

Watters Crossing Architectural Control Committee June 27, 2017

The Architectural Control Committee (ACC) held its regular monthly meeting on Thursday, June 27, 2017. Members **Larry Ciske, Richard Reynolds, Gordon McAleb, Denny Adelman**, and **new member Joe Eberle** were present. Homeowner Cynthia Libby was also in attendance for a portion of the meeting.

REMINDERS:

- **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 (regardless of on the interior or exterior of the fence) they will be covered in matching, stained wood. 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 June 27, 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.

115 San Mateo Court (6/20/2017) detailed plans submitted for new foundation landscaping. Reviewed among ACC members via email and approval emailed to homeowner 6/22/2014.

115 San Mateo Court (6/20/2017) plans submitted to replace damaged front sidewalk with new concrete in cobblestone pattern. Reviewed among ACC members via email and approval emailed to homeowner 6/22/2014.

115 San Mateo Court (6/20/2017) plans submitted for painting home exterior in medium gray per chip included. Reviewed among ACC members via email and approval emailed to homeowner 6/22/2014.

115 San Mateo Court (6/20/2017) plans submitted for restaining of front facing fence in color medium brown (rear fence in very good stain condition). Reviewed among ACC members via email and approval emailed to homeowner 6/23/2014.

310 Sonoma Drive (6/19/2017) request to remove dead / dying bushes and replace with like kind, evergreen type bushes in minimum 3 gallon containers. Approval emailed to homeowner 6/20/2017

415 Woodbridge Drive (6/9/2017) request for medical variance for stormdoor installation with horizontal bar. Door and front door will be painted same color. Approval emailed to homeowner 6/9/2017.

201 Fairfax Drive (4/30/2017) request to stain fence in color "Heartwood Redwood". Approval emailed to homeowner 5/23/2017.

104 San Mateo Court (5/4/2017) request to stain fence in color medium brown. Approval emailed to homeowner 6/9/2017.

All projects submitted during the month of July will be reviewed at the July 25, 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, July 25, 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