

Contact Us

### 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—Community Manager  
[dsanchez@waterviewhoa.com](mailto:dsanchez@waterviewhoa.com)

Krystal Mann—Asst. Community Manager  
[kmann@waterviewhoa.com](mailto:kmann@waterviewhoa.com)

Dawn Hankins—Administrative Asst.  
[admin@waterviewhoa.com](mailto:admin@waterviewhoa.com)

Board of Directors  
[board@waterviewhoa.com](mailto:board@waterviewhoa.com)

# WaterView News

# WaterView News

FALL/WINTER 2018

## Important Dates to Remember

- ⇒ National Night Out  
October 2nd
- ⇒ Deadline for BOD Candidate  
Information Sheet  
October 10th
- ⇒ Annual HOA Meeting  
November 7th
- ⇒ HOA Office Closed for Holiday  
November 22nd
- ⇒ HOA Office Closed for Holiday  
November 23rd
- ⇒ Holiday Event  
December 1st
- ⇒ HOA Office Closed for Holiday  
December 25th
- ⇒ HOA Office Closed for Holiday  
December 26th
- ⇒ HOA Office Closed for Holiday  
January 1st

Are you on the WaterView email 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).

*you've got mail!*



POLICE • COMMUNITY PARTNERSHIPS

The 35th 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 2, 2018 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, balloon artist, food 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!

## FROM THE



### Do We Need HOA Management?

We've had some homeowners question the need for our HOA On-Site management team. With 1,739 homes in WaterView, there are going to be those who don't understand the function of an HOA. If you look around at neighborhoods surrounding WaterView, you will find some that don't have an HOA. This is apparent by the condition of the fences, paint on the homes, landscape in the yards, along with outbuildings, boats, and trailers in drive-ways. Also note the lack of landscape maintenance of the common areas and general maintenance of the entrance. You have to ask yourself if this is the way we want WaterView to appear. There are other neighborhoods surrounding WaterView that have an HOA, but are managed as portfolio

accounts. What this means is there is no on-site person for you to have as a resource. If a letter arrives about your home, there is not anyone that you have direct access to discuss the issue. At WaterView, we have on-site personnel who are there five days a week as a resource that you can call on. Dana and her team are there to make sure that the standards of our community are maintained. The idea is to sustain or enhance the property values for all homeowners. We want WaterView to continue to be "THE PLACE TO LIVE IN ROWLETT". To this end our staff inspects all properties from the street and over 500 golf course lots from the rear on a monthly basis. In addition, the management team maintains the common areas such as parks, lakes, swim park, fountains, tennis courts, fences and buildings. They also work closely with the City of Rowlett to maintain the quality of the streets, sidewalks and the condition of the golf course. It is important for us to continue this close relationship with our staff and the City. Most homeowners never have a problem with the HOA and show pride in the exterior presentation of their home. The Board members, as fellow homeowners, thank you and are proud to have you as neighbors. We understand that what we do with our property affects the value of all other homes in WaterView. Thankfully, we have the best management staff anywhere. Drive WaterView and the other neighborhoods in the area and ask yourself if the beauty of WaterView could be accomplished without our management team. Thank you Dana, Krystal and Dawn for taking care of WaterView!



# Resident Appreciation Day

To the residents of  
Waterview@Rowlett

HELLO TO ALL OF YOU FROM MARCO'S PIZZA. HERE WE HAVE SOMETHING SPECIAL FOR YOU. Third Tuesday of each month throughout 2018, is Waterview Resident Appreciation Day sponsored by Marco's Pizza®.

HERE'S HOW IT WORKS:  
Order from Marco's Pizza any time during the designated day and receive 25% off your order. Valid all day on all menu items\* for Dine-In, Carryout and Delivery\*\* orders. Get what you want when you want it!  
Order online at [www.marcos.com](http://www.marcos.com). When ordering online, use online code WV2018.  
Order at the store. Call the store below to place your order. Be sure to mention that you are an Waterview resident when placing your order.

THANK YOU.



Participating Location:

Rowlett  
8701 Liberty Grove Rd.

972-463-4141



**kw ROCKWALL**  
KELLERWILLIAMS. REALTY

HEY NEIGHBOR,  
IT'S A SELLER'S MARKET!  
WHAT COULD YOUR HOUSE  
SELL FOR? VISIT

[RayHubbardRealEstate.com/CMA](http://RayHubbardRealEstate.com/CMA)



FOR A FREE MARKET  
ANALYSIS OR TO SHOP FOR  
NEW HOMES!

....AND YES I PAY FOR REFERRALS!



JEREMY MORGAN, REALTOR®

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

214-236-2914

Keller Williams Rockwall - 2701 Sunset Ridge Dr. Ste 109 Rockwall, TX 75087



NEW FACILITY CLIMATE DRIVE-UP BOAT

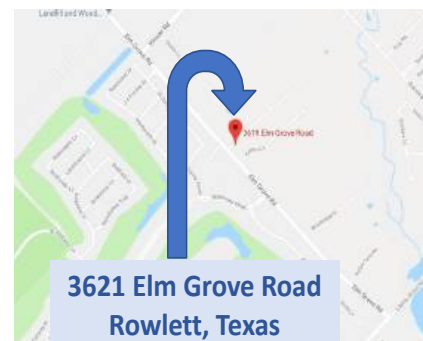
24 Hour Surveillance Cameras  
Wide variety of sizes  
Climate Controlled  
Security Gated  
Onsite Manager

New Tenants  
FREE BOXES  
Limited Time

Drive-Up	Climate	Boat
5 x 10	5 x 10	13 x 25
10 x 10	10 x 10	13 x 30
10 x 15	10 x 15	13 x 35
10 x 20	10 x 20	
35 x 35		

Call Today!  
(469) 209-0564

[www.Lakesidestorage4u.com](http://www.Lakesidestorage4u.com)



## WATERVIEW HOLIDAY EVENT

Saturday December 1, 2018  
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.*



# Say Goodbye To Your Little Friends

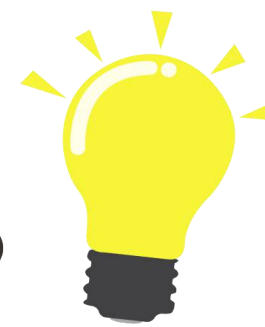
972-977-8109

www.spidermenservices.com



**SPIDERMEN SERVICES**

## DID YOU KNOW?



- ◆ The restrooms at the Swim Park are open during Swim Park operation hours only. Please have your children use the restroom before visiting the main park as there are no public restrooms available in the WaterView HOA office.
- ◆ All holiday decorations from any holiday must be removed within fifteen (15) days from the date of the holiday.
- ◆ 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.
- ◆ Boats, campers, trailers, recreational vehicles and RV's must be stored so that they are not visible from any street or common area.
- ◆ When residential sidewalks require maintenance it is the responsibility of the homeowner.

Let me help protect you before mayhem strikes. From a tree branch falling on your car during a windstorm to a GPS that sends you the wrong way down a one-way, mayhem can strike



**MAYHEM IS EXPENSIVE. ALLSTATE IS NOT.**

**Jaroszewski Group**  
972-412-1999

**Allstate.**  
You're in good hands.  
Auto. Home. Life. Retirement.

Right Outside of WaterView

conditions and availability. Allstate Fire and Casualty Insurance Co. 113 Allstate Insurance Co.

**SCARING IS CARING**

You're invited to attend the 11<sup>TH</sup> Annual Russ-Hell Manor Haunted House

Please come out and support the efforts made to ensure that the kids and adults within our community are safe and have scary fun! For more details visit: [FACEBOOK.COM/RUSHELLMANOR31](https://www.facebook.com/russhellmanor31)

**THIS IS A CHARITY EVENT**

Your \$3.00 Donation will benefit:

Thank you to everyone who supported us last year! Over \$3,600 was donated to St. Jude Children's Cancer Research!

**HAUNTED HOUSE**

RUSS-HELL MANOR 8317 RUSSELL DRIVE ROWLETT, TX

FRIDAY OCT 26<sup>TH</sup> DUSK TILL 11 PM \*SATURDAY OCT 27<sup>TH</sup> DUSK TILL 11 PM WEDNESDAY OCT 31<sup>ST</sup> HALLOWEEN NIGHT DUSK TILL 9 PM

\*Come by on Saturday, October 27<sup>TH</sup> at 5:30PM for "Meet the Neighbors" Night

This event was made possible by the following partners:

And fellow Neighbors and Residents of the WaterView Community!

## What Does the Architectural Review Committee Do?

The Architectural Review Committee (ARC) reviews and approves requests for modifications and additions to homes within WaterView. This insures that no home looks out of place or below the standards we have all agreed to in the HOA Covenants. The members of the committee are all homeowners here in WaterView. They volunteer their time to make sure the high standards set by the HOA are upheld. Thank you for a job well done!

All modifications and additions to the exterior of your home must be submitted to the ARC for approval before starting the project. Please do not assume it is okay because you have seen it done elsewhere in the neighborhood. The ARC application can be found on the website at [www.waterviewhoa.com](http://www.waterviewhoa.com) or in the HOA office. Improvements to our neighborhood are welcome and encouraged. Maintaining and increasing home values should be everyone's goal.

**COME AS YOU ARE  
NEVER BE THE SAME**

YOU WILL

 **STILL WATER**  
COMMUNITY CHURCH

GEORGE BUSH TURNPIKE (590)  
LIBERTY GROVE RD  
CHIESA RD.  
8401 PRINCETON RD. ROWLETT, TX 75089

**SUNDAY SERVICES:**  
9:30am & 11:00am

[swccrowlett.org](http://swccrowlett.org)



## Broadmoor Residents

Broadmoor assessments are due October 1, 2018 and LATE if received after October 31, 2018. Late fees will be applied November 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. To make payments online go to [www.cmamanagement.com](http://www.cmamanagement.com).

# ANNUAL MEETING

The WaterView Community Association Annual Meeting is scheduled for:

- ⇒ November 7, 2018
- ⇒ Registration: 6:45pm
- ⇒ Meeting: 7:00pm
- ⇒ Waterview Golf Club—Clubhouse  
9509 Waterview Parkway  
Rowlett, Texas 75089

**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.**



## MANAGER'S MESSAGE

We often receive phone calls and e-mails from homeowners inquiring about violations on other homeowner's property. There is a specific process which is mandated by the Texas Property Code that governs HOA's that we must follow while addressing violations, collections, etc. Also in accordance with the Texas Property Code the HOA cannot reveal personal information about an owner including their violation history, payment history and contact information (except the owner's address). At times, it can be a long process, so we ask for you to please be patient and know that these issues are being addressed.

## COMMONLY ADDRESSED VIOLATIONS

Over the last 3 months we have sent 927 violation letters. Below is a list of the most 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. They can be ordered from Imperial Mailbox Systems at 1-800-647-0777 or you can purchase the numbers in the HOA Office, please call for availability and pricing. Cracking flowerbed/tree ring borders must be repaired using the same color mortar so the borders are uniform in color.

## OFFICE CLOSURES

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

November 22nd  
November 23rd  
December 25th  
December 26th  
January 1st



## Call for Nominations

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 two (2) 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 10, 2018**. 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.

Due to the hot summer months many planting violations were suspended until October 1, 2018. If you are needing to plant a tree, please reference the approved tree list below.

Reminder..... All trees must be at least 4" in caliper.

### Waterview Approved Trees

1. Sweetgum
2. Burr Oak
3. Chinkapin Oak
4. Lacebark Elm
5. Red Oak
6. Live Oak
7. Chinese Pistachio
8. Texas Ash

The following may also be planted as additional trees, but will not count towards the required trees per the C.C.R.'s/ Design Guidelines.

Bradford Pears  
Bald Cypress  
Willows  
Magnolias  
Pecan  
Persimmons



## JUST A LITTLE Reminder

WaterView assessments are due January 1, 2019 and LATE if received after January 31, 2019. Late fees will be applied February 1, 2019. 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).