



**Watercrest Community Association  
Newsletter May 2024**

**Road Sealcoating Start Date Established** The Board of Directors has established a start date with Asphalt Sealers to sealcoat the roadways within our community. The start date, weather permitting will be June 17, 2024. The project will be done in six different stages allowing for appropriate application and dry time and will take place over a 3-week period. This project will include all roads within the community as well as the Amenity Center parking lot and the Crestview and Whale Bay entrances. As part of the project, crosswalks and parking spaces will also be repainted. As we get closer to the June 17 start date, we will provide detailed information and education on the staging of the sealcoat applications, as well as instructions and options for parking while your street is being done.

**Beware of Increased Alligator Activity** Mid-April through the end of May is alligator breeding season in Florida. Several residents have recently reported increased activity of alligators outside of the ponds and far away from the water's edge. Alligators have again been seen between homes and even crossing the roads. Please take extra caution when walking your pets or walking around your home or the neighborhood. Never approach or feed alligators.

**Replacement Sod** The next phase of replacement sod was delayed a few weeks due to the recent alligator activity within the community. In early June, Landscape Committee members and volunteers will be marking the replacement areas and sprinkler heads. **Once the new sod is installed, residents need to water the sod by hand every day for the first two weeks and every other day for another two weeks** as irrigation systems cannot provide enough water to establish the new sod. The next round of sod replacement will occur in the fall (October). If you believe you have an area of sod that needs evaluating, please complete a work order with Artistree. They will either treat the area if it can be treated or recommend to the Landscaping Committee that the area be replaced in the next round of replacement.

**Last Phase of North Fence Erosion Control Project Moving toward finalization** The erosion control project (stabilizing the land along the creek bank and re-installing the fence along the north property line) is mostly completed. Installation of a rocky backfill at the bottom of the fence (where needed) to deter critters from entering yards was completed May 9, 2024. Irrigation line repair and the addition of approximately 3 sprinkler heads per lot will be completed by Artistree in the last week of May and the first week of June. The area will then be final graded with mulch added 18 inches off the fence and sod filled in from the mulch to the existing turf. The board appreciates the Wingood homeowners' patience as we bring this project to closure.

**Cleaning Your Roof** As reviewed at the February, March and April Board meetings and reiterated in the respective newsletters following the Board meetings, our Community Wide Standards require that our roofs, roof gutters, and building exteriors be kept free from visible stains, mildew, mold, and plant growth. Many residents have had their roofs cleaned over the last several months with excellent results. At the May Board meeting it was announced that those residents with roofs still showing signs of stain, mold and mildew, as determined by the property manager, will be receiving letters requesting that their roofs be cleaned.

The Board recommends that the process the vendor uses be a “soft wash” (chemical spray and rinse vs. powerwash) with appropriate steps taken to not damage 1) your roof tiles and 2) your plants and turf on the ground below your roof or where your gutters discharge. Many Watercrest residents have had their roof cleaned in the last few months with great results for as low as \$325. Several residents have mentioned positive experiences with NuLook Cleaning and Sealer Services and My Softwash Guys. Again, **roof cleaning is a required maintenance item by individual homeowners** and is necessary in order to preserve the beauty and ambience of the Watercrest Community. We appreciate your cooperation in keeping up with this maintenance.

**New Property Management Software** Sunstate, our property manager, is in the process of installing a new property management software system with increased functionality for both the Watercrest Board and property owners. This will include a member portal where you will be able to view your financial account on-line. The system is in the process of being phased in and is planned to be completely operational by September 1, 2024. Watch for details in E-Blasts from the property manager over the next few months.

**Activities** You can find the latest Activities calendar on myWatercrest.com. The calendar includes scheduled Board meetings, ARC meetings, and Watercrest social events. More detailed information on individual events will E-Blasted to the Community by the property manager. Be sure to check it out.

**Summer Board Meeting Schedule** The next meeting of the Board of Directors will be held on June 13, 2024 at 6:00 p.m. at the Lift Church at 695 Center Road in Venice. The Board will not meet in July and August. Monthly meetings will resume on September 12, 2024 following the summer break.