

Lewisville Water's Edge Newsletter July 2015

Architectural Control Committee (ACC)

Jamie (Essex property manager) is conducting a walk through every other Monday afternoon, and has asked that she be accompanied by Doug. She is helping to follow-up on items and projects that have remained open for some time now. The Maintenance Request items that have been submitted through our website are another area of focus. These walk throughs also provide her with on sight visual perspectives so that Essex can better understand our needs. Essex has also begun issuing letters to residents for Rule or ACC Guideline violations. For any questions please contact your AAC team at Email account: lweacc@gmail.com. The complete Rules and Regulations, and the ACC guidelines are found at lewisvillewatersedgecoa.com. Go to Governing Documents, and then look under Rules and Regulations. We have learned of many incidences where owners and residents not being made aware of these important guidelines upon moving in, or having lived here for some time and not be aware of the complete list. It is a good idea to download and print out this section of the Governing Documents for quick access to any questions or clarifications.

Transition Committee

The team met on June 15th. Some of the following topics discussed:

- Installation of a water well to eliminate the annual cost irrigation cost of over \$20,000.
- New Lakehouse deck
- Drainage repairs
- Gate repairs
- Building 2 landscaping
- Rule violations
- Cleanup of debris from high lake levels

Your Transition Committee representatives are:

<i>Doug Walker</i>	<i>211</i>	<i>Dana Haselgrove</i>	<i>226</i>
<i>Chris Baker</i>	<i>225</i>	<i>Marcia de Avila</i>	<i>238</i>
<i>Suzann Rusgis</i>	<i>216</i>	<i>Mike Mayberry</i>	<i>212</i>

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

Board of Directors

The Board meeting was held on June 26th. Items discussed were:

- Reviewed and approved the March 30 financials.
- Reviewed bid to seal elevator pits.
- Reviewed Doug's pitch for pool conversion, water well and bldg 2 drainage. Pool conversion was approved. Victor is already pursuing building 2 drainage fixes. The water well was tabled until Doug secures estimates for electrical hookup and irrigation hookup to the proposed well.

Annual Meeting

The Annual Meeting was held on June 30th. Items discussed were:

- Reviewed 2014 and March 30 financials.
- Presented overview of our website at lewisvillewatersedgecoa.com
- Reviewed open projects tracking that Doug maintains with Essex and Victor.

The minutes can be found at the lewisvillewatersedgecoa.com

Back Terrace Painting

REMINDER: Doug has obtained paint containers to be loaned out if you desire to re-paint your back terrace, or have it painted for a fee. This is not mandatory, but preferred. The color scheme has changed slightly with the recent painting of the outside of the buildings, or you may want to give it a fresh look. The new paint is a bit lighter, and has some gloss to it.

Pool Conversion

The pool was converted to salt water on July 13th. It will take a short period of time for all of the chlorine to dissipate out, but there is a definite positive change in the feel of the water. Check it out!

Dryer Vents

There are many dryer vents that are visibly clogged from the exterior of the buildings. If you are able, and can reach your dryer vent, please check to make sure the opening is clear. As well as being a fire hazard, these clogs also lessen the efficiency of your dryer and possibly collect moisture along the whole dryer vent run, which can cause water leakage in the ceiling below, of which the responsibility of any damage falls upon the owner from where the leak originated.

Water Drainage

Both elevator pits in building 2 were sealed. The 19 sewer line penetrations in the concrete wall which leaked were sealed for both buildings. Victor is working to get the joint between the interior concrete wall and floor sealed in building 2. Another large project is planned to place a grated trench at the building 2 garage entrance to prevent the water from sweeping into the garage.

Upcoming Items

- A convex mirror will be installed at the building 2 garage entrance for safety concerns. As always, please exercise caution when entering into the parking garages.
- With building 3 nearing completion plans are in the works to landscape in front of building 3 and behind building 2.
- Plans are also in work to power wash the buildings.

Issues & Concerns

Please report any issues or concerns to our property manager at Essex: Jamie Jakubowski (jamie@essexhoa.com) and at 972-428-2030.

You are also 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.

DOUG WALKER HAS A NEW EMAIL ADDRESS:

rangerdw55@yahoo.com

This replaces the juno.com address.
