



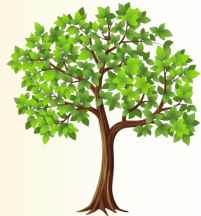
HOA Office Information  
Monday-Friday 8:30am - 4:30pm  
Phone: 972-463-4455  
Fax: 972-463-7687  
Website: [www.waterviewhoa.com](http://www.waterviewhoa.com)  
Facebook: [www.facebook.com/waterviewhoa](https://www.facebook.com/waterviewhoa)  
Dana Flores—Community Manager  
[manager@waterviewhoa.com](mailto:manager@waterviewhoa.com)  
Krystal Mann—Asst. Community Manager  
[kmann@waterviewhoa.com](mailto:kmann@waterviewhoa.com)  
Lexi Nelson—Administrative Asst.  
[admin@waterviewhoa.com](mailto:admin@waterviewhoa.com)

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



## Approved Tree 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



# WaterView News

We are aware that many properties have experienced damage to landscaping and/or trees due to storms this year. Please keep in mind that the best time to plant is Fall. Replacement of landscaping and/or trees will be addressed starting in October. The Amended and Restated WaterView Design Guidelines state the following landscaping requirements per lot size:

### PDSF 5.5/15.5 50' Product

Trees: (1 ea.) 4" caliper tree

Ornamental Trees or Shrubs: (2 ea.) 10 gal. Trees/shrubs  
Plants and Bushes: (10) 5 gal. Plants (16) 1 gal. Plants

### PDSF 7.5/18 60' Product

Trees: The cumulative caliper of trees planted in the front yard shall be eight inches (8") with no single tree having a caliper of less than four inches (4")

Ornamental Trees or Shrubs: (2 ea.) 10 gal. Trees/shrubs  
Plants and Bushes: (12) 5 gal. Plants (20) 1 gal. Plants

### PDSF 9.75/21 70' Product

Trees: The cumulative caliper of trees planted in the front yard shall be eight inches (8") with no single tree having a caliper of less than four inches (4")

Ornamental Trees or Shrubs: (2 ea.) 10 gal. Trees/shrubs  
Plants and Bushes: (20) 5 gal. Plants (30) 1 gal. Plants

### PDSF 13.5/24.5 85' Product

Trees: The cumulative caliper of trees planted in the front yard shall be twelve inches (12") with no single tree having a caliper of less than four inches (4")

Ornamental Trees or Shrubs: (3 ea.) 10 gal. Trees/shrubs  
Plants and Bushes: (24) 5 gal. Plants (36) 1 gal. Plants

When replacing tree(s) please reference the approved tree list.

# WaterView News

**FALL/WINTER 2024**

## IMPORTANT DATES TO REMEMBER

### OCTOBER

1st — National Night Out  
11th — Deadline for BOD  
Candidate Information Sheet

### NOVEMBER

13th — HOA Annual Meeting  
28th — HOA Office Closed  
29th — HOA Office Closed

### DECEMBER

21st — Holiday Event  
24th — HOA Office Closed  
25th — HOA Office Closed  
26th — HOA Office Closed

### JANUARY

1st — HOA Office Closed



POLICE • COMMUNITY PARTNERSHIPS

- 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 1, 2024 from 5:30pm – 7:30pm.
- 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.

## 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!



# REMINDER

## ASSESSMENTS DUE

WaterView assessments are due January 1, 2025 and LATE if received after January 31, 2025. Late fees will be applied February 1, 2025. 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).

## 2024 ANNUAL MEETING

The WaterView Community Association Annual Meeting is scheduled for:

- ⇒ November 13, 2024
- ⇒ 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. 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.**



## BECOME A BOARD MEMBER

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 11, 2024**. 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.

## BROADMOOR RESIDENTS

Broadmoor assessments are due October 1, 2024 and LATE if received after October 31, 2024. Late fees will be applied November 1, 2024.

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).

## NEWS from Your HOA

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.

## WATERVIEW HOLIDAY EVENT

**Saturday December 21, 2024**

**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***