



<https://waterviewhoa.com>

**WATERVIEW  
OFFICE  
INFORMATION**

**Monday-Friday  
8:30am - 4:30pm  
Phone: 972-463-4455  
Fax: 972-463-7687**

**Dana Flores  
Manager  
[manager@waterviewhoa.com](mailto:manager@waterviewhoa.com)**

**Krystal Mann  
Assistant Manager  
[kmann@waterviewhoa.com](mailto:kmann@waterviewhoa.com)**

**Lexi Nelson  
Administrative Assistant  
[admin@waterviewhoa.com](mailto:admin@waterviewhoa.com)**

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



**April 2024**

- Broadmoor Assessments Due April 1st (deadline April 30th)

**May 2024**

- Swim Park Opening Day May 25th 10:00am –8:00pm
- Swim Park Opening Day Event May 25th 11:00am—2:00pm
- HOA Office Closed May 27th (Memorial Day)
- Swim Park Open Normal Hours May 27th

**July 2024**

- HOA Office Closed July 4th ( Independence Day)

# WaterView News

SPRING 2024

## DID YOU KNOW?

- ⇒ An ARC application must be submitted and approved before any exterior modifications can be made to your home.
- ⇒ 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/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.
- ⇒ Mailboxes need to be maintained by replacing all missing mailbox numbers and/or WaterView logo, painting and straightening. Mailbox numbers and missing parts can be purchased from Imperial Mailbox Systems at 1-800-647-0777. Replacement parts/numbers can also be found on Amazon. Sticker numbers do not comply with the design guidelines; therefore, they cannot be placed on the mailbox.
- ⇒ 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

## WaterView Approved List

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 trees required per the C.C.R.'s/ Design Guidelines.

- Bradford Pears
- Bald Cypress
- Willows
- Magnolias
- Pecan
- Persimmons

## Broadmoor Residents

April assessments are due April 1, 2024 & LATE if received after April 30, 2024. Late fees will be applied May 1, 2024. Any accounting questions or concerns regarding your account, please contact CMA Management at 972-943-2828.

Checks need to be made payable to WaterView HOA and can be dropped off in the HOA office. To make payments online please go to [www.cma.cincwebaxis.com](http://www.cma.cincwebaxis.com). You will need your account number if using the quick payment tab.

## COMMUNITY NEWS

We want to connect! Have you registered on the new HOA website yet? If not, please sign up at [waterviewhoa.com](http://waterviewhoa.com), so you can receive e-mail blasts, community news, newsletters, documents, forms and so much more!



## Waterview Community-Wide

# GARAGE SALE

Sponsored by:  
 JEREMY MORGAN, REALTOR  
 RAY HUBBARD  
 REAL ESTATE GROUP  
 KELLER WILLIAMS CENTRAL



**SIGN UP &  
 GET ON THE  
 MAP HERE:**



Saturday APRIL 20TH 8AM-2PM

ON YOUR OWN DRIVEWAY

**SIGN UP:** [www.RayHubbardRealEstate.com/GarageSale/](http://www.RayHubbardRealEstate.com/GarageSale/)

“Laughter is timeless.  
 Imagination has no age. And dreams are forever.”  
 — Walt Disney

## Community Center/Pavillion Rental Fees

### Community Center with Swim Park Use

Rental fee is \$700.00 (4 hour rental includes set-up, party and clean up); Up to \$400.00 of the rental fee may be refunded in the event there are no damages to the premises, additional cleaning charges or violations of the Rental Agreement including the Rental Rules. Maximum of thirty-two (32) WaterView and/or Non-WaterView guests allowed. **All party guests must sign in with the Swim Park Gate Staff.**

### Community Center w/out Swim Park Use

Rental fee is \$550.00 (4 hour rental includes set-up, party and clean up); Up to \$400.00 of the rental fee may be refunded in the event there are no damages to the premises, additional cleaning charges or violations of the Rental Agreement including the Rental Rules. Maximum of thirty-two (32) WaterView and/or Non-WaterView guests allowed. **All party guests must sign the sign-in sheet provided by the HOA Staff.**

### Pavillion with Swim Park Use

Rental fee is \$400.00 (4 hour rental includes set-up, party and clean up); Up to \$200.00 of the rental fee may be refunded in the event there are no damages to the premises, additional cleaning charges or violations of the Rental Agreement including the Rental Rules. Maximum of twenty-five (25) WaterView and/or Non-WaterView guests allowed. **All party guests must sign in with the Swim Park Gate Staff.**

### Pavillion w/out Swim Park Use

Rental fee is \$300.00 (4 hour rental includes set-up, party and clean up); Up to \$200.00 of the rental fee may be refunded in the event there are no damages to the premises, additional cleaning charges or violations of the Rental Agreement including the Rental Rules. Maximum of twenty-five (25) WaterView and/or Non-WaterView guests allowed. **All party guests must sign the sign-in sheet provided by the HOA Staff.**

## Board Bulletin

The Reconvened Annual Meeting was held on November 13, 2023 and the following members were elected.

- Carter Holston
- Brad Marshall
- Stephanie Morgan

Immediately following the Reconvened Annual Meeting the Board of Directors held their first board meeting where officers were elected. The following are the results:

- Stephanie Morgan - President
- Brad Marshall - Vice President
- John Kurtz - Treasurer
- Mark Garcia - Secretary
- Carter Holston - Director



# Free Community Shredding Event Sponsored by The Dunnican Team, Your Trusted Local Real Estate Experts!



Join us for a day of security and community spirit! As WaterView neighborhood real estate experts, we're thrilled to sponsor a FREE Shredding Event right here in WaterView. It's our way of giving back and saying thank you.

**When:** May 18<sup>th</sup> from 9:00 AM to 12:00 PM

**Where:** WaterView HOA Parking Lot | 7801 Kings Court

Bring your old documents, sensitive papers, and any other shred-able items you've been meaning to dispose of securely. Our professional shredding service ensures that your personal information is safely destroyed, helping you protect against identity theft and giving you peace of mind.

- **Secure Shredding:** On-site industrial shredders make your old documents unreadable.
- **Immediate Destruction:** Watch your documents be destroyed for instant peace of mind.
- **Eco-Friendly Disposal:** All shredded materials are recycled, helping our planet.
- **Limitations:** Please limit your shredding materials to 4 - 5 boxes per household to ensure everyone can participate.

Don't miss this opportunity to declutter safely and securely! It's a great way to start fresh and protect your personal information. We look forward to seeing you there and helping you take this important step toward safeguarding your privacy.

For more information, contact The Dunnican Team at [homes@thedunnicanteam.com](mailto:homes@thedunnicanteam.com) or visit <https://www.TheDunnicanTeam.com/waterview-shred-day>.

**WATERVIEW COMMUNITY**  
**FREE SHREDDING**  
*Event!*  
ON-SITE PAPER SHREDDING

**MAY 18TH, 2024**  
**SATURDAY 9:00 AM TO 12:00 PM**  
**Waterview HOA Parking Lot | 7801 Kings Court**

A QR code with the text 'WATERVIEW HOA RESIDENTS THE DUNNICAN TEAM' and 'SHREDDING SERVICE' below it.

**LEARN MORE**

A photograph of Cory and Cindy Dunnican, a man and a woman, standing together.

Cory & Cindy Dunnican  
[www.TheDunnicanTeam.com](http://www.TheDunnicanTeam.com)  
Call or Text: 214-403-8448

Three white house icons with windows and doors, arranged horizontally.

**LOVE YOUR NEIGHBOR**  
**THE DUNNICAN TEAM**  
COLDWELL BANKER APEX REALTORS®

## Digital Swim Park Pass Registration Instructions



1. On your computer or cell phone go to <https://waterview.mokopass.com> or scan the QR Code.
2. Click on the "Sign Up" link at the bottom, right of the home screen.
  - a. Select Owner if you own your home/tenant if you are leasing.
  - b. Enter information, please make sure it is all correct and press the "Sign Up" button.
3. CHECK YOUR EMAIL! After you hit the "Sign Up" button you will receive an email at the email address you provided, you will open that email and click "VERIFY".
4. Once you verify your email you will then sign back on to your mokopass account using the email you provided and the password you created.
5. When you sign in you will be on your main dashboard for your account. On the left side of the screen under the word DASHBOARD you will see SWIM PARK PASS REQUEST. Click this to set up account.
  - a. Click on the camera logo at the top, either add a picture of yourself that is stored in phone or take a new picture of yourself. Please remember, your picture must satisfy the requirements for driver license/passport photo, so no sunglasses or hats. Your account will be marked invalid if you upload invalid pictures not meeting this requirement.
  - b. Add date of birth and verify all your information is correct.
  - c. At the bottom it requires documentation, this is proof of residency. Take a picture of your driver license and upload that here.
  - d. Once those items are complete and you click the acknowledgement, HIT SUBMIT.
6. At this point, your application has been submitted to the HOA office for review. Once your application is approved you will then receive an approval notification at the email address you provided. If you are not approved, you will receive an email notification stating you have not been approved.  
\*\*HOA Office does approvals during normal business hours\*\*  
\*\*HOA Office is open Monday-Friday from 8:30am – 4:30pm\*\*
7. Once you receive the approval email your account is ready to use. Remember EVERYONE in the household must be registered under the same account to gain access to the Swim Park. To add additional household members, sign back in and complete the following steps:
  - a. Under Dashboard, click Swim Park Pass Request like you did for your account.
  - b. Click on ADD NEW MEMBER.
  - c. Complete the required fields, Name, Date of Birth, select child or adult. If the household member is 18 years of age and older you will be required to add proof of residency to sign them up.
8. Once your ENTIRE household is registered you are good to go! You provide your name or address to the gate staff as you enter the Swim Park. Your account will keep track of guest passes as well.

\*\*If you need further assistance, please contact the HOA Office at 972-463-4455\*\*

**MOVE WITH MORGAN**

**RH**  
RAY HUBBARD  
REAL ESTATE GROUP

**kw CENTRAL 75**  
KELLER WILLIAMS CENTRAL TEXAS

**JEREMY MORGAN**  
214-236-2914  
[www.RayHubbardRealEstate.com](http://www.RayHubbardRealEstate.com)

Scan to:

- Search for Homes
- See what your home could sell for
- Refer a friend
- Connect with Jeremy

# Playground Upgrades

We are thrilled to announce some exciting news: **three of our community playgrounds have just received amazing makeovers!** ✨

These playgrounds hold a special place in our hearts. They're where friendships are formed, imaginations run wild, and families come together to enjoy quality time outdoors. But maintaining these cherished amenities requires careful planning and financial investment.

Here's how we made it happen:

1. **Assessment and Planning:** Our first step was to assess the current state of the equipment. Every year, a third-party certified playground inspection company thoroughly examines all nine WaterView Parks. This helps us identify areas that need repair or replacement. After reviewing the 2023 reports, the Board and HOA Management developed a comprehensive budget for necessary repairs to ensure safety.
2. **Prioritizing Repairs:** Some parks needed only repairs, but others—due to safety concerns—required complete replacement. Replacing playground equipment is a significant expense, funded through our reserve account. We allocate funds annually based on a reserve study that analyzes the expected lifespan and replacement costs of major components in the community.
3. **Choosing Quality Equipment:** After obtaining multiple quotes from playground suppliers, we contracted with Lea Park & Play for critical replacements and repairs. The approximate cost for replacing equipment in the three parks was \$238K. The new equipment has a lifespan of 15-20 years, ensuring longevity and enjoyment for our community.
4. **Community Benefits:** The updated parks are located at Woodlands Trail/Augusta Lane, Glenshee Drive/Edinburgh Lane, and the Main Park by the Swim Park. We look forward to seeing families enjoy these newly upgraded playgrounds and create lasting memories together.

Thank you for your patience during the updates, and your continued support as we work to keep WaterView the best community in Rowlett!

**GLENSHEE  
PARK**

**MAIN PARK**

**WOODLANDS  
PARK**

