



# WATERCREST Newsletter

Brought to you by your Watercrest Communication Committee

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## Exploring mywatercrest.com

Our official community website for all Watercrest communications is MYWATERCREST.COM. The Community Association section of the website contains a wealth of information on our Governing Documents, Directories and Contact information for Board of Directors and Community Committees, and a separate Owners Only Section where you can obtain more confidential information such as our Financial Status, Meeting Minutes (BOD & ARC), Audits and Reserve Studies. There are also sections where you can submit Landscape Work Order Forms and Property Management Work Order Forms . If you have not already checked out our entire website we encourage you to take some time in the near future to really explore. This is your community. Become familiar with the ins and outs of the Watercrest Association, the rules that govern it and the services available to you. Our Newsletter will be highlighting the various sections of this website in future issues to outline some of the most important content. This month’s topic is Community Wide Standards, a.k.a. “CWS”.

## March Meetings:

### BOD:

Thursday 03/02/2023 5:00-6:00 Organizational Mtg.  
6:00-8:00 General Mtg.  
Jacaranda Library

### ARC:

Mon 03/06/2023 10:00  
Amenity Ctr

Mon 03/20/2023 10:00  
Amenity Ctr

## Watercrest is a Florida Deed Restricted HOA Association

**What does this mean ? Copy the following address into the search line of your internet page for an excellent explanation of what a Deed Restricted Association in Florida is all about:**

https://www.curriproperties.com/blog/  
Everything+You+Need+To+Know+About+Florida+Deed-  
Restricted+HOA+Communities

## COMMUNITY WIDE STANDARDS

The Community Wide Standards document (CWS) is the homeowner’s/resident’s manual that provides guidelines for the standard of conduct, construction and exterior home changes, maintenance, and other general activity that may occur throughout the neighborhood. These standards are not intended to be all inclusive but address the most common issues and may be more specifically determined by the Board of Directors and the Architectural Review Committee. These standards are enforceable, and fines and/or suspension of privileges may apply for noncompliance.

General topics are listed in a Table of Contents in alphabetic order, from Architectural Review Committee to Yard Sales/Garage Sales and reference the exact page of the document where the specific topic can be found.

Residents should take the time to become familiar with the topics listed in the Table of Contents. As mentioned at the recent BOD Meeting, the Association plans to more strictly enforce these standards in the future. It would be wise for all residents to review those topics so they are aware of any standards that may pertain to them. When thinking of doing something that may alter the appearance of your home in any way, it is very easy to consult the CWS first to see if there is a need to file an ARC request.

## SOME CWS RULES THAT ARE OVERLOOKED BY RESIDENTS:

- The CWS rules are very specific about the location, number and size of Decorative Objects and Potted Plants displayed in the front, side and back yards of each residence. They also vary from Single Family to Villas. The CWS should be consulted prior to putting anything out in the yard.
- Decorative and Other Objects affixed to the front, side and back of your residence. Nothing should be affixed to the outside of your home that was not an originally installed feature. Rules vary from Single Family to Villas. There are exceptions but the rules are very specific. CWS should be consulted before anything is affixed to any exterior wall of your home.
- Vehicles parked on the street overnight, vehicles parked with wheels on the grass., vehicles parked on the wrong side of the street, and overnight parking at the amenity center are all in violation of CWS rules.
- No storage or warehousing of business material, supplies or equipment is allowed in any accessory structure, garage or outside of the dwelling unit.
- Residents must not create any public or private nuisance, or engage in any obnoxious, illegal, or offensive activity within the subdivision. No owner should use, place or keep any substance, material or thing that emits foul or obnoxious odors, is unsightly, un-kept or unsanitary, causes unreasonable noise or other conditions that disturb the reasonable peace, quiet, safety or comfort of the occupants of adjacent lots
- Household pets must always be confined on a leash held by a responsible person when they are outside the home. Owners should encourage their pets to relieve themselves in the community common area known as the Verge (area between street and sidewalk), and not on private property. Owners are responsible for removing their pet's waste from all common grounds and all Lots including their own Lot. Failure to remove waste are grounds for a fine as determined by the Board of Directors. Hosts should advise their guests of these rules.
- **The planting of any tree or shrub without prior ARC approval is prohibited.** This is to insure no invasive species of flora or fruit bearing trees are introduced to the area. Fruit trees draw rats, invasive species will easily take over a yard.
- **THE SPEED LIMIT ON ALL WATERCREST STREETS IS 15MPH.** Please observe this rule and keep our Children and all Residents **SAFE**.

Are you or a neighbor you know celebrating a Marriage, a milestone Birthday or Anniversary? Are you a new Grandparent or Parent? Has someone in our Watercrest Community received a special award or special recognition for something. Lets celebrate by posting this in the monthly newsletter. We will also be extending a warm welcome to our new Watercrest Neighbors. To submit for publication, please email specifics to the Communication Committee at:

[watercrestcommunicates\\_irene@aol.com](mailto:watercrestcommunicates_irene@aol.com)

## WATERCREST RECOGNIZES:

### **Please Welcome Our New Neighbors:**

John and Pam Humphrey, 19336 Nearpoint Dr.

The Humphreys hail from Minnesota.

Mike and Chinsuk Ballway, 19333 Nearpoint Dr.

The Ballways are here from the State of Ohio.

Shane and Jenna Lavin, 19305 Nearpoint Dr

Originally from New Jersey, the Lavins recently relocated from Southwest FL.