

**Watters Crossing  
Architectural Control Committee  
September 26, 2017**

The Architectural Control Committee (ACC) held its regular monthly meeting on Tuesday, September 26, 2017. Committee members **Gordon MacAleb, Larry Ciske, Joe Eberle, 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. 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 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 september 26, 2017 meeting:**

**305 Napa Drive (8/29/2017 via contractor email) request to install new fence with sliding gate:**

- Eight (8) foot tall, cedar construction
- Does NOT junction with any other fence of a different height.
- All posts on fence interior.
- One 2x6 treated lumber kickboard at base.
- Stained medium brown.

- Reviewed among five ACC members via email and approval emailed to contractor 8/29/2017.

302 Fairfax Drive (7/24/2017 via electronic form) request to install new fence:

- Constructed in same location as existing.
- Eight (8) foot tall, cedar, board-on-board construction
- Does NOT junction with any other fence of a different height.
- All posts on fence interior.
- One 2x6 treated lumber kickboard at base.
- Stained medium brown.
- Drive gate:
  - All gate framing on interior as on fence
  - All mechanisms will be on interior side
  - Gate will slide on inside of new fence
- Reviewed among five ACC members via email and approval emailed 8/29/2017.

302 Sonoma Drive (8/22/2017 via e-form) request to paint home exterior in color "Tavern Taupe" per chip attached. Approval emailed to homeowner 8/23/2017.

1223 Newberry Drive (8/20/2017 via e-form) request to stain fence in color "Rustic Oak" per chip attached. Reviewed among five ACC members via email and approval emailed 8/22/2017.

410 Imperial Drive (8/17/2017 via e-form) request to paint home exterior in current color (off-white) and black front door. Approval emailed to homeowner 8/18/2017.

1003 Alameda Court (8/15/2017 via e-form) request to stain fence in color "Russet" per chip attached. Reviewed among five ACC members via email and approval emailed 8/17/2017.

316 Sonoma Drive (8/7/2017 via e-form and emails) landscaping request. Approval emailed to homeowner 8/13/2017.

109 San Mateo Court (7/27/2017 via e-form) request to paint front door in color "Carbonized" per chip attached. Approval emailed to homeowner 8/7/2017.

308 Tustin Court (9/5/2017 via e-form) request to install new roof in color "Weathered Wood". Approval emailed to homeowner 9/5/2017.

1221 Bel Air Court (8/31/2017 via e-form) request to construct new, freestanding fence on south side of property per plan:

- Cedar, board-on-board construction
- Six (6) feet tall
- Fence does NOT junction with another fence of a different height.
- All steel posts on fence interior
- Stained cedar tone
- Reviewed among five ACC members via email and approval emailed 9/8/2017.

1216 Newberry Drive (9/25/2017 via e-form) request to paint home in current color, off-white. Approval emailed to homeowner 9/26/2017.

302 Fairfax Drive (9/25/2017 via e-form) request to paint home exterior in color "off-white / tan". Approval emailed to homeowner 9/26/2017.

1228 Irvine Drive (9/25/2017 via e-form) request to stain fence in color "Russet" per chip attached. Approval emailed to homeowner 9/26/2017.

**The next scheduled meeting of the acc is MONDAY, October 30, 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