

**Lewisville Water's Edge
Newsletter
January 2015**

The newsletter is being sent out a bit later this month due to wanting to wait until the ACC and Transition Committee could meet, which was just this past week. Because December is a busy month no meetings were held. We want to bring you the most current updates and information that we have available.

Architectural Control Committee (ACC)

As a reference point for those who may not know, there have been established Rules and Regulations in place since the construction of Waters Edge pertaining to exterior decor. The original rules were much more prohibitive, and left little options for homeowners who wanted to tastefully embellish, personalize and enjoy their entrance way and back terraces. If anything, the establishment of the ACC Guidelines that amended the original Rules and Regulations provided a less restrictive environment. In reference to the word guideline, it refers to the amendments made to the original Rules and Regulations. If anyone has further questions on this matter please don't hesitate to ask.

The ACC met recently on January 26th. Essex will be sending letters to homeowners who haven't yet submitted the ACC Request form for their existing or planned front area décor, or if they have a violation of the guidelines. Essex and the Board will be releasing the policy for compliance letters and fines shortly. The established procedure for a rule violation (according to TX state law) allows the homeowner two weeks to correct it. For any questions please contact your ACC team at Email account: lweacc@gmail.com

Transition Committee

Your Transition Committee representatives are:

*Doug Walker 211 Dana Haselgrove 226
Chris Baker 225 Marcia de Avila 238
Suzann Rusgis 216*

The team recently met on January 27th. Topics discussed included:

- New bike rack for building 2. There have been inquiries about the additional storage of bicycles, and another bike rack will eliminate the need for residents to store their bikes on front terraces.
- Corp of Engineers Landscaping Project – Dana met with the Corps of Engineers to review a landscape architect drawing that was developed by Mike Reiting. Dana briefed the team and Victor on the Corps meeting. The next step is for review with Mehrdad to secure his decision on this project. We are available to brief any homeowner who is interested in reviewing the drawing or understanding the Corps directions.
- Porter service (Housekeeping and Maintenance) – The Team is developing a more detail work statement for our porter service contract in order to

keep our complex clean and satisfy the concerns of the owners, while keeping the cost of such services within the allowed budget.

- **Maintenance – We reviewed the new maintenance approach described in the detailed paragraph below.**
- **The committee has an opening for an additional member. Anyone interested in being a part of the Transition team, may contact Essex or send an email to address below.**

An email account has been established for your input: LWETrans@gmail.com

LWE Audit

The required yearly financial audit by an independent CPA has been completed and will be posted to our website in the near future. This audit is to insure that our HOA financial books are maintained in accordance with regulations.

Painting

The painting projects have been suspended until warmer weather returns.

Maintenance

We have been working with Essex and Victor to put more emphasis on proper maintenance and to develop some tracking mechanisms. Actions taken so far include:

- **Our website, lewisvillewatersedgecoa.com, has been modified to incorporate a maintenance request process. Please go to the website to check out this new tool located on the lower right side of the homepage. These submissions will be sent to Essex and Doug.**
- **Maintenance items will be classified as major or minor and compiled on tracking lists.**
- **Doug is working with Essex to implement a maintenance contract with a new vendor to process the minor maintenance items.**
- **Major maintenance will be submitted to the appropriate contractor, such as electrician, plumber A/C, etc.**

Your patience is appreciated while we implement this new process and hopefully improve resident satisfaction with our community.

Board of Directors

The next Board of Directors meeting is scheduled for February. Current agenda items will include reviewing 2014 financial reports, accounts receivable and facility maintenance. We will be continuing to identify additional items. Owner input is always welcome.

Every homeowner should have received a letter from Essex containing amendments to the HOA policies. To clarify some confusion, *the new policy for monthly assessments emphasize that they are due by the 1st of the month.* The letter also describes when late fees and possible interest will accrue. This amendment **supersedes** your coupon book that had mistakenly stated that late

fees will not accrue unless payments are received after 30 days. If this issue causes enough concern, Essex will be asked to have new coupon books printed.

Exercise Room

We attempted to better control the thermostat by placing a lockbox over it, due to complaints regarding those who use the room and fail to reset the thermostat resulting in energy waste and an increased electric bill. However, this generated dissatisfaction with some of the owners and therefore was stopped. We are working with Essex to investigate the option of installing motion sensitive thermostats in both the Lakehouse and the Exercise Room.

Lakehouse

Messages about the Lakehouse use have been included in the last four newsletters. That being said, issues continue to arise. In frustration, some homeowners have suggested implementing a deposit system for use of the Lakehouse. Some homeowners and residents may be mistaken in assuming that the porter service cleans the Lakehouse daily. We are currently scheduling only a single cleaning on **Mondays**. It is expected that everyone who uses the Lakehouse restore the chairs, tables, carpet and kitchen area to original cleanliness after use. This includes vacuuming the carpet, cleaning the chairs and wiping down the kitchen area, and emptying the trash. Someone else may want to use the Lakehouse before the next detailed cleaning by the porter. In addition, please reset the thermostats and double check all doors, including the sliding doors, even if you haven't used them to be certain they are locked. Remember to check the terrace and grounds as well. Finally, report any damages to Essex. Remember, per HOA, residents using the Lakehouse are responsible for their guests and any damages caused.

Another concern has been raised by homeowners related to the dog's droppings that are left behind the Lakehouse. Please pick up after your pet.

Please be reminded that pets, smoking, and children under 14 without a parent or guardian present is prohibited in Lakehouse.

Special Thanks

Thank you to the individuals that cleaned out and organized the Lakehouse storage room.

Nextdoor Website

Nextdoor is a private social network for communities such as ours. Thanks to Joe Turner for opening an account and setting this up for our community. Several homeowners have already joined. It's a great communication tool, and provides a way if you want to get to know your neighbors.

Issues & Concerns

Michelle Dando (972-428-2030 ext 7316 or michelle@essexhoa.com) with Essex is our designated property manager for issues/concerns and rules compliance. You may include Doug on any email topics if you would like for him to help monitor your concern. If an issue requires immediate action Victor Tannous lives on site and may also be of assistance.

In closing, you are encouraged to send your comments and questions to the respective committee's email accounts. Anyone having further questions and/or desiring discussion please email or contact Doug at 316-650-2219. A meeting can be arranged to address your concerns.
