

**Watters Crossing  
Architectural Control Committee  
May 29, 2018**

The Architectural Control Committee (ACC) held its regular monthly meeting on Tuesday, May 29, 2018. Committee members **Gordon MacAleb, Aubrey Moore, Larry Ciske, Joe Eberle, and Denny Adelman** were present.

**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. 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 the 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 and utilize the newly installed dog poop stations installed throughout Watters Crossing.
- **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 bear in mind that the items below represent only a portion of the ACC agenda for the 5/29/2018 meeting. In addition to the review of these projects below, numerous Covenant violations, some continuing from past meetings and some new, were discussed and acted upon.

- **Installation of yard signs will void your approval.** 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 are posted at [www.watterscrossing.com](http://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 at the May 29, 2018 meeting:**

309 Napa Drive (4/6/2018 via electronic form) proposal to stain existing fence in color "cedartone". Approval emailed to homeowner 4/7/2018.

407 San Mateo Drive (4/6/2018 via electronic form) proposal to install new fence:

- Cedar, board-on-board construction
- All steel posts on interior. NOTE: all steel posts visible to any street will be covered in matching, stained wood on four sides.
- Sliding drive gate to be added]
  - Exterior of gate will directly match appearance of exterior fence
  - All gate mechanisms will be located on fence interior.
- Stained medium brown
- Approval emailed to homeowner 4/8/2018.

408 Newport Drive (4/5/2018 via electronic form) request to install new windows. Approval emailed to homeowner 4/8/2018 per details in Project Form.

303 Solano Drive (4/4/2018 via electronic form) request for replacement fence:

- Cedar, board-on-board construction
- Six inch boards with cap trim
- Eight (8) foot in height
- One 2x6 treated lumber kickbase. NOTE: these will NOT be used for increasing height and are only for leveling purposes for level top fence and for protection.
- All steel posts on fence interior. NOTE: all steel posts visible to any street will be covered in matching stained wood on four sides.
- Does not junction with another fence.
- Stained cedartone.
- Approval emailed to homeowner 4/8/2018

401 Hampton Drive (3/30/2018 via electronic form) request to paint front door in color Dark Blue per chip included. Approval emailed to homeowner 4/8/2018.

305 Fairfax Drive (4/2/2018 via electronic form) request to construct HVAC concealment panel and to stain it and existing fence in Dark Walnut. Approval emailed to homeowner 4/8/2018.

305 Solano Drive (4/5/2018 via contractor email) request to construct new fence:

- Cedar, side-by-side construction
- Six inch boards with cap trim
- One 2x6 treated lumber kickbase. NOTE: these will NOT be used for increasing height and are only for leveling purposes for level top fence and for protection.
- All steel posts on fence interior. NOTE: all steel posts visible to any street will be covered in matching stained wood on four sides.
- Does not junction with another fence.
- Stained medium brown
- Approval emailed to homeowner 4/9/2018 Approval emailed to homeowner 4/8/2018.

406 Woodbridge Drive (5/28/2018 via eForm) request to install new roof in color "charcoal". Approval emailed to homeowner 5/29/2018.

1208 Bel Air Drive (5/26/2018 via email) request to remove existing Bradford pear in front yard and replace with Chinquapin Oak, Approval emailed to homeowner 5/29/2018.

409 Woodbridge Drive (5/26/2018 via eForm) request to stain existing fence in color Coffee brown. Approval emailed to homeowner 5/28/2018.

1410 Placer Drive (5/24/2018 via eForm) request to install full glass storm door. Approval emailed to homeowner 5/26/2018.

506 Irvine Drive (5/21/2018 via Form) request to install new roof in color "charcoal". Approval emailed to homeowner 5/26/2018.

303 Sonoma Drive (5/24/2018 via Form) request to install new roof in color "WEATHERED WOOD". Approval emailed to homeowner 5/25/2018.

109 Tiburon Court (5/12/2018 via eForm) request to install new landscaping per plan included. Approval emailed to homeowner 5/23/2018.

708 Bel Air Drive (5/21/2018 via eForm) request to install new landscaping. Plan is requested as total foundation plants have been removed. Partial approval given to install rocks as not being mortared. Plan on bushes to come.

512 Irvine Drive (5/20/2018 via Form) request to complete exterior painting in color "Sand Pearl". Approval emailed to homeowner 5/21/2018.

512 Irvine Drive (5/20/2018 via Form) request to install new roof in color "Weathered Wood". Approval emailed to homeowner 5/20/2018.

1415 San Mateo Drive (5/18/2018 via eForm) request to install new roof in color "Burnt Sienna" per chip provided. Approval emailed to homeowner 5/19/2018.

1212 Newberry Drive (5/15/2018 via Form) request to install new roof in color "Weathered Wood". Approval emailed to homeowner 5/16/2018.

1401 San Mateo (3/31/2018 via eForm) request to install new landscaping per detailed plan provided. Approval emailed to homeowner 4/1/2018.

108 Ventura Court (5/11/2018 via Form) request to install new roof in color "Driftwood". Approval emailed to homeowner 5/11/2018.

108 Ventura Court (5/11/2018 via eForm) request to stain existing fence in color "Cedar". Approval emailed to homeowner 5/11/2018.

1219 Covina Court (5/9/2018 via eForm) request to stain existing fence in color "Classic Cedar". Approval emailed to homeowner 5/10/2018.

1117 Fairfax Drive (5/8/2018 via eForm) request to install roofed patio covering per detailed plans submitted. Approval emailed to homeowner 5/9/2018.

109 San Mateo Court (5/8/2018 via eForm) request to stain fence in color "Sierra Grande per chip included. Approval emailed to homeowner 5/8/2018.

109 San Mateo Court (5/8/2018 via Form) request to install new roof in color "Weathered Wood". Approval emailed to homeowner 5/8/2018.

1234 Covina Court (5/8/2018 via Form) request to install new roof in color "Weathered Wood". Approval emailed to homeowner 5/8/2018.

1209 Riverside Court (5/6/2018 via Form) request to install new roof in color "Weathered Wood". Approval emailed to homeowner 5/6/2018.

507 Newberry Drive (5/4/2018 via eForm) request to install pool. Approval emailed to homeowner 5/16/2018.

1219 Covina Court (5/3/2018 via eForm) request to install new roof in color "Weathered Wood". Approval emailed to homeowner 5/3/2018.

310 Cordova Drive (5/2/2018 via eForm) request to install new roof in color "Weathered Wood". Approval emailed to homeowner 5/3/2018.

308 Belvedere Drive (5/2/2018 via eForm) request to stain fence in color medium brown. Approval emailed to homeowner 5/3/2018.

308 Belvedere Drive (5/2/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 5/3/2018.

1008 Alameda Court (5/2/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 5/3/2018.

1212 Newberry Drive (5/1/2018 via email) request to remove two existing Bradford pears in front yard. Approval emailed to homeowner 5/3/2018.

1423 Imperial Drive (4/17/2018 via Form) request to complete exterior painting in color "Almond Beige". Approval emailed to homeowner 5/1/2018.

304 Sonoma Drive (5/1/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 5/1/2018.

402 Compton Court (5/1/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 5/1/2018.

604 Bel Air Drive (4/30/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 5/1/2018.

410 Newport Drive (5/1/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 5/1/2018.

417 Woodbridge Drive (4/24/2018 via eForm) request to install new landscaping per detailed plan provided. Approval emailed to homeowner 4/26/2018.

405 San Mateo Drive (4/25/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/25/2018.

1007 Bel Air Drive (4/23/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/23/2018.

101 Tustin Court (4/19/2018 via eForm) request to stain the existing fence in color "Sierra". Approval emailed to homeowner 4/19/2018.

101 Tustin Court (4/19/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/19/2018.

1411 San Mateo Drive (4/19/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/19/2018.

1407 Bel Air Drive (4/17/2018 via eForm) request to install pergola per detailed plans submitted. Approval emailed to homeowner 5/10/2018.

1410 Placer Drive (4/19/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/19/2018.

1007 Glendale Court (4/14/2018 via eForm) request to complete landscaping project per detailed plans submitted. Approval emailed to homeowner 4/19/2018.

1423 Imperial Drive (4/17/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/18/2018.

1423 Imperial Drive (4/17/2018 via eForm) request to paint home exterior in color "Almond Beige". Approval emailed to homeowner 5/1/2018.

404 Irvine Drive (4/18/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/18/2018.

1414 San Mateo Drive (4/14/2018 via eForm) request to install pergola per detailed plans submitted. Approval emailed to homeowner 5/10/2018.

1006 Bel Air Drive (4/13/2018 via eForm) request to stain the existing fence in color "Classic Cedartone". Approval emailed to homeowner 4/13/2018.

401 Comp[ton] Court (4/11/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/11/2018.

103 San Mateo Court (4/10/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/10/2018.

307 Napa Drive (4/10/2018 via eForm) request to replace roof in color "Weathered Wood". Approval emailed to homeowner 4/10/2018.

**THE NEXT SCHEDULED MEETING OF THE ACC IS TUESDAY, June 26, 2018.**

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