



## HOA Office Information

Monday-Friday 8:30am - 4:30pm

Phone: 972-463-4455

Fax: 972-463-7687

Website: [www.waterviewhoa.com](http://www.waterviewhoa.com)

Facebook: [www.facebook.com/waterviewhoa](http://www.facebook.com/waterviewhoa)

Dana Sanchez - Property Manager  
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[dsanchez@waterviewhoa.com](mailto:dsanchez@waterviewhoa.com)

Krystal Mann - Assistant Manager  
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Board of Directors  
[board@waterviewhoa.com](mailto:board@waterviewhoa.com)

# WaterView News

## The Jerry Bullitt Training Center

At the Jerry Bullitt Training Center we offer a variety of training options!

- ⇒ Adult Fitness
- ⇒ Youth Training
- ⇒ Basketball Skills Training
- ⇒ Soccer Skills Training
- ⇒ Football Skills Training
- ⇒ Weekend Boot Camp Classes
- ⇒ Sand Agility Training
- ⇒ Speed School

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

Located right outside of WaterView at:

8900 Princeton Road

Rowlett, TX 75089 *"Embrace The Grind"*

## DID YOU KNOW?

- An ARC application must be submitted and approved before any exterior modifications can be made to your home.
- All WaterView documents are recorded with Dallas County and can be found under the resource center on the HOA website.
- There is a city ordinance prohibiting posting signs on poles or on public property. The HOA is responsible for maintaining all the street signs and light poles within WaterView. Every time a sign has to be removed off a pole the tape removes the paint and damages the pole.
- All fishing ponds are catch and release **ONLY**.
- When pets are walked outside they must be restrained on a leash at all times. It is the responsibility of the pet owner to pick up after his or her pet and properly dispose of all feces deposited in the yards of others or on any street, common area, golf course, etc. It is the owner's responsibility to keep the front of their yard clean and free of pet feces.

# WaterView News

Fall & Winter 2017

## DATES TO REMEMBER

### October

3rd – National Night Out  
 5:00pm - 7:00pm

6th – Deadline for BOD Candidate Information Sheet

### November

1st – Annual Meeting Waterview Golf Club - Clubhouse 7:00pm

23rd & 24th – Office closed for holiday  
 Office will re-open November 27th

### December

2nd – Holiday Event  
 Community Center 10:00am– 12:00pm

25th & 26th – Office closed for holiday  
 Office will re-open December 27th

### January

1st – Office closed for holiday  
 Office will re-open January 2nd



The 34th Annual National Night Out is a crime/drug prevention program sponsored by the National Association of Town Watch. National Night Out is designed to:

- Heighten crime and drug prevention awareness
- Generate support for, and participation in, local anticrime programs.
- Strengthen neighborhood spirit and police-community partnerships.
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.

The WaterView HOA is inviting all WaterView residents to attend the celebration which will be held Tuesday October 3, 2017 from 5:00pm – 7:00pm.

Residents are asked to turn on their outside lights, lock their doors and join their neighbors for a fun and exciting evening. We will have a DJ, face painters, and entertainment for all residents to enjoy. The Rowlett Police and Fire Department will also be on site to showcase their equipment and vehicles plus answer any questions.

This is your community so please come and meet you neighbors and those who work hard to keep us safe and join us in an effort to make WaterView the best and safest community that it can be!



Are you on the WaterView e-mail list? If you would like to receive WaterView community news and urgent alerts when they happen, sign up on the website at, [www.waterviewhoa.com](http://www.waterviewhoa.com).



## IMPORTANT CONTACTS

### For Accounting Questions Contact:

Community Management Associates, Inc.  
1800 Preston Park Blvd., Suite 101  
Plano, TX 75093  
972-943-2828

### City Services:

- City of Rowlett/Action Center 972 412-6100  
[www.ci.rowlett.tx.us](http://www.ci.rowlett.tx.us)
- Fire & Rescue Admin. (972) 412-6230
- Police Department (972) 412-6200
- Code Enforcement (972) 412-6123
- Animal Services (972) 412-6219
- Building Inspections (972) 412-6125
- Planning & Zoning (972) 463-3934
- Rowlett Library (972) 412-6161
- Rowlett Community Centre (972) 412-6170
- Refuse-Rec. Collection (972) 412-6105
- Water-Sewer-Street Dept. (972) 412-6283
- Utility Services (972) 412-6287
- Garland ISD (972) 494-8201
- FCC Environmental Services (877) 642-3702

## OFFICE CLOSURES

With the holidays approaching we want to remind you that the HOA office will be closed on the following days:

November 23rd  
November 24th  
December 25th  
December 26th  
January 1st



## REMINDER

WaterView assessments are due January 1, 2018 and LATE if received after January 31, 2018. Late fees will be applied February 1, 2018. Any accounting questions or concerns regarding your account, please contact CMA at 972-943-2828. Checks need to be made payable to WaterView HOA and can be mailed to or dropped off at the HOA office. To make payments online go to [www.cmamanagement.com](http://www.cmamanagement.com).

## Call for Nominations Directors' Election

The Board is charged with the ultimate responsibility and authority for operating the community association on behalf of all the owners. The Board is to set policies, standards, procedures, programs and budgets for the association.

The Board has a fiduciary responsibility to the community association. Its fiduciary duty requires directors to act in the best interests and for the benefit of the community as a whole.

It is the Board that is ultimately responsible for the management of the association. The Board can direct or empower the manager to take certain actions on behalf of the community association. However, the Board is still responsible to the owners.

The Board of Directors is comprised of five (5) homeowners who are responsible for the governance and the implementation of HOA rules and regulations.

The Board is announcing a call for nominations to serve on the WaterView Board of Directors. There are three (3) available positions on the Board. The term is for two (2) years and Board meetings are held as needed.

Members interested in becoming candidates for the Board of Directors must contact the Manager at [manager@waterviewhoa.com](mailto:manager@waterviewhoa.com) to request a Candidate Information Sheet. To have your name placed on the ballot for the Board of Directors, the completed Candidate Information Sheet must be returned to the manager via electronic mail by October 6, 2017. Those members that fail to return a completed Candidate Information Sheet in a timely manner will not be precluded from running for the Board of Directors even if their name is not included on the ballot.

If you have any questions please contact the HOA office at 972 463-4455.

# 2017 Annual MEETING

The WaterView Community Association Annual Meeting is scheduled for:

- ⇒ November 1, 2017
- ⇒ Registration: 6:45pm
- ⇒ Meeting: 7:00pm
- ⇒ Waterview Golf Club—Clubhouse  
9509 Waterview Parkway

**In order to conduct HOA business we must meet quorum, so if you do not plan on attending the meeting please send in your absentee ballot which will be included in the Annual Meeting packet that you will be receiving in October.**

## COMMONLY ADDRESSED VIOLATIONS

**Landscaping:** Front, back and side yards must be maintained on a regular basis which includes mowing, edging, trimming and weeding. Flowerbeds and tree rings must be cleaned and remain free of any grass/weeds. Dead landscaping (shrubs, trees, etc.) must be removed and properly disposed.

**Rubbish and Debris:** Trash receptacles and recycle bins must be stored in a place where they are not visible from the street or common area. Miscellaneous items must be stored in a place where they are not visible from the street or common area.

**Fencing:** Broken and/or missing wood pickets need to be replaced and stained with an approved stain color. Wood fences that are in bad shape need to be completely replaced. Wood fences must be cleaned (power washed, wood cleaner) and sealed when "graying" occurs. Stains must be a semi-transparent natural cedar tone. \*\*Please note that all fences that separate a property line is considered a shared fence.\*\*

**Maintenance:** Mailbox maintenance which includes replacing missing mailbox numbers, painting and straightening. Cracking flowerbed/tree ring borders must be repaired using the same color mortar so the borders are uniform in color.

**Vehicle Parking:** Boats, campers, trailers, recreational vehicles and RV's must be stored so that they are not visible from any street or common area. Inoperable vehicles (expired tags, flat tires, etc.) must be stored so that they are not visible from any street or common area.

**Sports Equipment:** Portable basketball goals must remain up-right and cannot be stored on its side where it is visible from the street, golf course or common area. Items (i.e. tires, bricks, rocks/stones, sand bags etc.) cannot be used to anchor the base for support. Portable basketball goals are prohibited in the street, utility or drainage easement, including sidewalks. All basketball goals when damaged (broken backboard, torn net, etc.) must be repaired or removed so that it is not visible from the street, golf course or common area.

## WATERVIEW HOLIDAY EVENT

**Saturday December 2, 2017  
10:00am - 12:00pm  
WaterView Community Center**

### Come & Enjoy....

**SANTA  
MAGICAL ENTERTAINMENT  
STROLLING CAROLERS  
FACE PAINTERS  
ARTIC EXPRESS TRAIN  
REFRESHMENTS**

***Pictures with Santa will be taken with special holiday backdrops to choose from.***

## BROADMOOR ASSESSMENTS DUE

Assessments are due October 1, 2017 and LATE if received after October 31, 2017. Late fees will be applied November 1, 2017. Any accounting questions or concerns regarding your account, please contact CMA at 972-943-2828. Checks need to be made payable to WaterView HOA and can be mailed to or dropped off at the HOA office.

To make payments online go to [www.cmamanagement.com](http://www.cmamanagement.com).