



**Watercrest Community Association
Newsletter March 2024**

Last Phase of North Fence Erosion Control Project Approved by Board - 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 (hopefully by the 3rd week of March). The landscape committee presented a project that was approved by the Board on 3/7/24 to remove bushes and other debris, then mulch the first 18-20 inches along the fence and add sod back to the cleared area and restore irrigation. Residents were given the option to keep their live shrubs if so desired. No trees are being removed. The shrub removal and clean up will commence the week of 3/11/24.

Irrigation System Partially Down – As reported in February, one of our 2 irrigation pumps is not functioning. We continue to work with the vendors to obtain the necessary parts for repair and are hopeful repairs will be completed in the next couple of weeks. Since we only have 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 two time per week schedule and for a reduced amount of time. As a result, we encourage you to continue to do some self-watering if you see some turf, plants, or trees needing some water until you hear the irrigation system has been restored to its full capacity. We apologize for this inconvenience but appreciate your understanding.

Roof Cleaning has commenced -- 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 homeowners to start scheduling a roof cleaning if you have visible staining etc. and have not already done so. Many Watercrest residents have had their roof cleaned in the last month with great results for as low as \$325. As recommended at the Board meeting, the process the vendor uses should 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 a required maintenance item by individual homeowners** and is necessary in order to preserve the beauty and ambience of the Watercrest Community. We appreciate your cooperation in keeping up with this maintenance.

Spring Mulch to Commence 3/18/24 - Please be advised that spring mulching of the Watercrest Community will be commencing on March 18, 2024. A Plus Spreading Company will deliver coco brown mulch which will be temporarily stored in our streets and on the grassy area between the sidewalk and the street. Workers will then start the mulch spreading process around our homes and common areas of the community. Please take extra precautions while driving, biking, or walking in the community next week as there will be many workers as well as trucks, forklifts, and other machinery operating in the area. The pallets of mulch will potentially create limited visibility so please proceed slowly when approaching these temporary stacks of mulch. The process will likely take a week but is dependent on whether or not any weather or vendor delays are encountered.

ARC's HELPFUL TIPS FOR RESIDENTS PLANNING CHANGES TO THE EXTERIOR OF THEIR HOME

As a deed-restricted community, most changes to the exterior of Watercrest homes and/or properties require approval from our **Architectural Review Committee (ARC)**. The ARC is a 5-member resident committee tasked with reviewing such requests in light of our governing documents: The **Declaration of Restrictions** and the **Community Wide Standards (CWS)**.

By carefully following a few easy steps, you can help turn your plans into reality:

1. Visit www.mywatercrest.com to access the Declaration of Restrictions and the CWS, to determine whether your planned modification is permitted in Watercrest and what requirements must be met. This is a crucial step, to avoid delays and disappointment later in the process. Check both documents, not only under the headings for your proposed project (Decorative Objects, Exterior Lighting, Gutters, Pools, Fences, Lanai, Landscape, Hurricane Protection, for example), but also other headings that may apply, such as Setback Lines, Trees, Drainage and Easements.
 2. Download and print the **ARC Request Form** (available on www.mywatercrest.com).
 3. Complete the form carefully, including all relevant information and supporting documents. **Ensuring that nothing is missing will vastly increase your chances of getting a straightforward approval.** Any modification that changes the footprint on your property (landscaping, pool, fence, extended lanai, for example) will need a **marked survey**, showing the details, to scale, of your proposed changes, including dimensions and setbacks from lot lines. More complicated projects, such as pools and extended lanais, will also need supporting diagrams, contractor info, landscape plans, and copies of any County permits required for moving or replacing trees.
 4. It is highly recommended that plans for any project needing a building or tree permit from the County **be first submitted to the ARC for approval**, as restrictions in our governing documents may be more stringent than those required by the County (pool cage setbacks, for example). Delays can occur to projects that receive County approval first, then do not meet Watercrest requirements, and subsequently have to go back to the County for approval of revisions.
 5. Submit your ARC request and supporting documents to the ARC at watercrest.arc.assistant.chair@gmail.com. Your application will be reviewed and decided upon by the ARC at its next regular meeting, typically held the first and third Wednesdays of each month. Shortly thereafter, you will receive an email notifying you whether your request has been **approved** (with stipulations), **denied** (with an explanation and recommended next steps) or **tabled** (pending further research or owner information).
 6. It is important to note that **work on any exterior project must not begin until you have received written ARC approval**, in order to avoid the risk of a stop work order, removal of the project or fines.
 7. There are no restrictions, and no requirement for ARC approval, for decorative objects and potted plants placed ***entirely*** within the home's **covered** entryway, covered lanai or any caged area, unless they are obviously obtrusive to the community color scheme or overall period theme. Obtrusive noise and light restrictions do apply, however. Exterior holiday decorations are specifically addressed in the CWS. Observing these guidelines can greatly facilitate approval of your exterior project and make the process efficient and trouble-free. **The ARC approves over 90% of the fully researched and sufficiently documented requests it receives.** A submitted and approved ARC request ensures that you will not have to worry about receiving violation notices for making exterior changes without ARC approval. Please note that the ARC does not search out or report violations; such reports under the purview of the Compliance Committee or Sunstate Management only.
- Now get out pencil and paper and start planning! Should you have any questions, do not hesitate to contact **ARC Chair, Pam Matsanka**, at watercrest.arc.pchair@gmail.com or **Assistant ARC Chair, Diane Sale**, at watercrest.arc.assistant.chair@gmail.com.