

Watters Crossing
Architectural Control Committee
July 25, 2017

The Architectural Control Committee (ACC) held its regular monthly meeting on Thursday, July 25, 2017. Members **Larry Ciske, Gordon McAleb, Joe Eberle, and Denny Adelman** were present. Homeowner **Cynthia Libby** attended for the meeting opening.

REMINDERS:

- **HVAC Units;** these must be concealed. Communication continues to go to homeowners concerning this violation. Please ensure your HVAC unit is completely concealed. If your greenery is not completely concealing your HVAC unit, you are in violation of the Covenants.
- **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 they will be covered in matching, stained wood on four sides. 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 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 goals:** These cannot be left in streets overnight. They must be removed to an area of the property out of sight.

The items below represent only a portion of the ACC agenda for the July 25, 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 for postings of approvals.
- In checking for your project below, dates in parentheses are when plans were received by the ACC.

1202 Sonoima Drive (7/5/2017 via eForm) request to stain fence in color "Russett" per chip attacehd. Reviewed via email and approval emailed to homeowner 7/6/2017.

602 Bel Air Drive (6/29/2017 via eForm) request to renovated existing landscaping in front of property. Reviewed via email and approval emailed to homeowner 7/7/2017.

1122 Belvedere Drive (6/22/2017 via U S Mail) request to renovate existing landscaping in response to ACC letter. Plans very detailed. Reviewed via email and approval emailed to homeowner 7/11/2017.

1219 Covina Court (7/10/2017 via eForm) request to stain fence in color "Classic Cedar". Reviewed via email and approval emailed to homeowner 7/11/2017.

313 Sonoma Drive (7/13/2017 via eForm) in response to ACC letter. Request to stain fence in color "Medium Brown". Reviewed via email and approval emailed to homeowner 7/13/2017.

403 Bel Air Court (7/15/2017 via contractor email) request to construct new fence:

- Stained medium brown
- In existing fence line
- All cedar construction
- Six (6) feet tall
- Board-on-board construction
- All posts on fence interior. NOTE: all posts visible to any street will be covered on four sides in matching, stained wood.
- Treated lumber kickbase: NOTE: these are for leveling purposes and will not exceed two (2) stacked, 2x6 boards.
- Cap trims
- Fence does not junction with any other fence.

Reviewed via email and approval emailed to homeowner 7/16/2017.

508 Bel Air Drive (7/17/2017 via eForm) request to stain existing fence in color "cedartone". Reviewed via email and approval emailed to homeowner 7/17/2017.

1130 Hampton Drive (7/21/2017 via eForm) request to stain fence in color "Cordovan Brown" per chip attached. Reviewed via email and approval emailed to homeowner 7/25/2017.

110 San Mateo Court (7/24/2017 via email) request to stain fence in response to ACC letter in color Huemiller "Walnut" per link attached. Reviewed via email and approval emailed to homeowner 7/25/2017.

415 Woodbridge Drive (7/25/2017 via eForm) request to construct new fence:

- Stained medium brown
- In existing fence line
- All cedar construction
- Six (6) feet tall
- Board-on-board construction
- All posts on fence interior. NOTE: all posts visible to any street will be covered on four sides in matching, stained wood.
- Treated lumber kickbase: NOTE: these are for leveling purposes and will not exceed two (2) stacked, 2x6 boards.
- Cap trims
- Fence does not junction with any another fence of the same height.

Reviewed via email and approval emailed to homeowner 7/25/2017.

203 Fairfax Drive (7/21/2017 via email) request to paint front door in color "Blue Coal" per chip attached. This covers yellow door painted with no review. Reviewed at July 25, 2017 meeting and approval emailed to homeowner 7/26/2017.

All projects submitted during the months of August and September will be reviewed at the September 26, 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**.

The August meeting of the ACC is CANCELLED. Next Meeting is Tuesday, September 26, 2017, 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