

Lewisville Water's Edge Newsletter May 2015

As the weather is now warming up, it is hoped that many projects will be underway soon; however we now have rain to contend with!

Architectural Control Committee (ACC)

Jamie (Essex property manager) will begin conducting a monthly property walk-thru to help us focus on repairs and rule compliance. She is very interested in the issues that need attention. For any questions please contact your AAC team at Email account: lweacc@gmail.com

Transition Committee

The team met on May 16th. Some of the following topics discussed:

- Reviewed the new wheelchair compliant restroom.
- Reviewed the repaired and newly painted fitness room.
- Discussion of TV problem in the fitness room, one of the TV's has no sound. A visit from Direct TV has determined that the problem is related to the audio cable. (Update: New cables have been ordered)
- Discussion of the needed tree removals along the driveway that are growing into the fence and causing damage. Victor will take care of this project. (Update: These trees have now been removed and the top of the fence repaired)
- A Company representative will be onsite checking into sealing the elevators pits of building 2. (Update: Received a bid of \$3,056 to seal the elevator sumps and bid of \$1,918 to seal all of the sewer line penetrations in concrete garage walls. These items will be reviewed for approval in next Board meeting).
- The contract for cleaning done by RPC was revisited and discussed. We are still in the mutual trial period to see if the schedule and allotted hours are sufficient.
- Different options were discussed about tracking the Lakehouse usage by the residents. There are those who are still not cleaning up after their use, others are reporting items stolen, and there have been reports of un-authorized people in the Lakehouse, and not to mention prohibited and possibly illegal usage of the Lakehouse. This situation will continue to be monitored. However, due to the high cost of a Keycard Entry Monitoring installation, and steps that would have to be taken to more closely monitor resident usage in the Lakehouse, we must consider the downside of such an action. This would include monetary deposits, tighter restrictions, before and after inspections, who would be responsible for these

inspections, and would these moves be counter-productive to the purpose of having an adequate facility for residents and owners to use at their leisure. The Board of Directors would like to encourage all residents to please refer to the Articles of Lakehouse usage and be mindful of their actions.

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

Board of Directors

The Board meeting is scheduled for May to develop the agenda for the annual meeting June.

Back Terrace Painting

Doug has obtained paint containers for loan 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

Some owners have expressed interest in converting the pool to saltwater. This is the type of pool found at many resorts and hotels. The advantages are no chlorine (saving money) and softer and more comfortable water for your skin. A disadvantage is salt buildup on tiles at waters edge needs cleaned regularly. A bid of \$1,700 has been received from Regal for the conversion.

If you have an opinion on this conversion please email to: LWETrans@gmail.com

Landscaping

Our spring flower planting was ordered with a mix of perennial to annual of 70/30. The objective is to lower our annual planting cost of \$5,500 by letting the perennials return each year and only supplement with annuals as required.

Image Landscaping installed a water sensor system on our irrigation system in April. The benefit of such a system is to avoid watering when the ground is wet from a recent rain or watering during a rain. This causes the rivers of water running to the drains.

Lakehouse Terrace

We are waiting for a bid to replace the wooden deck with a stone terrace with seating areas and fire pit. The existing wood deck was re-stained in spring of 2013 and currently looks poor. Also, wasps continually nest under it. A long term solution with less maintenance is desired.

Porter Service

RPC has increased their time on site from 16 hours to 20 hours to meet our requirements. Current schedule:

Monday 7 to 11

Wednesday 7 to 3:30

Friday 7 to 3:30

Safety Awareness

Jackie Hale has expressed an interest in organizing plans for handling fire, tornado, earthquake, emergencies, etc., safety & evacuation plans. If you are interested in working on this project please contact LWETrans@gmail.com.

Water Drainage

It has been brought to Essex' attention of the various water drainage problems, primarily in the parking garages, and some action has already been taken on re-routing some of the guttering. We will continue working with them on this to correct the problem.

Memorial Day Party

Everyone is invited to the party on May 25 at 7:00 in the Lakehouse. Bring a dish to share and BYOB.

Issues & Concerns

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