

# Watters Crossing Architectural Control Committee February 28, 2017

The Architectural Control Committee (ACC) held its regular monthly meeting on February 28, 2017. Committee members **Mark Libby, Michelle Massi, Larry Ciske, Gordon McAleb,** and **Denny Adelman** were present.

## REMINDERS:

**Speeding:** There have been increasing incidents of accidents and an increase in complaints of speeding within Watters Crossing. Concerns have come in at various times on speeds in alley, but Bel Air Drive is now the subject of both complaints and accidents. We ask all residents to be aware that Bel Air Drive is a residential street, not a highway. It passes thru the entire length of Watters Crossing. During that time, it passes by the WCHOA Clubhouse and tennis court. It passes by two parks. It passes thru two school zones, two stop signs, and one traffic signal. The Hike and Bike Trail parallels most of Bel Air Drive. Needless to say, there a large number of pedestrians along Bel Air Drive. We ask all residents to please be aware of this and to drive accordingly and to the speed limit on this residential street.

**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.

Recreational vehicles, boats, watercraft, and trailers, can never be parked 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.

**Tree Removal:** The removal of any tree within Watters Crossing 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. 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.

**Trees are not to be removed within Watters Crossing without prior ACC review and approval. Removal with no prior review is a violation of the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing.**

**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. Trimming will also permit more light to penetrate beneath the tree and help where grass may be thinning. **We are receiving numerous complaints** concerning trees hanging over sidewalks that need trimmed. Please take action of this applies to your property.

**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.

**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.** Meeting minutes are posted online at [www.watterscrossing.com](http://www.watterscrossing.com) Please print the approvals web page and retain in your files for approval of your project.

In checking for your project below, dates in parentheses are when plans were received by the ACC.

## **New Business**

410 Irvine Drive (2/24/2017 via electronic form) request to construct new fence in response to ACC letter of 1/30/2017 of fence in very poor condition. The plan is for an HVAC concealment panel only at this time.

- Eight (8) foot tall
- Cedar, board-on-board construction
- All posts on interior
- Stained medium brown

100 Tiburon Court (2/22/2017 via electronic form) request to paint home exterior wood in Behr Vintage Linen per chip attached. Reviewed via email among five ACC members and approval emailed 2/26/2017.

100 Tiburon Court (2/22/2017 via electronic form) request to stain existing fence in Minwax Honey Stain per chip attached. Reviewed via email among five ACC members and approval emailed 2/26/2017.

1308 San Mateo Drive (2/27/2017 via electronic form) landscaping palms submitted to remedy existing landscapae deterioration. Reviewed via email among five ACC members and approval emailed to homeowner.

107 Brentwood Court (2/27/2017 via electronic form) Partial landscaping plans submitted to remedy existing landscape deterioration violation. Reviewed among five ACC members via email and approval of landscaping blocks emailed to homeowner along with non-approval of red mulch.

1117 Bel Air Drive (2/27/2017 via electronic form) plans for covered patio per detailed plans included with submission. Plans reviewed among five ACC members via email and approval emailed to homeowner.

## **NOTES:**

All projects submitted during the month of March will be reviewed at the March 28, 2017 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 March 28, 2017 at 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