

Watters Crossing Architectural Control Committee January 30, 2018

The Architectural Control Committee (ACC) held its regular monthly meeting on Tuesday, January 30, 2018 at the Clubhouse. Committee members **Larry Ciske**, **Joe Eberle**, and Chair **Denny Adelman** welcomed new members **Joe Smith** and **Aubrey Moore**.

REMINDERS:

- **Outdoor Christmas Decorations:** All seasonal lighting, inflatables, decorations, etc should now be packed away for next year. Exterior uplights which were changed to colors other than white should now be back to white.
- **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. These situations cause visibility issues and there is a great concern for the children here. Please be considerate of your neighbors. **DO NOTE:**
 - 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.
 - Garages must be maintained to allow for the parking of the number of vehicles inside for which they were designs. No boats, trailers, vehicles can be stored in the driveway in front of a garage door and prevent that bay from being used.
- **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 DECEMBER 2017 AND JANUARY 2018:

1314 San Mateo Drive, detailed landscaping plans submitted. Plans routed among ACC members and approved with notation of approved method of HVAC concealment and that the ACC did not approve trellis as a concealment method. Approved at 1/30/2018 meeting with notation on trellis.

1402 Placer Drive (1/32/2018) landscaping request in response to our letter after all foundation plants removed. Approved at 1/30/2018 meeting with notations regarding perennials on plan and lack of density of evergreen plants.

1202 Sonoma Drive (1/31/2018 via eform) request to replace all windows with new with white frames and no muntins. Approval emailed to homeowner 2/1/2018.

- **THE NEXT SCHEDULED MEETING OF THE ACC IS Tuesday, February 27, 2018.**
- All projects submitted during the month of February will be reviewed at the February 27, 2018 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