



**Watercrest Community Association
Newsletter April 2024**

Road Sealcoating Project Approved – The Board of Directors approved the sealcoating of the roads within the Watercrest community at the April 11th Board Meeting. This project will include all roads within the community as well as the Amenity Center parking lot and the Crestview and Whale Bay entrance/exit roads. As part of the project, crosswalks and parking spaces will also be repainted. The project will likely occur in the June / July timeframe and will be done in stages to allow for adequate dry time of the material being applied. As we pin down the project dates with the contractor, we will provide detailed information and education on the staging of the sealcoat applications as well as instructions and options for parking. This project will be paid for from funding that has been put away in the Common Reserve pool over the last four years.

Beware of Increased Alligator Activity Mid-April through the end of May is alligator breeding season in Florida. Several residents have recently reported increased activity of alligators outside of the ponds and far away from the water's edge. In past years alligators have been seen between homes and even crossing the roads. Please take extra caution when walking your pets or walking around your home or the neighborhood. Never approach or feed alligators.

Irrigation System Back to Full Operation – As of April 9th, our irrigation system has been repaired with the installation of two new control units and the system is fully operational. Full watering schedules of 30 minutes for sprinklers and 25 minutes for drip lines have been restarted and scheduled for 2 days a week. Homes that back up to a perimeter wall will be watered on Monday and Friday evenings with drip lines running approximately 12 hours earlier that same day. Interior homes that surround the ponds will be watered Tuesday and Saturday evenings with driplines running that morning. Should you identify any issues with irrigation at your home, please go on the Artistree website and place a work order for repair.

Replacement Sod The next phase of replacement sod is scheduled to be installed in early May. Landscape Committee members and volunteers will be marking the replacement areas and sprinkler heads in the near future. **Once the new sod is installed, residents need to water the sod by hand every day for the first two weeks and every other day for another two weeks** as irrigation systems cannot provide enough water to establish the new sod. The next round of sod replacement will occur in the fall (October). If you believe you have an area of sod that needs evaluating, please complete a work order with Artistree. They will either treat the area if it can be treated or recommend to the Landscaping Committee that the area be replaced in the next round of replacement.

Last Phase of North Fence Erosion Control Project Moving toward finalization - 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 delayed, however we are expecting installation by the end of April. Within the last month a contractor has removed bushes and debris. Once the backfill is completed, the area will be graded, then the irrigation lines will be repaired, and an additional 3 sprinkler heads will be installed in each back yard located 18 inches off the fence shooting back toward the house. The Board approved the irrigation portion of this project at the April 11th meeting and Artistree is scheduled to do this work at the end of May and beginning of June. Shortly after the irrigation is complete, sod will be

added where necessary and then mulch will be installed in the first 18-20 inches off the fence. The board appreciates the Wingood homeowners' patience as we bring this project to closure.

Roof Cleaning Continues - As reviewed at the February, March and April Board meetings, 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. Several residents have mentioned positive experiences with NuLook Cleaning and Sealer Services and My Softwash Guys. 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. **For those who have not yet had your roof cleaned, please evaluate the appearance of your roof. If it is showing any signs of stains, mildew and mold, please schedule your cleaning as soon as possible.** We appreciate your cooperation in keeping up with this maintenance.

Watercrest Chili Cook-Off Winners - On Friday, April 12th, the Activities Committee sponsored a Chili Cook-Off at the Amenity Center. What a fun night. Residents that attended judged 8 different pots of chili and chose the following winners: First Place Manny Sablowski, Second Place Mike Hutchins and Third Place Chuck Corbett. Congratulations to the 2024 Watercrest Chili Champions!

Save the Date - On Saturday May 4th, the Activities Committee is holding a combined **Kentucky Derby and Cinco de Mayo Party**. The event will be held at the Amenity Center starting at 5:00 p.m. Watch for a Watercrest E-Blast for more information regarding this fun event.