



<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

Krystal Mann
Assistant Manager
kmann@waterviewhoa.com

Lexi Nelson
Administrative Assistant
admin@waterviewhoa.com

Board of Directors
board@waterviewhoa.com

COMMUNITY & EVENTS
CALENDAR



May 2025

- Swim Park Opening Day
May 24th 10:00am –8:00pm
- Swim Park Opening Day Event
May 24th 11:00am—2:00pm
- HOA Office Closed
May 26th (Memorial Day)
- Swim Park Open Normal Hours
May 26th
- Garland ISD Last Day of School
May 23rd

July 2025

- HOA Office Closed
July 4th (Independence Day)

August 2025

- Garland ISD First Day of School
August 11th

September 2025

- HOA Office Closed
September 1st (Labor Day)
- Swim Park Closing Day
September 28th
12:00pm - 5:00pm

WaterView News

SPRING / SUMMER 2025

POOL SEASON

OPENING EVENT

When : May 24, 2025

Where: WaterView Swim Park

Time: 11:00am—2:00pm

Come and enjoy music, food and fun as we kick off the 2025 pool season. The Swim Park opens at 10:00am and the event starts at 11:00am. Food will be served starting at 11:30am on a first come first serve basis, while quantities last.



COMMUNITY NEWS

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

FUN IN THE SUN

STAYING-A-FLOAT

Aquatic and Lifeguard Management Services



JUST KEEP Swimming

Staying-A-Float will be returning as your lifeguard company this year. They are seeking loyal, dependable and responsible lifeguards to work this pool season. If you are interested in applying please visit www.safguarding.com for more information. Staying-A-Float is looking forward to serving WaterView and having a great summer.

"If you can dream it, you can do it."
— Walt Disney

SWIMMING LESSON FOR KIDS AGES 3-12 YEARS



Session 1: June 9th - 20th
Session 2: July 7th - 18th
Session 3: July 21st - 25th

Swim Evaluations are conducted on the first day of class. Students will be placed in a level according to a set criteria.

Prices:
Group lessons: \$180 per student
Semi-private lessons: \$250 per student
Private lessons: \$350 per student

For details please visit <https://www.safguarding.com/swim-lessons>.

Contact: clay@safguarding.com



learn to swim!

SWIM PARK HOURS OF OPERATION CALENDAR

MAY

SUN	M	TU	W	TH	F	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE

SUN	M	TU	W	TH	F	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY

SUN	M	TU	W	TH	F	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST

SUN	M	TU	W	TH	F	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SEPTEMBER

SUN	M	TU	W	TH	F	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

TABLE OF CONTENTS

Swim Park - Closed

Swim Park Open - 10:00am - 8:00pm

Swim Park Open - 12:00pm - 5:00pm

Swim Park Open - 4:00pm - 8:00pm

Digital Swim Park Pass Registration Instructions

****IF YOU HAVE ALREADY COMPLETED THE REGISTRATION PROCESS YOU DO NOT HAVE TO REGISTER AGAIN****



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****

Community Center/Pavilion 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.**

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.**

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 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.**

GUEST POLICY

Limited Free Guest Passes:

During the swim season each household will be assigned 25 free guest passes. The 25 free guest passes may only be used by guests of members of the household to which they were assigned. The 25 free guest passes may not be assigned to any other household or transferred in favor of a household to which they were not originally assigned.

After the allotted 25 free guest passes have been used, there will be a charge of \$8.00 (checks only) per guest which must be paid at the time of entry into the Swim Park. In the event the Swim Park closes due to inclement weather guest passes will not be redeemed for use on a future date. Guest passes may not be used in conjunction with the rental of the Pavilion or the Community Center.

When Bringing a Guest to the Swim Park a Member of the Household Must:

- Be registered for Swim Park access and be either 18 years of age or must be 16 years of age with written parental consent.
- Sign their guest(s) in at the front gate regardless of age, or if they use the pool or not.
- Accompany their guest(s) in the Swim Park at all times.

Limit on the Number of Guests:

There is a limit of 10 guests per household for any one weekday visit (Tuesday-Friday) regardless if the guest is part of the 25 free guest visits or is paying for admittance. There is a limit of 5 guests per household for any one weekend day (Saturday or Sunday) and Holidays regardless if the guest is part of the 25 free guest visits or is paying for admittance.

Residents and guests must abide by the posted WaterView Swim Park/Slide Rules at all times.

Residents are responsible for their guests at all times!

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 residential sidewalks require maintenance it is the responsibility of the homeowner to repair/replace them.
- ⇒ Boats, campers, trailers, recreational vehicles and RV's must be stored so that they are not visible from any street or common area.
- ⇒ All fences that separate two adjoining lots is considered a shared fence.
- ⇒ All WaterView documents are recorded with Dallas County and be found on the HOA website at www.waterviewhoa.com.
- ⇒ Trash receptacles and recycle bins must be stored in a place where they are not visible from the street or common area.



Several residents seem to be unclear about the Bulk and Brush pick-up schedule, which takes place only once a month. This change was implemented in September 2024 when the City of Rowlett switched to Republic Services as its provider. More detailed information can be found on the city website at <https://www.rowlettx.gov/1548/Trash-and-Recycle-Collection>, which includes the 2025 Bulk & Brush Trash Collection Schedule color-coded by area.

For your convenience, we have simplified this calendar for the WaterView area. The scheduled pick-up week for WaterView is the third week of each month. All Bulk and Brush items must be placed in front of your house, between the curb and the sidewalk, by 7 a.m. on the Monday of the scheduled pick-up week. DO NOT put out items earlier or later than this designated time frame. We encourage you to save this calendar for future reference or, even better, print it out and share it with any neighbors who may not fully understand the schedule.

Let's work together to keep our community looking its best.

2025 WaterView Brush & Bulk Collection Calendar

APRIL

SUN	M	TU	W	TH	F	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY

SUN	M	TU	W	TH	F	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE

SUN	M	TU	W	TH	F	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY

SUN	M	TU	W	TH	F	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST

SUN	M	TU	W	TH	F	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SEPTEMBER

SUN	M	TU	W	TH	F	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER

SUN	M	TU	W	TH	F	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER

SUN	M	TU	W	TH	F	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER

SUN	M	TU	W	TH	F	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

All brush and bulk must be out no later than Monday at 7:00 am on the weeks highlighted in yellow.

The maximum allotted size is 8 cubic yards per collection (example: 1 stove equals 1 cubic yard of material).

Please visit [RepublicServices.com/rowlett](https://www.RepublicServices.com/rowlett) for more information.



Most Commonly Addressed Violations

1. Landscaping:

- a. Front, back and side yards must be maintained on a regular basis which includes mowing, edging, trimming and weeding.
- b. Flowerbeds and tree rings must be cleaned and remain free of any grass/weeds.
- c. Dead landscaping (shrubs, trees, etc.) must be removed/replaced and properly disposed. Please refer to the WaterView Design Guidelines for the requirements per lot size.

2. Rubbish and Debris:

- a. Trash receptacles and recycle bins must be stored in a place where they are not visible from the street or common area. Please note that the city ordinance states that trash receptacles or recycling containers shall not be allowed to remain at the collection point prior to 6:00 p.m. on the day before collection and after 6:00 a.m. on the day after the collection.
- b. Miscellaneous items must be stored in a place where they are not visible from the street or common area.
- c. Brush or Bulk trash should not be placed on the curb before or after the third week of the month.

3. Fencing:

- a. Broken and/or missing wooden pickets need to be replaced and stained so that the fence is a uniform color. Wood fences that are in bad shape need to be completely replaced.
- b. 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 are considered a shared fence.

4. Maintenance:

- a. Mailbox maintenance which includes replacing missing mailbox numbers, painting and straightening.
- b. Cracking flowerbed/tree ring borders must be repaired using the same color mortar so the borders are uniform in color.
- c. Painting the exterior of the home including shutters, trim and doors. Reminder... you must submit an ARC application if you are changing the color.

5. Vehicle Parking:

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

6. Architectural:

- a. An ARC application must be submitted and approved for any exterior work on your property.

7. Sports Equipment:

- a. 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.
- b. Portable basketball goals are prohibited in the street, utility or drainage easement, including sidewalks.
- c. 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.

All the HOA documents are located on the HOA website at www.waterviewhoa.com. Please refer to the WaterView Design Guidelines and the WaterView Use Restrictions for more information.