

Watters Crossing  
Architectural Control Committee  
June 27, 2018

The Architectural Control Committee (ACC) held its regular monthly meeting on Wednesday, June 27, 2018, rescheduled from June 26.. Members **Larry Ciske, Aubrey Moore, Gordon McAleb, Joe Eberle, Joe Smith, and Denny Adelman** were present. It was a busy roof review month with so many being replaced from the April hail storm.

**REMINDERS:**

- **Fence Construction;** the ACC approves steel posts on the exterior of fences when they are not visible to any street. If they are visible to any street (regardless of on the interior of exterior of the fence) they will be covered in matching, stained wood. Steel posts which are visible on the alley side, but not visible to any street, will not need to be covered in matching, stained wood. The ACC has used this guideline for many years now. There are approximately two dozen homes that have steel posts visible to streets. These were generally original builders fences installed prior to control of Watters Crossing being assumed by the Board and ACC. The ACC has grandfathered these fences until they are reconstructed, at which time they will be asked to adhere to the same standard. Note that this does not apply to fences facing streets, where all posts and horizontal supports must be on the interior of the fence. Please check the ACC quick reference guide located in the Watters Crossing website at [www.watterscrossing.com](http://www.watterscrossing.com) for photos. Note that this is a guide only and not meant to shortcut the Covenants as there are more specific rules regarding fences on specific streets.
- **Exterior house painting:** House exteriors painted with no review of the ACC are subject to **risk of having to repaint at their expense.**
- **Portable basketball hoops and tree swings:** These cannot be left in streets or hanging in trees overnight. Basketball hoops must be removed to an area of the property out of sight. Swings must be positioned to a non-visible area.

The items below represent only a portion of the ACC agenda for the June 27, 2017 meeting.

- *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.*
- *Hard copy approvals will not be mailed to individual homeowner. Please go to [www.watterscrossing.com](http://www.watterscrossing.com) for postings of approvals.*
- In checking for your project below, dates in parentheses are when plans were received by the ACC.

1005 Bel Air Drive (5/29/2018 via online form) request to replace selected areas of existing fence. Approval emailed to homeowner 6/3/2018.

512 Irvine Drive (5/30/2018 via online form) request to stain existing fence in color "Dark Walnut per chip submitted. Approval emailed to homeowner 5/30/2018.

1233 Covina Court (6/2/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/3/2018.

403 Irvine Drive (6/4/2018 via online form) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/4/2018.

1411 San Mateo Drive, (6/4/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/4/2018.

306 Tustin Court (6/7/2018 via email) request to install new roof in color "Driftwood" Approval emailed to homeowner 6/7/2018.

708 Bel Air Drive (5/21/2018 via online form in response to ACC letter to cease non-approved work.) All existing plants werer removed and new installed; not continuous and not evergreen. Many apparently are tropicals. Multiple emails exchanged and most recent being 6/8/2018. Awaiting final plan.

410 Newport Drive (6/10/2018 via online form) request to install patio cover. Request for details / drawing received no response. Plans received 6/25/2018 and reviewed at 6/27/2018 meeting. Approval emailed to homeowner 6/27/2018.

1408 Placer Drive (6/10/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/10/2018.

1004 Alameda Court (5/21/2018 via online forms) request to install new windows:

- Frames white
- Front elevation of home only
- All windows will be with no muntins

Approval emailed to homeowner 6/11/2018. Delay was due to multiple emails between parties for clarity.

1410 Placer Drive (6/10/2018 via online form) request to install eight-foot holly on east side of property. Approval emailed to homeowner 6/11/2018.

1228 Newberry Drive (6/11/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/12/2018.

1311 San Mateo Drive (6/11/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/12/2018.

1206 Sonoma Drive (6/12/2018 via contractor email) request to install new fence:

- Eight foot tall
- Board-on-board construction
- All steell posts on fence interior. All steel posts visible to any street will be covered in matching, stained wood on four sides.
- Fence does not junction with another fence of a different height
- One 2x6 treated lumber kickbase use fro protection of fence and leveling purposes only and not to increase height of fence.
- Matching HVAC concealment panel to be constructed at the same time.
- Stained medium brown

1408 Placer Drive (6/12/2018 via online form) request to paint home exterior siding in color "Navajo White" per chip submitted. Approval emailed to homeowner 6/13/2018.

114 San Mateo Court (6/13/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/14/2018.

1408 Placer Drivre (6/12/2018 via online form) request to stain fence in color "Chocolate" which was not approved. Color then changed to "Sable" per chip submitted. Approval emailed to homeowner 6/21/2018.

1137 Hampton Drive (6/15/2018 via online form) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/15/2018.

402 Irvine Drive (6/16/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/16/2018.

1137 Hampton Drive (6/18/2018 via email) request to stain fence in color "Cedartone" Approval emailed to homeowner 6/18/2018.

205 Fairfax Drive (6/18/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/18/2018.

109 San Mateo Court (6/17/2018 via online form) request to extend existing fence to conceal HVAC and to stain entire fence in color "Sierra" per chip submitted. Approval emailed to homeowner 6/18/2018.

417 Woodbridge Drive (6/19/2018 via online form) request to replace roof in color "Weathered Wood" Approval emailed to homeowner 6/20/2018.

205 Fairfax Drive (6/19/2018 via online form) request to paint home exterior siding in color "Terra Bronze" and front door in color "Black" per chip attached. Approval emailed to homeowner 6/20/2018.

1132 Belvedere Drive (6/20/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/21/2018.

403 Imperial Drive (6/21/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/21/2018.

1422 Placer Drive (6/24/2018 via online form) request to complete expanded landscaping beds with loose stone border.

1222 Irvine Drive (6/25/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/25/2018.

1234 Covina Court (6/25/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/25/2018.

1209 Riverside Court (6/25/2018 via email) request to paint home exterior siding in existing color "Off-White" Approval emailed to homeowner 6/26/2018.

1124 Hampton Drive (6/27/2018 via email) request to install new roof in color "Weathered Wood" Approval emailed to homeowner 6/27/2018.

All projects submitted during the month of July will be reviewed at the July 31, 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**.

**Next Meeting is Tuesday, July 31, 2018, 7:00 PM, at the Clubhouse.**

*We would like to thank the homeowners who work within the approval guidelines for improvement projects within Watters Crossing.*

Denny Adelman, ACC Chair