

# **Lewisville Water's Edge Newsletter March 2015**

**As the weather is now warming up, it is hoped that many projects will be underway soon. Image Landscaping has been contacted and asked to plant a greater mix of flowers involving more perennials which bloom yearly; this will help with landscaping costs in the long run. They will be doing a spring planting soon. They will also be installing a watering system sensor in order to conserve water by preventing unnecessary runoff. Irrigating the grounds is one of the costliest expenses for the facility.**

**Painting and building maintenance will be resuming, and sealing the bottom ends of the elevator shafts in Bldg 2 will take place to prevent the standing water that has been an issue for some time.**

**Because of the Bldg 3 construction and wind, there is considerably more trash on the grounds. Work is underway with our Porter to get this problem cleaned up.**

**Many of you might have noticed that the gutters were recently cleaned. There was considerable dirt and buildup, and construction debris resulting in improper drainage when raining.**

**A motion sensor thermostat will be installed in the Lakehouse in the near future. A bid has been accepted for the repair and painting of the fitness room, which will also begin soon. During the time of repair, the fitness equipment will be placed in the Lakehouse. Be sure to watch for forthcoming information on the dates to arrange use of the Lakehouse for any important events. This notice has also been placed on the planner in the Lakehouse as a reminder.**

**We have a new Porter service, RPC. They are on somewhat of a trial basis to see if they are able to provide the type and quality of service that is desired. They have a list of regular duties that they are to perform weekly, and for larger maintenance projects, they will be asked to bid their price for repairs.**

## **Architectural Control Committee (ACC)**

By now every homeowner should have received a letter from Essex outlining the process to be used for notification and fines related to rule or guideline violations. For any questions please contact your AAC team at Email account:

[lweacc@gmail.com](mailto:lweacc@gmail.com)

## **Transition Committee**

The team met on March 17<sup>th</sup>. Some of the following topics discussed:

- New team member Mike Mayberry was welcomed to the committee.
- Possibility of installing a well, or a pump installed to utilize lake water for irrigation purposes. Owner input on this issue is welcomed.
- The conversion of the pool to salt water. There has been much interest in this, and it would save considerably on pool maintenance, and is less harsh than the chemical system we have now. Once the contract is up with Regal Pools, bids will go out for a more economical company to maintain the pool facility.
- Replacing the countertop and long bar in the Lakehouse. The current countertop is dark, rough, and very difficult to get cleaned properly and to maintain. It could easily be done when countertops are being installed in Bldg 3.
- Issues that arise in Lakehouse. Some that use it are not cleaning up after themselves or leaving the doors unlocked & children under 14 without supervision.

***Your Transition Committee representatives are:***

***Doug Walker 211 Dana Haselgrove 226***

***Chris Baker 225 Marcia de Avila 238***

***Suzann Rusgis 216 Mike Mayberry 212***

An email account has been established for your input: [LWETrans@gmail.com](mailto:LWETrans@gmail.com)

## **Board of Directors**

Board meeting was held on March 13 at 2:00. The board approved the 2014 Financials, "Notice and Fining Rules and Procedures" and Exercise Room repairs.

## **Bug Spray**

Essex will be notifying residents of a scheduled spraying in the garage areas on **April 7<sup>th</sup> and 8<sup>th</sup>**. Our plan is to get an early start and have a repeat spraying this summer.

## **Landscaping**

The landscape architect plans for building 3 have been taken by Victor for review with the developer for his approval or alternate approach.

**Issues & Concerns**

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

In closing, due to a busy summer schedule for all, the monthly Newsletter will be sent out every 6 to 8 weeks. Many processes are in place now, and things are moving along. However, 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.

**DOUG WALKER HAS A NEW EMAIL ADDRESS:**

**rangerdw55@yahoo.com**

This replaces the juno.com address.

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