

**Watters Crossing  
Architectural Control Committee  
January 31, 2017**

The Architectural Control Committee (ACC) held its regular monthly meeting on Tuesday, January 31, 2017. Committee members **Gordon MacAleb, Michelle Massi, Larry Ciske, 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 1/31/2017 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 JANUARY 31, 2017 MEETING:**

419 Woodbridge Drive (1/16/2016 via eForm). Request to install new roof in color “weathered wood” Approval emailed to homeowner 1/16/2016.

1002 Glendale Court (1/18/2017 via electronic form) pool plans. Approval emailed to homeowner 1/22/2017.

310 Belvedere Drive (1/17/2017) via electronic form) request to install new roof in “weathered wood”. Approval emailed 1/18/2017.

310 Belvedere Drive (1/17/2017 via electronic form) request to paint home siding in color “Gateway Gray” per chip attached. Approval emailed to homeowner 1/19/2017.

401 Compton Court (1/23/2017) request to install new fence per plans submitted. Approval emailed to homeowner 1/24/2017.

- Board-on-board cedar construction with cap trim
- Height in all portions within stone columns along Bel Air Drive will be no higher than the **underside** of the existing stone capitals of each column.
- Fence junction with existing stone columns will be centered on existing stone columns.
- Remaining portions of fence will be eight foot in height.
- Fence does junction with other fences of different height. In all cases, junctions will be completed via steps where each step will be no greater than 12” in height and no closer than 12” to the next step. I.E., the increase in height from a six foot tall fence will be no closer than 12” to the existing six foot fence, and so on.
- All posts will be on the fence interior. **NOTE: if steel posts, all posts visible from any street will be covered in matching, stained wood on four (4) sides.**
- A 2x4 treated lumber kickbase will be installed and not exceed two (2) stacked boards in heights. **NOTE: This will be for leveling and will not be used to increase the total fence height.**
- Stained medium brown

**THE NEXT SCHEDULED MEETING OF THE ACC IS TUESDAY, FEBRUARY 28, 2017.**

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