



Annual Meeting / Board of Director Election The annual meeting of the membership and election of directors is scheduled for Thursday, December 12, 2024 at the Jacaranda Library. All members were recently mailed their ballot and proxy. Please complete your ballot and proxy per instructions in the packet whether you are attending the meeting or not. The proxy is necessary to establish a quorum and vote on the issue on the proxy. If you did not receive your package, please contact sean@sunstatemanagement.com.

Tree Staking and Stump Removal Green Tops, our tree vendor, will be in the community November 20th and 21st to perform work on our trees incurred by hurricane Milton. They will be working on staking trees (where feasible) and removing trees and stumps based on homeowners' communication of tree issues to the management company after the storm.

Landscaping :

1) Routine trimming of trees will be scheduled on a regular basis beginning next year. The plan is to trim two streets per year starting with Haze and Nearpoint, as they are the oldest streets. This way, all trees will be trimmed every three years.

2) New Shrub trimming standard Commencing in January and February, Artistree will start trimming shrubs on the sides of the homes to the new CWS standard which is **not to exceed 4 feet in height and 3 feet in depth**. Shrubs around lanais will be allowed to be maintained up to 5 feet. The new standards were put in place to allow more light into the areas between homes in order to assist the turf in growing and to help maintain the drainage easement of approximately 2.5 ft on either side of the property line.

3) Sod Replacement. The sod replacement that was scheduled for last summer and was delayed will commence in January 2025.

4) Work Orders If you have general issues with your landscaping such as irrigation issues, weeds, mowing, trimming, dead sod, etc., you the homeowner must submit a workorder to Artistree so that they can review the issue and determine the best potential solution. Workorders can be submitted under "CONTACT US" on the Artistree website, www.Artistree.com.

Routine compliance checks With the revision of the Community Wide Standards completed in June of 2024, the property manager is now performing routine compliance check in order to assure members are following the Watercrest Declaration of Restrictions and the Community Wide Standards. The Declaration of Restrictions and Community Wide Standards can be found on www.mywatercrest.com. Please familiarize yourself with these documents. Members who are not in compliance will receive letters identifying the issue and asking for correction. Failure to correct non-compliance issues may result in fines.

North Fence Landscape Project The Landscape Committee apologizes for the 8+ homes that did not have the sod installation completed in recent weeks. The problem was with the vendor who has been released. A new vendor is in the process of being hired and we expect the sod installation to be completed in the first half of December.

Wingood and Bluff Fence Repair The Board is currently obtaining bids to repair the fences that were damaged along Wingood and Bluff by hurricane Milton. We will provide you with updates as they become available.

Roof Cleaning reminder Roof cleaning, a required individual homeowner maintenance item, began last spring. Homeowners who have not yet cleaned their roofs will receive letters from the management company informing them to do so. The board recommends that you utilize vendors who “soft clean” the roof with mild solutions and take precautions to protect plant life under your roofline. Please have your roof cleaned to avoid potential fines.

Trash & Recycling The Watercrest Declaration of Restrictions and Community Wide Standards require that all trash be placed in closed containers (not just in trash bags) and be placed at the curb (not in the street) the morning of trash pickup (usually) Thursday mornings. We appreciate all in the community following these rules.

Speed Limit A friendly reminder that the speed limit in Watercrest is **15 miles per hour**. Please adhere to the speed limit and obey all traffic signs posted for the safety of those who may be riding bicycles or crossing the street. The speed limit is designated in our community wide standards. Those not adhering to the speed limit may be subject to fines.

Crestview Callboxes for Guest and Vendors To use the gate call box, guests and vendors need to push the lower left option bar labeled “Phone Call.” Look up the name of the owner in the list and press the name. The call box will then automatically call the owner’s designated cell phone. (Codes following the name are not utilized). When the owner answers the call from the gate they must push and hold “6” until a ding is heard. The ding indicates the gate is opening and the call will then automatically disconnect.

If you are having trouble with the “6” button working, please make sure the following numbers are in your contact list on your cell phone: (941) 218-4100 or (941) 231-9871. If you are having issues with the call going to voicemail this is an issue with your carrier blocking robo calls in their system. If that is the issue, you must contact your cell phone carrier for assistance.

Holiday Decorations A reminder that Winter Holiday Decorations may be exhibited at your home between November 15th and January 15th. Our community holiday lights will be turned on Thanksgiving week. The Board of Directors wishes you and your family a very Happy Holiday season!