

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

There have been a number of issues addressed this past month. We have had entrance gate issues, Porter issues, maintenance items, repaired security lights, and more. Essex has been working to resolve these problems, in addition to staff changes in their office (see below). Many items are on delay by the winter weather. Doug met with Essex this past week and many concerns were discussed, and processes were reviewed in order to bring about positive changes and resolutions to the concerns of the homeowners.

**Architectural Control Committee (ACC)**

The ACC is still waiting for homeowners who have not submitted their request forms for their existing or planned front exterior décor items to please do so. Thank you to those who have done so. For any questions please contact your AAC team at Email account: [lweacc@gmail.com](mailto: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 met on February 27<sup>th</sup>. Topics discussed included:

- Porter service (Housekeeping and Maintenance) – IBS (current vender) is not providing the level and quality of service required for LWE. Essex and Doug hosted RPC (a new vender) on Jan 30 to support bid input. Now in the process of terminating the IBS contract and establishing contract with RPC.
- Grounds – Working with Essex to investigate option of water sensors for the landscape sprinklers. Dana is looking into option of using lake water for irrigation, and necessary permissions and costs for digging a well, in seeking more economical options for watering the grounds. Marcia will research cost effective ways to landscape with perennials vs annuals.
- 2014 Budget - Doug reviewed the 2014 budget performance. He has asked Essex to analyze six accounts with more significant overruns to the budget.
- 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](mailto:LWETrans@gmail.com)

## **LWE Website**

Our website at lewisvillewatersedgecoa.com has a directory function. Please consider placing your name in this directory for the convenience of our community. **There is also a newly added Maintenance Request box** in which homeowners are invited to use, which will enable Essex to document and track the items listed by the owners. Several have already made use of this new feature.

## **Nextdoor Website**

Nextdoor is a private social network for communities such as ours. Thanks to Joe Turner for opening the account and getting this established 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, or find out what's going on around you. The newsletters are also posted there. Check it out! You can also post information or ask questions.

## **Board of Directors**

The next Board of Directors meeting is now scheduled for March 13 at 2:00. Current agenda items will include reviewing 2014 financial reports, approve "Notice and Fining Rules and Procedures", and review accounts receivable. Each homeowner will receive an invitation to listen in by telephone on this meeting.

## **Exercise Room**

Essex has received a bid to repair and paint the Exercise Room for \$1,500. Doug met with Essex and the bid will be accepted. Those of you who utilize the room will understand the necessity of this project.

## **Lakehouse**

New sliding screen doors have been purchased to replace those that were bent by misuse of an individual party utilizing the Lakehouse. The men's restroom door was also repaired by one of our homeowners (thank you!) following a private party hosted by a different resident. Due to these types of problems, including those in which the Lakehouse is not left properly cleaned, stained chairs and carpets, etc, the HOA is considering implementing more strict controls for utilization of the Lakehouse. These types of cleanup and repairs can be costly to the HOA. Thanks to those who have given their time and effort to repair and/or clean those messes left behind by others.

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

## **New Porter**

As of February 27, IBS has been terminated as our porter service. RPC has been hired for a 90 day trial period starting Monday, March 2<sup>nd</sup>. They will be on the premises Mondays and Thursdays. Thank you for your patience in this matter, as we have been without Porter service during the time of this transition. Also

thanks to those who have chipped in and helped out in various ways. It is appreciated!

**Hot Tub Survey**

Your input is solicited on the idea of turning off the hot tub during portions of the winter. Please respond to the distribution email but please avoid a reply to all.

**Issues & Concerns**

Michelle Dando has left Essex and was replaced by Jamie Jakubowski (jamie@essexhoa.com) and Connie Kindle (ckindle@essexhoa.com). Both can also be reached at 972-428-2030. 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.

\*\*\*\*\*