

GOT QUESTIONS?

CONTACT US!

HOA Office Information

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

Phone: 972-463-4455

Fax: 972-463-7687

Website: www.waterviewhoa.com

Facebook: www.facebook.com/waterviewhoa

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Board of Directors
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WaterView News



IMPORTANT DATES

- ⇒ National Night Out
October 5th
- ⇒ Deadline for BOD Candidate
Information Sheet
October 8th
- ⇒ Annual HOA Meeting
November 10th
- ⇒ HOA Office Closed for Holiday
November 25th
- ⇒ HOA Office Closed for Holiday
November 26th
- ⇒ Holiday Event
December 4th
- ⇒ HOA Office Closed for Holiday
December 24th
- ⇒ HOA Office Closed for Holiday
December 27th
- ⇒ HOA Office Closed for Holiday
December 31st



The 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 5, 2021 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, 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 EVENT IS SUBJECT TO CHANGE, SO PLEASE LOOK FOR UPDATES ON THE WATERVIEW HOA FACEBOOK PAGE AT <https://www.facebook.com/waterviewhoa>

HALLOWEEN SAFETY TIPS

1. Only trick-or-treat in well known neighborhoods at homes that have a porch light on.
2. Accept your treats at the door and never go into a stranger's house.
3. Always use the front door; NEVER go to the back of a house.
4. DO NOT eat any treats until they are thoroughly checked by an adult.
5. Wear light-colored or reflective clothing so you are more visible.
6. Remain on well-lit streets and always use the sidewalk.
7. Only cross the street as a group in established crosswalks. Never cross the street between parked cars or out of driveways.
8. A parent or responsible adult should always accompany young children on their neighborhood rounds.
9. If your older children are going alone, plan and review the route that is acceptable to you. Agree on a specified time when they should return home.

You've Got Mail

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.



Xcel Health Club 24 Hour Gym

6501 Dalrock Rd @ Lakeview Pkwy (66)
972-463-4633



All New Equipment * Limited Membership
Personal Training * Friendly Staff
Join Our Fitness Family Now!

M&M Magic Bars

RECIPE COURTESY OF FOOD NETWORK KITCHEN



INGREDIENTS:

- 1 stick (8 tablespoons) unsalted butter, melted, plus more for buttering the dish
- 14 chocolate graham crackers
- One 14-ounce can sweetened condensed milk
- One 10-ounce bag mint chocolate chips
- 1 cup cocktail peanuts, coarsely chopped
- 2 cups mini marshmallows
- 1/2 cup red and green candy-coated chocolates, such as M&M's
- 1/2 cup coarsely chopped candy canes
- 1/4 cup red and green sprinkles

DIRECTIONS:

- 1) Position an oven rack in the center of the oven and preheat to 350 degrees F. Line a 9-by-13-inch baking dish with foil, leaving a 2-inch overhang on both sides. Butter the foil.
- 2) Pulse the graham crackers into fine crumbs in a food processor. Add the melted butter and pulse to combine (the mixture should hold together when squeezed). Transfer the mixture to the prepared baking dish and press it into the bottom in an even layer, using the bottom of a measuring cup to help. Pour the sweetened condensed milk over the crumbs. Sprinkle the chocolate chips, peanuts, marshmallows, M&M's, candy canes and sprinkles over the condensed milk.
- 3) Bake until the sides are golden brown and begin to pull away from the baking dish, 30 to 35 minutes. Let cool completely, about 1 hour. Using the foil liner as handles, lift the bars out of the baking dish; remove the foil. Cut into 24 bars.

Approved Tree List

Any landscaping and/or trees that died during the winter freeze needs to be replaced.

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

HOLIDAY FUN FACTS

- * The Friday and Saturday before Christmas are the busiest shopping days and not the Black Friday.
- * Holly berries are poisonous to people and pets.
- * Coca Cola was the first beverage company to use Santa for a winter promotion.
- * "Jingle Bells" was first written for Thanksgiving and then became one of the most popular Christmas songs.
- * "The Nutcracker" is the most famous Christmas ballet.
- * In 1843, "A Christmas Carol" was written by Charles Dickens in just six weeks.
- * The first state to officially recognize the Christmas holiday was Alabama.
- * The Montgomery Ward department store created Rudolph the Reindeer as a marketing gimmick to encourage children to buy their Christmas coloring books.
- * Tinsel was invented in 1610 in Germany and was once made of real silver.
- * If you gave all the gifts listed in the Twelve Days of Christmas, it would equal 364 gifts.
- * The Statue of Liberty was gifted to the US by the French on Christmas day in 1886. It weighs 225 tons and thus you could consider it as the biggest Christmas gift in the world.
- * Hallmark introduced their first Christmas cards in 1915.

WATERVIEW HOLIDAY EVENT

Saturday December 4, 2021

10:00am - 12:00pm

WaterView Community Center

Come & Enjoy

**ENTERTAINMENT ~ FACE PAINTING ~
REFRESHMENTS ~ AND PICTURES W/SANTA!**

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

***NOTE: PLEASE REFRAIN FROM WEARING GREEN.
THE PICTURES ARE TAKEN IN FRONT OF A GREEN SCREEN
AND WILL CHANGE ANY COLOR OF GREEN.***

**THIS EVENT IS SUBJECT TO CHANGE, SO PLEASE LOOK FOR
UPDATES ON THE WATERVIEW HOA FACEBOOK PAGE AT
<https://www.facebook.com/waterviewhoa>**



happy
FALL
y'all!

Nominate NOW! Board 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 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 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 e-mail by **October 8, 2021**. 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.

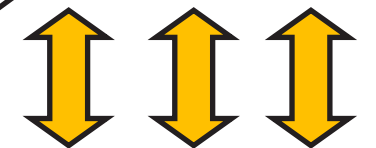
Manager's Message

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.

BROADMOOR RESIDENTS

Broadmoor assessments are due October 1, 2021 and LATE if received after October 31, 2021. Late fees will be applied November 1, 2021.

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.



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!

Any modification or addition 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 or in the HOA office. Improvements to our neighborhood are welcome and encouraged. Maintaining and increasing home values should be everyone's goal.

- ◆ 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 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 to repair/replace them.
- ◆ 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.

ANNUAL MEETING

Save The Date

The WaterView Community Association Annual Meeting is scheduled for **November 10, 2021**.

Please look for more detailed information regarding the Annual Meeting in the Annual Meeting packet that you will be receiving in October.

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.

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 of and replaced if needed.

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.



WaterView assessments are due January 1, 2022 and LATE if received after January 31, 2022. Late fees will be applied February 1, 2022. 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.

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

- November 25th
- November 26th
- December 24th
- December 27th



guaranteed Rate

Your local lending expert

As your neighbor, I understand the Waterview community and I have a proven track record of helping our neighbors with their financing. Please call me and let's talk through your lending needs whether for refinancing or purchasing a new home. It's always beneficial to know what your options are.

Call me today to get started.



Aaron Cohron
 Vice President of Mortgage Lending
 o: (214) 453-5992 c: (214) 770-9926
 Aaron.Cohron@rate.com
 Rate.com/aaroncochron
 10000 N. Central Expy Ste 400, Dallas, TX 75231

Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply, contact Guaranteed Rate for current rates and for more.

EQUAL HOUSING LENDER
 LO NMLS ID: 483880, LO#: TX - Licensed
 NMLS ID #2615 (Nationwide Mortgage Licensing System www.nmlsconsumeraccess.org) TX - Licensed
 in TX - Licensed Mortgage Banker & Licensed Residential Mortgage Loan Servicer - TX Department of
 Savings & Mortgage Lending



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