

# Lewisville Water's Edge Newsletter March 2016

I would like to welcome the new owners to Waters Edge.

## Architectural Control Committee (ACC)

The ACC has established the bike labeling requirements and a separate notification will be released shortly with these instructions. The requirements for bikes are that they be in good repair, kept clean, be well maintained and properly identified.

For any questions please contact your AAC team at Email account: [lweacc@gmail.com](mailto:lweacc@gmail.com). The complete Rules and Regulations, and the ACC guidelines are found at [lewisvillewatersedgecoa.com](http://lewisvillewatersedgecoa.com). Owners are strongly encouraged to go to this website, look under Governing Documents, then Rules and Regulations. It is important that each owner/resident be aware of all of the topics included in the Rules and Regulations.

In review, your ACC team members are: Jerry McBride 134; Brian Bushey, 232; and Maritza Haselgrove, 226.

## Transition Committee

A joint meeting with both teams was held on March 8th. Some of the topics discussed:

- Water Well Project: The project is on hold awaiting approval from the Declarant to approve the Special Assessment. Proposed method of funding is a Special Assessment equal to 1.4 months of 2016 monthly assessment.
- Reviewed the February Board of Directors meeting.
- Discussed possible steps for the transition the COA Board of Directors from Declarant control to owner control to be implemented through elections at the Annual Meeting in June.
- Established project to review every Rule & Regulation to identify any that need to be changed.

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

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

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

### **Board of Directors**

The Board meeting was held on February 17th. Agenda items were:

- Reviewed and approved the 3<sup>rd</sup> and 4th quarter financials
- Reviewed and approved revision to 2016 Budget and Monthly Assessments for building 3
- Installation of the water well was put on hold awaiting Declarant meeting.

### **Dryer Vents**

Just a reminder to routinely check your dryer vents for lint buildup. As well as being a fire hazard, these clogs also lessen the efficiency of your dryer and also 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.

### **Furnace Vent Water Drainage**

A solution has been proposed to place a decorative planter container on the first floor under these vents to catch the dripping water. The plan is for the COA to purchase matching or similar containers for aesthetic purposes. The siding will be investigated for any potential repairs needed.

### **Lakehouse Water Damage**

The Lakehouse has sustained two separate water problems. A water line between the two bathrooms was leaking, with water flowing into the storage room and onto the carpet. Following the repair, the water heater failed causing water leakage in the storeroom and into the stored boxes of Christmas decorations. Sheetrock work is still in need of completion.

### **Pet Responsibilities**

There are owners who are not picking up after their pets. Poop bags are provided at each of the two green pet stations along with a receptacle to place the bags. Each owner was provided the Resolution for Notice and Fining Rules and Procedure in March 2015. Per this notice we will be implementing the approved fines for failure to pickup after your pet. If you see any resident not complying with these rules feel free to contact Essex or myself with an email or pictures/video.

### **Report Malfunctions**

Per the Rules & Regulations:

An Owner shall immediately upon discovery, report to the Association any leak, break, or malfunction in any portion of the Property which the Association has a duty to maintain. An Owner who fails to promptly report a problem may be deemed negligent and may be liable for any additional damage caused by the delay.

Contact our Essex Property Manager Michael Morgan, or Doug.

### **Actions since last newsletter**

- A new company, Regent took over porter services at the beginning of the year. Their first employee did not work out and we are working with them on getting another assigned.
- Paint for front door touchup is now available.
- Bug spraying is complete in all garages.
- Motion sensor light installed at dumpster area.
- Secured an estimate to update landscaping by buildings 1 and 2, pool area and along drive. Estimate was \$33,420.

### **Upcoming Items**

- Contract for power washing the buildings and A/C compressor housings.
- Working to secure handyman services for multiple maintenance items.

### **Issues & Concerns**

- ❖ It is still being mentioned that owners are driving too fast along the driveway, in the garages, and in the common areas. Please use caution, especially in the garages because of limited visibility.
- ❖ There is a growing problem of cigarette butts being thrown onto the grounds in the parking areas, into the landscaping, over the terrace railings, sidewalks, driveway, etc. Please throw your cigarette butts into the trash. It is the owners desire to keep our community looking nice and free of litter.

There has been a change to our Property Manager at Essex. Our new Property Manager is Michael Morgan at [mmorgan@essexhoa.com](mailto:mmorgan@essexhoa.com) and at 972-428-2030, ext. 7326.

You are also encouraged to send your comments and questions to the respective committee's email accounts. If you have further questions and/or desiring discussion on any of the ongoing projects, or new projects, please email or contact Doug at 316-650-2219. A meeting can be arranged to address your concerns. And as always, ideas to improve our community are always welcome.

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

**rangerdw55@yahoo.com**

This replaces the juno.com address.