

Watters Crossing Architectural Control Committee October 30, 2017

The Architectural Control Committee (ACC) held its regular monthly meeting on October 30, 2017 at the Watters Crossing Clubhouse. Committee members present included **Larrey Ciske, Joe Eberle, Gordon McAleb, and Denny Adelman.**

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 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.
- **Yard Signs:** Contractor signs are not permitted at any time. Yard / garage sale signs are never permitted and will be removed.
- **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.

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.*
- *NO HARD COPY APPROVALS WILL BE MAILED TO INDIVIDUAL HOMEOWNERS. PLEASE PRINT THIS DOCUMENT AS YOUR APPROVAL.*

1004 Bel Air Drive (10/27/2017 via eForm) request to construct new fence;

- In existing location
- Board-on-board cedar construction
- Six (6) feet in height
- Fence does not junction with another fence of a different height. Elevations changes within this fence will be executed via steps where each step is no greater than 12" and no closer than 12 " to the next step.
- 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 is shown on this plan. This cannot exceed two in height.
- Stained medium brown
- Approval sent via email 10/30/2017

1000 Edgemont Court (10/23/2017 via eForm) request to stain existing fence in color "chocolate" per chip attached. Approval emailed 10/30/2017

704 Bel Air Drive (10/24/2017 via eForm) request to paint front door in color "Almond" per chip attached. Approval emailed 10/26/2017.

312 Solano Drive (10/6/2017 via eForm) request to construct patio cover per detailed plans supplied. Approval emailed to homeowner 10/7/2017.

- 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.
- Next Meeting is Tuesday, November 28, 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.