

Watters Crossing Architectural Control Committee July 31, 2018

The Architectural Control Committee (ACC) held its regular monthly meeting on July 31, 2018. Committee members present were Larry Ciske, Gordon McAleb, Joe Eberle, Joe Smith, Aubrey Moore, and Denny Adelman. Homeowner attending a portion of the meeting included Scott Adams and Ron Sherwinski. Eagle Scout Gage Sherwinski was present for a sign-off on his recent Eagle Scout project, a horseshoe pit. The horseshoe pit is a welcome addition to the Clubhouse grounds.

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 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. 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 gartage is full, 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 July 2018:

310 Cordova Drive (7/29/2018 via eform) request to install cedar pergola per plans and specs submitted. Reviewed via email among six ACC members and approval emailed 7/31/2018.

1414 San Mateo Drive (7/29/2018 via eform) request to install new roof in color Driftwood. Reviewed via email among six ACC members and approval emailed 7/30/2018.

510 Newberry Drive (7/29/2018 via eform) request to stain existing fence in color Pecan. Reviewed via email among six ACC members and approval emailed 7/30/2018.

304 Belvedere Drive (7/25/2018 via eform) request to install irrigation system. Reviewed via email among six ACC members and approval emailed 7/26/2018.

1415 Imperial Drive (7/24/2018 via eform) request to remove existing brick mailbox and install wall mounted mailbox on house. Reviewed via email among six ACC members and not approved. Not approved. Letter indicating no approval sent to homeowner 8/1/2018.

101 San Mateo Court (7/24/2018 via eform) request to install new roof in color Charcoal. Reviewed via email among six ACC members and approval emailed 7/25/2018.

101 San Mateo Court (7/24/2018 via eform) request to stain existing fence in medium brown as existing color. Reviewed via email among six ACC members and approval emailed 7/25/2018.

304 Tustin Court (7/17/2018 via eform) request to paint house siding and trim in color in existing color (dark, grayish green) Reviewed via email among six ACC members and approval emailed 7/19/2018. This was followed by change in color to Wicker per chip submitted. Reviewed via email among six ACC members and approval emailed 7/25/2018.

303 Cordova Drive (7/22/2018 via eform) submission for previously installed new front door based upon our letter of reminder.

402 Irvine Drive (7/16/2018 via eform) request to install new roof in color Weathered Wood. Reviewed via email among six ACC members and approval emailed 7/16/2018.

509 Riverside Court (7/20/2018 via eform) request to install new roof in color Pewter Gray. Reviewed via email among six ACC members and approval emailed 7/21/2018.

305 Cordova Drive (7/19/2018 via eform) submission for previously installed new front door in response to ACC reminder. Reviewed via email among six ACC members and approval emailed 7/20/2018.

1223 Covina Court (7/19/2018 via eform) request to install new fence per plans submitted:

- Cedar, board-on-board construction
- All steel posts on fence interior. NOTE: all posts visible to any street will be covered in amatching, stained wood on four sides.
- Existing location
- Eight feet tall
- Fence does not junction with another fence of a different height
- Stained cedartone

Reviewed via email among six ACC members and approval emailed 7/19/2018.

304 Tustin Court (7/18/2018 via eform) request to install new roof in color Weathered Wood or color Slate. Reviewed via email among six ACC members and approval emailed 7/19/2018.

1402 Placer Drive (7/19/2018 via eform) request to install new roof in color Weathered Wood. Reviewed via email among six ACC members and approval emailed 7/19/2018.

304 Tustin Drive (7/18/2018 via eform) request to stain existing fence in color Cedartone. Reviewed via email among six ACC members and approval emailed 7/18/2018.

104 Tehama Court (7/13/2018 via eform) request to stain existing fence in color Sable. Reviewed via email among six ACC members and approval emailed 7/14/2018.

1223 Irvine Drive (7/12/2018 via eform) request to install new roof in color Weathered Wood. Reviewed via email among six ACC members and approval emailed 7/13/2018.

1223 Irvine Drive (7/12/2018 via eform) request to stain existing fence in color Pecan. Reviewed via email among six ACC members and approval emailed 7/12/2018.

1220 Newberry Drive (7/9/2018 via eform) request to install swimming pool per detailed plans. No fence replacement being planned at this time. Reviewed via email among six ACC members and approval emailed 7/11/2018.

1309 Placer Drive (7/11/2018 via eform) request to install new roof in color Weathered Wood. Reviewed via email among six ACC members and approval emailed 7/12/2018.

1007 Bel Air Drive (7/10/2018 via eform) request to stain existing fence in color Pecan. Reviewed via email among six ACC members and approval emailed 7/11/2018.

1121 Hampton Drive (7/9/2018 via eform) request to stain existing fence in color Charwood per color chip submitted. Reviewed via email among six ACC members and approval emailed 7/9/2018.

1121 Hampton Drive (7/9/2018 via eform) request to paint home siding and trim in a light beige color per color chip submitted. Reviewed via email among six ACC members and approval emailed 7/10/2018.

315 Sonoma Drive (7/9/2018 via eform) request to install new roof in color Weathered Wood. 1121 Hampton Drive, KYLE JOHNSON (7/9/2018 via eform) request to stain existing fence in color Charwood per color chip submitted. Reviewed via email among six ACC members and approval emailed 7/9/2018.

1225 Irvine Drive (6/30/2018 via eform) request to replace roof in color Weathered Wood. Reviewed via email among six ACC members and approval emailed 7/1/2018.

410 Newport Drive (6/10/2018 via eform) request to install gabled, cedar patio covering per detailed plans submitted. Reviewed via email among six ACC members and approval emailed 6/25/2018.

1114 Laguna Court (6/29/2018 via eform) request to install new roof in color Weathered Wood. Reviewed via email among six ACC members and approval emailed 6/29/2018.

1209 Sonoma Drive (7/31/2018 via eform) request to stain existing fence in color Pecan. Reviewed via email among six ACC members and approval emailed 7/31/2018.

- **THE NEXT SCHEDULED MEETING OF THE ACC IS TUESDAY, AUGUST 28, 2018**

- All projects submitted during the month of August will be reviewed at the August 28 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