in this newsletter. Failure to submit plans prior to property improvements can delay your plans and, in some cases, result in a costly correction to your plans. Please note that there is a photo/sample section in the website devoted to the construction of new fences.

Please note that while it is not necessary to attend a meeting for plans to be reviewed, for very extensive construction plans, this can be a timesaver for homeowners. If questions come up from the Committee members, they can be addressed immediately and not hold up the review process. In submitting new fence plans, please follow the Review Procedures guidelines and include all information. This will prevent your construction plans from being delayed. Fence Construction General Guidelines are at www.watterscrossing.com

- Installation of yard signs will void your approval. *NO CONTRACTOR SIGNS ARE PERMITTED.* Contractor signs are not permitted at any time. Yard / garage sale signs are never permitted and will be removed. The WCHOA sponsors both a spring and fall yard sale. If you are planning a yard sale, please join in with the community at those times and benefit from the increased traffic this event provides. With the sale of a home, one sign is permitted in the front yard of the property. Open house signs, realtor signs, etc, in other areas of Watters Crossing will be removed.
- These approvals are valid for a period of six (6) months. *If work is not commenced and completed within that time, new plans must be submitted.*
- No hard copy approvals will be mailed to individual homeowners. *Approvals are posted at www.watterscrossing.com within several days of the meeting date. If you have submitted plans, we recommend you print this online approval list for your records.*
- In checking for your project below, dates in parentheses are when plans were received by the ACC.

Projects reviewed during February 2019:

1002 Bel Air Drive (3/4/2019 via eform) painting of home as follows:

- Siding color SW2818 Renwick Heather
- Painting of trim in color SW7688 Sundew
- Painting of front door in color SW2818 Renwick Heather

Review by six ACC members and approval emailed to homeowner 3/5/2019.

1009 Westwood Court (3/7/2019 via eform) request to install new roof in color "Weathered Wood".

Review by six ACC members and approval emailed to homeowner 3/8/2019.

1008 Bel Air Drive (3/9/2019 via eform) request to paint home exterior in color "SW7672 Knitting Needle".

Review by six ACC members and approval emailed to homeowner 3/10/2019.

1227 Covina Court (3/9/2019 via eform)) request to stain existing fence in color medium brown. Review by six ACC members and approval emailed to homeowner 3/10/2019.

1401 San Mateo (3/10/2019 via eform) request to paint home exterior in existing color, a neutral off-white. Review by six ACC members and approval emailed to homeowner 3/10/2019.

304 Tustin Court (3/11/2019 VIA eform) request to paint home exterior in color Behr Mushroom Bisque. Review by six ACC members and approval emailed to homeowner 3/11/2019.

304 Tustin Court (3/11/2019 VIA eform) request to install all glass front door. Review by six ACC members and approval emailed to homeowner 3/11/2019.

403 Imperial Drive (3/5/2019 via email) request to renovate front yard landscaping per details, pictures, and layout provided.

Review by six ACC members and approval emailed to homeowner 3/12/2019.

500 Bel Air Drive (3/5/2019 via eform) request to stain existing fence in cedartone. Review by six ACC members and approval emailed to homeowner 3/5/2019.

500 Bel Air Drive (3/5/2019 via eform) request to paint home in existing colors. Review by six ACC members and approval emailed to homeowner 3/5/2019.

103 Sierra Court (3/13/2019 via eform) request to paint home exterior in color SW7031 Mega Greige. Review by six ACC members and approval emailed to homeowner 3/13/2019.

1004 Madera Court (3/13/2019 via email) request to install sliding driveway gate:

- Same height as existing fence
- Same color as existing fence, medium brown
- All supports and gate mechanism are on gate interior

Review by six ACC members and approval emailed to homeowner 3/5/2019.

103 Sierra Court (3/13/2019 via eform) request to install new gutters to be either white or SW7031 Mega Greige. Review by six ACC members and approval emailed to homeowner 3/14/2019.

1219 Newberry Drive (3/14/2019 via eform) request to replace storm damaged gutters in color beige to match existing. 103 Sierra Court, MARK HIMES (3/13/2019 via eform) request to paint home exterior in color SW7031 Mega Greige. Review by six ACC members and approval emailed to homeowner 3/14/2019.

309 Belvedere Drive (request to stain fence in color SW WD Oil Based Sable Color. Review by six ACC members and approval emailed to homeowner 3/18/2019.

1126 Bel Air Drive (3/18/2019 via eform) request to paint home in color Bone White and front door in color Bronze. Review by six ACC members and approval emailed to homeowner 3/21/2019.

1126 Bel Air Drive (3/18/2019 via eform) request to renovate existing landscaping per plan provided. Review by six ACC members and approval emailed to homeowner 3/20/2019.

1126 Bel Air Drive (3/18/2019 via eform) request to add gutters in select locations to match existing. Review by six ACC members and approval emailed to homeowner 3/20/2019.

1126 Bel Air Drive (3/18/2019 via eform) request to stain fence in color "Sable". Review by six ACC members and approval emailed to homeowner 3/21/2019.

400 Irvine Drive (3/19/2019 via eform) request to replace roof in color "Weathered Wood". Review by six ACC members and approval emailed to homeowner 3/19/2019.

307 Belvedere Drive (3/19/2019 via eform) request to paint home exterior in existing colors light brown with beige trim. Review by six ACC members and approval emailed to homeowner 3/20/2019.

401 Compton Court (3/19/2019 via eform) request to paint house and trim in existing colors. Review by six ACC members and approval emailed to homeowner 3/20/2019.

1120 Bel Air Drive (3/21/2019 via eform) request to paint home in color March Wind SW 7668 with a Cobalt door.

1126 Bel Air Drive (3/18/2019 via eform) request to renovate existing landscaping per plan provided. Review by six ACC members and approval emailed to homeowner 3/22/2019.

1123 Belvedere Drive (3/24/2019 via eform) request to paint house in Off-White with a burgandy front door. Review by six ACC members and approval emailed to homeowner 3/22/2019.

304 Solano Drive (3/24/2019 via eform) request to stain fence in Semi-Transparent Cedar Natural Tone. Review by six ACC members and approval emailed to homeowner 3/25/2019.

306 Cordova Drive (3/26/2019 via eform) request to construct open pergola with stone fireplace. Review by six ACC members and approval emailed to homeowner 3/26/2019.

303 Napa Drive (3/27/2019 via eform) request to construct new fence:

- Fence will be eight (8) feet in height.
- Fence does junction with another fence of a different height. NOTE: transition between heights will be executed via a series of steps where each step is no greater than 12" and each step is no closer than 12" to the next step.
- Constructed in same location as existing
- All posts and horizontal supports of the fence facing Napa Drive will be on the fence interior.
- All steel posts on remainder of fence are on fence exterior. NOTE: all steel posts visible to any street will be covered in matching, stained wood on four (4) sides.
- Entire fence to be finished in six (6) inch wide, board-on-board pickets
- A 2: x 6" treated lumber kickbase is planned. NOTE: these may be no greater than two (2) such boards stacked provided they are used for leveling purposes and to protect the base of the fence. They may not be used as a means to increase fence height.
- Entire fence will be stained cedartone

The next meeting of the ACC is Tuesday, April 30, 2019, at the Clubhouse.

All projects submitted during April will be reviewed at the April 30, 2019 meeting.

PHASE I	PHASE II	PHASE III
Joe E / Aubrey	Larry / Joe S	Gordon

- **THE NEXT SCHEDULED MEETINGS OF THE ACC IS TUESDAY, FEBRUARY 26, 2019.**
- All projects submitted during the month of February will be reviewed at the February 26 meeting.
- Any construction beginning with no prior review and approval of the Architectural Control Committee is in violation of the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing and **subject to removal at the owner's expense.**

The Architectural control Committee would like to thank the homeowners who work within the approval guidelines for improvement projects within Watters Crossing.

Denny Adelman, ACC Chair