

Watters Crossing  
Architectural Control Committee  
November 27, 2018

The Architectural Control Committee (ACC) held its regular monthly meeting on November 27, 2018. Committee members present were Gordon McAleb, Larry Ciske, Joe Eberle, Joe Smith, 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](http://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](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 during November 2018:**

318 Sonoma Drive (11/14/2018 via eform) request to paint home in color "Cream" per chip attacehd. Approval emailed 11/26/2018.

319 Sonoma Drive (11/26/2018 via email) request to install new roof in color "Amber Wheat" per links supplied. Approval emailed.

302 Tustin Court 11/20/2018 via eform) request to install all new windows in color "White" with no muntins. Approval emailed 11/25/2018.

1306 Placer Drive (11/7/2018 via eform) request to install new roof in color "Weathered Wood".. Approval emailed 11/8/2018.

106 Tehama Court (11/14/2018 via eform) request to install new roof in color "Weathered Wood". Approval emailed 11/14/2018.

1133 Bel Air Drive (11/12/2018 via eform) request to install cedar patio cover with roof of matching shingles to replace existing arbor. Per details provided, approval emailed to homeowner 11/14/2018.

1208 Bel Air Drive (11/12/2018 via eform) request to install new widnwos on front elevation of home only. All in almond color with no muntins. Approval emailed 11/12/2018.

1303 Placer Drive (11/7/2018 via eform) request to stain existing fence in color "Pecan or Leatherwood:.. Approval emailed 11/8/2018.

1212 Cordova Drive (11/6/2018 via eform) request to:

- repair and replace damaged siding
- paint exterior and trim with color "Taupe" per chip supplied
- replace all windows with new windows in color "White" with noi muntins

Approval emailed 11/7/2018.

1129 Hampton Drive (11/6/2018 via eform) request to stain existing fence in color "Medium Brown" Approval emailed 11/7/2018.

1129 Hampton Drive, (10/31/2018 via eform) request to replace roof in color "Weathered Wood". Approval emailed 10/31/2018.

1413 San Mateo Drive, request to install new roof in color "Weathered Wood". Approved 11/12/2018.

1413 San Mateo Drive, request to paint home trim in color "Clay" per chip submitted. Approved 11/19/2018.

1413 San Mateo Drive, request to install new iron front door per pic supplied. Approved 11/19/2018.

- **THE NEXT SCHEDULED MEETING OF THE ACC IS TUESDAY, TUESDAY, JANUARY 29, 2019.**

- All projects submitted during the months of December and January will be reviewed at the Janiary 29 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