



**Watercrest Community Association
Newsletter February 2024**

Declaration of Restrictions Amendment Update – At the December 7, 2024 Annual meeting of the Members, amendments on the proxy did not meet the minimum number of votes required to pass, although the majority who did vote were in favor of the amendments. The membership elected to keep the meeting open while efforts were made to obtain the necessary votes. On February 1, 2024 the annual meeting of the members was re-opened and the property manager verified and reported the following results:

Amendment 1 - Removing Villa Roofs from the Villa Reserves passed 204 to 26,

Amendment 2 - Clarifying Single Family Homes have no responsibility for Villa Roofs passed 218 to 12,

Amendment 3 – Requiring purchasers of any homes in Watercrest to pay a capital contribution equal to one quarterly assessment to the Watercrest Association passed 212 to 15.

The official amended language as previously distributed in the annual meeting package will be incorporated into the Watercrest Declaration of Restrictions by our legal counsel and recorded in the official records of Sarasota County. Once recorded, the amended restrictions will be available on our website at www.mywatercrest.com.

Irrigation System Partially Down – As reported at the end of January, one of our 2 irrigation pumps is not functioning. We continue to work with the vendor to obtain the necessary parts for repair. As a result of having only one functioning pump, we cannot pump the normal amount of water we typically use for watering our landscaping. Irrigation is continuing, but only on a 2 time per week schedule and for a reduced amount of time. As a result, you may need to do some self-watering if you see some turf, plants or trees needing some water. We apologize for this inconvenience but appreciate your understanding.

Sod Replacement - During the first two weeks of January, sod replacement requests from the past couple years were completed. A **REMINDER** for those who have had a recent sod replacement, to please keep continue to water every day for the remainder of the month of February. **Routine irrigation from our sprinkler system is not enough water for the sod to take root.**

A new sod replacement order list has been started. If you believe there is an area around your home that needs sod replacement, please submit a maintenance work order to Artistree at Artistree.com under community ID code WTRC-001. Artistree will review to determine if the area needs treatment or replacement. If it needs treatment, Artistree will treat it. If replacement is determined, the specifics will be passed on to the landscaping committee who will put it on their list and plan another replacement once the project is large enough to proceed at a reasonable price and at a time of year when the sod is most likely to take root.

Drainage Issues Between Homes – Many homeowners have experienced drainage issues between their homes. The issue has many potential causes including but not limited to not all homes having gutters, multiple gutter discharges in close proximity of one another, shrubs growing too tall and too far out away from the home preventing adequate sunlight for grass to grow, grade deteriorating over time, etc. While maintaining adequate drainage between the homes is the responsibility of the individual

homeowners, the Board in the near future will be working with our Landscaping company to maintain all shrubs/plantings between homes at a height of no more than 4 feet. (Up to 6 feet maximum will be allowed on sides and rear of lanais only for privacy). Shrubs/plantings will also be cut back closer to the home so as to allow for more sunlight to reach these areas as well as not to encroach on the 2.5 foot drainage/utility/easement (D.U.E.) inside your side property lines. This action will also assist in the Association maintaining the existing and replacement turf/sod we recently had put down.

Roof Cleaning – As reviewed at the February 1st Board meeting, our Community Wide Standards require that our roofs, roof gutters and building exteriors be kept free from visible stains, mildew, mold and plant growth. With the last homes completed in Watercrest at the beginning of 2021, the roofs of both single-family homes and villas are showing unsightly signs of mold and mildew and it is time for all homeowners to start scheduling a roof cleaning if you have not already done so. Your roof should be cleaned at least every 3 years by a reputable roof cleaner who specializes in roof cleaning. It is recommended that the process the vendor uses be a “soft wash” (chemical spray and rinse vs. powerwash) with appropriate steps taken to not damage 1) your roof tiles and 2) your plants and turf on the ground below your roof or where your gutters discharge. Roof cleaning is necessary in order to maintain the beauty and ambience of the community. We appreciate your cooperation in keeping up with this maintenance.

Erosion Control Project - The erosion control project (stabilizing the land along the creek bank and re-installing the fence along the north property line), is mostly completed. Installation of rock at the bottom of the fence (where needed) to deter critters from entering yards has been contracted and we are awaiting an installation date from the contractor. The landscape committee is also working on a plan to address landscaping along the fence and is considering cost and input from the residents in the area along with that of our landscaping company and tree service company.

SUPER BOWL WATCH PARTY – Don’t forget to attend the 5th Annual Super Bowl Watch Party on the big screen at the Amenity Center February 11, at 6:00 pm. Please bring your own beverage and a dish to share along with a lawn chair.

Friday With Friends - Friday with Friends Valentines Day Celebration will be held on Friday February 16th at the Amenity Center from 5:00 – 7:00 p.m. Please bring a small dish or dessert to share, lawn chairs, your own beverage, and CASH for the 50/50 fundraising raffle. (6 tickets for \$5 or an arm length for \$10)

Thirsty Thursdays - Please join us February 22nd from 5:00 – 7:00 p.m. at the Amenity Center for Thirsty Thursdays. Please bring a small dish or dessert to share, lawn chairs, and your own beverage.