

**Wishing you a happy holiday season!**



WPHOA monthly meeting held 2nd Wednesday of each month @ 7pm at the community center on Stirling Road and Volunteer Road, adjacent to the fire station. All homeowners welcome!

## **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



[www.nextdoor.com](http://www.nextdoor.com)

Our neighborhood has a free private online network called NextDoor Waterford for your use. Service / vendor recommendations, items for sale, safety concerns, local events and much more can be seen on this website and Ivanhoe Civic Association. It's a great way to meet neighbors and get recommendations for sitters, painters, cleaners and much more

The 2019 Annual Meeting will be held on December 11, 2019 @ 7PM. The slate of officers for 2019 will be presented/voted and the Annual Budget will be voted on by the Board of Directors. A copy of the 2020 Proposed Budget is included in this mailing.



2019 Financial Report is available upon request at no charge to the member. Please email request to [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com).

### **New Nominees for the 2019 Board are welcome to attend.**

One of the present members on the Board of Directors is resigning. The by-laws call for 3 minimum and 5 maximum board members. 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.

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 10th and your name will be added to the slate. If you don't have email, come to the meeting on Dec. 12<sup>th</sup>. Description of Duties can be found in the WPHOA By-Laws, Article XI, Section 8.

## **2019 Board Members**

Skip Shaw - President - 954-240-7216

Ken Waddle - Vice President – 954-298-3909

Jan DeProspero – Secretary – 954-258-1554

Marsha Souza - Treasurer - 954-465-6239

Mike Rodriguez – Director - 954-410-6011

## Home Inspections



The Board of Directors did property inspections in August 2019, with a date of November 15th. We have heard from many of you if there have been delays, etc. We will be doing another inspection in January, in an effort to continue to ensure the good condition of our community and our property values.

*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.*

## Exterior Changes

Exterior changes to your home and paint colors must have board approval. You may obtain an Architectural Approval Form from the association website or any Board member and submit for approval. If the 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 Monday of each month.*** Items for bulk pickup should not be set out more than 48 hours prior to pick up.



## Pool

***Pool and restroom keys can be obtained by emailing the association or requesting keys at a monthly meeting. Pool use is for residents of Waterford Patio Homes and their guests ONLY.***

### ***Pool and restroom Key - \$25***

- 1) The pool will be closed for a short period of time to in the month of December or January to allow for some minor repairs.
- 2) Please take note of the rules and regulations posted at the pool for your safety and the safety of your neighbors.
- 3) Be considerate to all who use the pool and leave the pool area and restrooms clean and free of trash and spills after use.
- 4) Report any concerns by sending an email: [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com)
- 5) The pool is for the use of WATERFORD PATIO HOMEOWNERS and their guests only. Do not unlock the gate to let people in... each homeowner should have their own key.
- 6) Ensure that the gate is closed when exiting the pool area.
- 7) It would be greatly appreciated to wrap diapers and other wet garbage into a plastic bag before depositing trash can.

## **2020 ANNUAL DUES**

**This is your bill for the Waterford Patio Homeowners Association  
2020 Annual Dues. 2019 dues are \$400.00 and are due on**

**January 1, 2019.**

**Dues are considered past due and delinquent on January 15, 2019.**

Dues are payable by check or money order only.  
Your LOT# is located on your address label used for this mailing.  
Please note your LOT# on your check and make payable to:

Waterford Patio HOA

Dues should be mailed to 15010 S. Waterford Drive, Davie, FL 33331,  
brought to a monthly meeting or be given to any of the Board of Directors.

Failure to make payment by 15 January 2020 will result in 18% late fee.

When dues are not paid by 15 March, the HOA has no choice but to turn  
the account over to the attorney for collection. At that point, the  
homeowner will be responsible for all legal and/or collection costs, interest  
and fees.