

## Watters Crossing Architectural Control Committee November 29, 2016

The Architectural Control Committee (ACC) had its regular monthly meeting on Tuesday, November 29, 2016. Committee members **Rick Simchik, Michelle Massi, Gordon McAleb, Larry Ciske** and **Denny Adelman** were present.

Several discussion items which we wish to remind all homeowners of.

- **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 grown 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.
- **Yard Signs:** 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.
- **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.
- **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.

Please bear in mind that the items below represent only a portion of the ACC agenda for the 11/29/2016 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.

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

- **NO CONTRACTOR SIGNS ARE PERMITTED. INSTALLATION OF YARD SIGNS WILL VOID YOUR APPROVAL.**

- *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 BE MAILED TO INDIVIDUAL HOMEOWNERS*

403 Bel Air Court (11/4/2016 via electronic form). Request to install new windows, no muntins. Approval emailed to homeowner 11/7/2016.

310 Fairfax Drive (11/9/2016) request to install new roof in color "weathered wood". Approval emailed to homeowner 11/10/2016.

305 Plumas Drive (11/9/2016) request to install new roof in color "weathered wood". Approval emailed to homeowner 11/10/2016.

1132 Hampton Drive (11/13/2016) request to paint underside of soffits same color, off-white. Approval emailed to homeowner

1401 San Mateo Drive (11/25/2016) request to install new windows according to three-phase schedule as provided. Approval emailed to homeowner 11/27/2016.

- All projects submitted during the months of December and January will be reviewed at the January 31, 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, January 31, 2017, 7:00 PM, at the Clubhouse. There is no December meeting of the ACC.**

*We would like to thank the homeowners who work within the approval guidelines for improvement projects within Watters Crossing.*

Denny Adelman, ACC Chair