

**Wishing you a happy holiday season!**



## **Welcome to All New Neighbors!**

Please send an email, letter or come to the monthly meeting if you are a new homeowner and have not had contact with a board member, or if you have any questions or concerns.

**Email Address:** [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com)

**Facebook:** WATERFORD PATIO HOMEOWNERS

**Website:** [www.waterfordpatio.com](http://www.waterfordpatio.com)

**Mailing Address:** 15010 S. Waterford Drive, Davie, FL 33331

**WPHOA monthly meeting held 2<sup>nd</sup> Wednesday of each month @ 7PM.**  
**Meetings will be held at our community pool (weather permitting) until further notice.**



Be sure to check out [www.nextdoor.com](http://www.nextdoor.com) and join our neighborhood's free, private online network called NextDoor Waterford. It is an excellent referral source from which you can obtain service provider/vendor recommendations, details about items for sale, current safety concerns and local events/happenings. Through your participation in NextDoor Waterford, you can meet neighbors and obtain personal recommendations for house/child/pet sitters, painters, cleaners & other services.

### **HOME INSPECTIONS**

The Board of Directors is committed to promoting harmony and proper physical maintenance in order to uphold our property values. As Such, the Board will conduct property inspections during Jan/Feb 2022.

*The reference for the inspections in the Document Book for Waterford Patio Homes Association, Inc. and Declaration of Covenants of*



Waterford Subdivision, Section 5-Exterior Maintenance-5.01 Lots and Section 10 – Enforcement – 10.02.

**THE 2021 Annual Meeting** will be held on December 8<sup>th</sup>, 2021 @ 7pm. The slate of officers for 2022 will be presented/voted. **New Nominees for the 2022 Board are welcome to attend.** The Board of Directors is made up of volunteer homeowners, thus it is your board and help is needed from all of you. There are also various areas where the board could use assistance.

**Association Documents:** It has been discussed and agreed that the Association By-Laws need to be reviewed and updated. Anyone interested in discussing changes and amendments is encouraged to contact a board member to be included in this review.

Please submit your name to any board member or send an email to [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com) if you wish to become involved in your community by becoming a Board Member. Submit by December 1st and your name will be added to the slate. If you don't have email, come to the meeting on Dec. 8th. Description of Duties can be found in the WPHOA By-Laws, Article XI, Section 8.

At this meeting the 2022 Proposed Budget will be voted on.

**Our Association's 2021 Financial Report** is available (upon request) at no charge to members. To request a copy, please send an email to: [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com).

### Exterior Changes

Exterior changes and improvements to your home (including paint colors) must receive board pre-approval. Please complete and submit an Architectural Approval Form prior to commencing any work. The form is available on our association website, [waterfordpatio.com](http://waterfordpatio.com) .... or from any Board member. Please note that if pre-approval is not obtained, you may be asked to make corrections or face a fine of \$100 per day.

### Trash and Recycle



***Trash and recycle cans need to be stored out of sight by the following morning after pickup.*** The cans should be set away from cars to enable the waste truck to easily access the can and away from the mailbox to avoid interference with the mail truck. ***Bulk pickup is the 1st Thursday of each month.*** Items for bulk pickup should not be set out more than 48 hours prior to pick up.

### PETS

There have been many complaints about dog owners who are not picking up their pet's poop. Please be considerate of others and pick up the poop and dispose of it in a trash can.

### LOCK YOUR VEHICLES!

There have been instances of criminals coming into our community to steal cars and any valuables they can find in the car. LOCK YOUR DOORS. According to the Davie Police Department locking your car doors can deter these criminals

### **POOL**

***Pool and restroom keys can be obtained by emailing the association or requesting keys at a monthly meeting the cost is \$25. Pool use is for residents of Waterford Patio Homes and their guests ONLY.*** Report any concerns by sending an email to: [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com)

### **POOL PARKING**

The pool parking lot is exclusively for use by pool patrons. Guest parking is permitted when absolutely necessary; however, NO OVERNIGHT PARKING is allowed. Those not heeding these guidelines will be asked to move their vehicle(s).

### **LANDSCAPING**

The landscaping on the corner of Castlegate and S. Waterford Drive and the corner of Volunteer and Stirling will receive a much-needed facelift. The project will be divided into phases in support of effective fiscal

### **PARKING**

Each residence has ample space to park 4 vehicles, using both the garage and driveway. Driving and parking on lawns is not permitted; doing so permanently harms the grass and significantly detracts from the appearance of our community. Keep in mind that ***common areas are not private property*** and may be used for additional parking when necessary. On-street parking is highly discouraged. Please be considerate when parking in front of a house so as not to interfere with trash pickup, mail delivery and potential access by emergency vehicles. Always be mindful that parking on both sides of the street is dangerous and can easily impede emergency vehicles from driving along our narrow roads. Also, landscaping crews cannot perform ground maintenance on common areas if vehicles are regularly parked there.

### **2021 Board of Directors**

President – Skip Shaw  
Vice-President – Richard Anderson  
Secretary – Jan DeProspero  
Treasurer – Marsha Souza  
Director – Elsa Williamson