



**Watercrest Community Association
Newsletter June 2024**

Road Sealcoating Project Underway Resealing of the Watercrest Roads commenced on June 17th. Weather permitting, the project will be done in six different stages allowing for appropriate application and dry time and will take place over a 2-3 week period. This project will include all roads within the community as well as the Amenity Center parking lot and the Crestview and Whale Bay entrances. As part of the project, crosswalks and parking spaces will also be repainted. Please watch for daily e-blasts for the latest updates on the sealcoating schedule and parking instructions. Thank you to all the residents for your cooperation in dealing with the partial road closures as we complete this important maintenance work.



Revised Community Wide Standards (CWS) The Board of Directors approved the revised CWS recommended by the CWS Committee at the June 13, 2024 Board meeting. The revisions were prepared by the CWS Committee made up of 5 community members and were then reviewed and discussed and in a few instances fine-tuned by 2 different Watercrest Board of Directors. The CWS provides additional detail and explanation of the Watercrest Declaration of Restrictions which govern Watercrest. The Watercrest Declaration of Restrictions and the updated CWS can be found under documents on the mywatercrest.com website.

Replacement Sod The next phase of replacement sod has been delayed due to the alligator activity in April and May along with the draught through the first half of June. With the recent commencement of the Road Sealcoating project, sod replacement will continue to be delayed. The next round of sod replacement will occur in the fall. 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 a rocky backfill at the bottom of the fence (where needed) to deter critters from entering yards was completed mid-May. Irrigation line repair and the addition of approximately 3 sprinkler heads per lot was completed in the first week of June by

Artistree. The area will then be final graded with mulch added approximately 30 inches off the fence and sod filled in from the mulch to the existing turf. This work is expected to commence once the road resealing project is completed. The board appreciates the Wingood homeowners' patience as we bring this project to closure.

Cleaning Your Roof As reviewed at the February, March, April, and May Board meetings and reiterated in the respective newsletters following the 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. Many residents have had their roofs cleaned over the last several months with excellent results. At the May Board meeting it was announced that those residents with roofs still showing signs of stain, mold, and mildew, as determined by the property manager, will be receiving letters requesting that their roofs be cleaned. **Those receiving letters should have their roofs cleaned over the next few months.**

The Board recommends 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. Many Watercrest residents have had their roof cleaned in the last few months with great results for as low as \$325. Several residents have mentioned positive experiences with NuLook Cleaning and Sealer Services and My Softwash Guys.

Again, **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.

New Property Management Software Sunstate, our property manager, is in the process of installing a new property management software system with increased functionality for both the Watercrest Board and property owners. This includes a member portal where you will be able to view your financial account on-line. The system is in the process of being phased in and is planned to be completely operational by September 1, 2024. Recently, you should have received an e mail from Sunstate with a temporary login and password to establish your account. If you did not receive this e mail, please contact Sunstate at (941)870-4920. This portal is in addition to the mywatercrest.com website which will continue to be our dedicated website.

Activities You can find the latest Activities calendar on myWatercrest.com. The calendar includes scheduled Board meetings, ARC meetings, and Watercrest social events. More detailed information on individual events will E-Blasted to the Community by the property manager. Be sure to check it out.

Summer Board Meeting Schedule The Board will not meet in July and August. Monthly meetings will resume on September 12, 2024, following the summer break. The next meeting of the Board of Directors will be held at the Lift Church at 695 Center Road in Venice.