

Lewisville Water's Edge Newsletter November 2015

We are now well into fall and the holiday season is upon us. This is the last newsletter scheduled for the year and I would like to thank the home owners for their support this past year.

Architectural Control Committee (ACC)

John Wyatt has resigned from the ACC and Maritza Haselgrove has volunteered to fill this position. Thank you Maritza!

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. Owners are encouraged to go to the website, then under Governing Documents, look under Rules and Regulations.

Transition Committee

The team met on October 13th. Some of the topics discussed:

- New landscape company
- Convex mirror for Building 2 garage entrance still needs installed
- Options regarding speed control
- Emergency lights need repaired
- Doug reviewed the Town Hall pitch
- Doug reviewed a list of maintenance and repair items that need addressed

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 took place on September 30th. Agenda items were:

Review and approve the 2nd quarter financials

Review and approve the 2016 Budget

Review and approve the 2016 Assessment increase of 3%

Approve the new landscape contractor.

Town Hall Meeting

Doug hosted a Town Hall meeting on October 21st. The open discussion period focused on maintenance and cost savings items. Each of you should have received an email with two attachments containing the presentation pitch and overview of each topic. Please let me know if you did not receive this email. If you have any questions or would like to go over any of the data in detail, please contact Doug and he will be happy to visit with you. Thank you to everyone who attended and participated in this meeting. These meetings are important, and concern each owner. It is also a good time to share your input on the various topics that are discussed, many of which are very important. Everyone is encouraged to be involved and aware of the changes that are occurring in our community. Communication is vital.

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. There has been some communication on Nextdoor with names of companies that handle this type of work.

Direct TV

Questions regarding Direct TV service continue to come in. As a reminder, the cost to install an antenna on each building currently has no source of funding. Calls have been made on several occasions to ask if the buildings could be hooked to the existing antenna on the Lakehouse. However, calls were not returned, and on one occasion they stated they were too busy with the AT&T merger to discuss our needs.

Water Well

Owner feedback from the Town Hall and email solicitation overwhelmingly supported this project. Dana H. is working with two additional drilling companies that were referred to us to secure bids, which could be considerably less cost than the previous bid. Upon completion of this activity, the plan will be to secure Board approval for a Special Assessment to generate the needed funding. Our plans are to have the well in place by spring of 2016 to cover the start of the irrigation season.

Actions since last newsletter

- Marketing signs along entrance have been replaced.
- Chamberlin continues to work the sealing of garage areas to eliminate water intrusion.
- Thank you to one of our owners for painting the Waters Edge signs at the entrance and waterfall wall. They were very faded and severely needed attention.
- All Emergency Lights are now working. Fifty-eight new LED fixtures were installed and the balance was repaired with new batteries.
- Umbrellas from the Lakehouse deck and pool area have been moved to storage for winter.
- Building 3 is complete and two units are now occupied.

Upcoming Items

- A convex mirror will be installed at the Building 2 garage entrance for safety concerns. As always, please exercise caution when entering and exiting the parking garages.
- Contract for power washing the buildings and A/C compressor housings.
- The following services are in the process of switching to new contractors – elevator maintenance, gate maintenance and porter/housekeeping. These changes are a result of new bids and securing lower prices.
- Landscape company will be moving or cutting the scrubs blocking the sign by waterfall. There will not be a fall floral color change, in order to keep expenses down. Some owners have mentioned planting some mums along the mailbox building side walks.
- Working to get a battery backup installed on the security gate.
- Securing paint for front doors.
- Pursuing solution to water problem at building 2 garage entrance.

Issues & Concerns

- ❖ Many people have expressed concern regarding those (both residents and venders) who are driving too fast on the long driveway into the facility, and the common areas, especially around the corner next to the pool. We are in the process of installing a couple of speed signs along the drive.
- ❖ Bikes are not being maintained per the COA rules. Based on the positive feedback in the Town Hall meeting, a tagging policy will be implemented soon. Bikes without tags or not maintained will receive citations. It is also possible that some bikes have been abandoned by

previous owners, therefore taking up valuable space in the bike racks. We would like to eliminate this problem and dispose of the bikes that do not belong here.

As always, in the best interest of our facility, owners are responsible for the behavior of their children, as well as their guests, visitors, and tenants.

Please report any issues or concerns to our property manager at Essex: Jamie Jakubowski (jamie@essexhoa.com) and at 972-428-2030, ext. 7314.

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.

Wishing everyone a Happy Thanksgiving and a wonderful holiday season.

DOUG WALKER HAS A NEW EMAIL ADDRESS:

rangerdw55@yahoo.com

This replaces the juno.com address.
