



A MESSAGE FROM YOUR PUBLISHER

Dear Homeowners and Residents,

Welcome to the inaugural issue of our Water's Edge (WE) Community Newsletter! We are thrilled to bring you this new publication, designed to keep you informed and connected with the events within our community. We hope you find it a valuable resource.

Should you need further clarification on any topic or wish for us to cover a specific community issue in a future edition, please reach out to me. We are here to serve you.

Thank you,

Christina Loddo
904.635.4265

YOUR HOA BOARD OF DIRECTORS (BOD)

Jason Centrella	President	904.716.8035	253 Water's Edge Dr. S.
Dorothy Kerr	Vice President	904.881.4161	273 Water's Edge Dr. S.
Carl Crist	Treasurer	904.285.5961	148 Water's Edge Dr. S.
Christina Loddo	Secretary	904.635.4265	220 Water's Edge Dr. S.
Open	Director	If interested, please email mresetar@maymgt.com or contact a Board Member.	

A MESSAGE FROM YOUR HOA BOD

Dear Homeowners,

Your WE BOD is committed to ensuring the continued success, beauty, and well-being of our community. One of our immediate priorities has been oversight and a better understanding of our fiscal and fiduciary responsibilities to the residents and the HOA.

As budget time is upon us, it is a great time to visit maintenance and long-term projects in front of us. Maintaining and enhancing our community requires careful, and conscientious financial planning. We emphasize the importance of budgeting adequate funds for regular operations and building an adequate reserve to manage and maintain our community effectively, including funding larger scale, long-term repairs, and replacements without imposing unexpected cost assessments on homeowners. Like everyone else we have experienced an increase in pricing in every aspect of our budget, and we have kept the regular assessments and reserve allocations with minimal increases. Capital reserves are crucial for ensuring financial stability, protecting property values, and avoiding special assessments or loans.

Our HOA finances are divided into two main accounts:

1. **WE's Operating Account:** Used for daily expenses such as landscaping, utilities, and minor maintenance. These operating funds are kept in an interest-bearing checking account.
2. **WE's Reserve Accounts:** This is our community's savings for major, infrequent projects, like repairing drainage systems, repaving streets, and curbs, which will be significant expenses in the coming years. These are held in interest bearing money market account and in a CD.

The BOD has recently commissioned a Reserve Study with Community Advisors to update our reserve needs for pavement, curbs, and drainage for the next 5 to 10 years. We found that we needed to update the 2019 study to keep pace with current pricing. In the meantime, you can review our current budget and expenses by logging into WE's community portal at portal.maymgt.com. If you haven't yet registered, you'll need your Account Number and Portal Key to create your login. If you need assistance, please contact our Property Manager at May Management.

FUTURE PROJECTS AND UPGRADED MAINTENANCE

1. Upgrading regular maintenance to include:
 - ✓ Annual power washing of the curbs
 - ✓ Street sweeping during the spring leaf drop
 - ✓ Reserve for catch basin cleaning
 - ✓ Painting of signposts and road markings
 - ✓ Reworking of plant beds at the entry sign with added mulch treatments
2. Capital projects include:
 - ✓ Reworking the south end preserve area to improve aesthetics and maintenance (pricing in progress)
 - ✓ Curb repairs and replacement (assessments being made with reserve study)
 - ✓ Remodeling of the entry sign (2 or 3yr plan)
 - ✓ Repaving of WE Drive North and South 5-10 years (assessments being made via the reserve study).

We strongly encourage all homeowners to create an online account. It provides access to important documents, allows you to view your specific account balance, make online payments, and submit/track ARB requests.

Also, it is vital that we have your most current contact information to keep you informed about association business. Please ensure your email, mailing address, phone number, and other contact details on the 'My Profile' page of the owner's portal is up-to-date!

Thank you for your cooperation.

Your WE HOA Board of Directors

HOA BOARD OF DIRECTORS MEETINGS

WE's HOA meets at 9 a.m. on the third Wednesday of every month.

- ✓ A notice and agenda are posted at the WE Community Entrance 2 days prior to each meeting.
- ✓ During each meeting our financials as well as multiple community issues are discussed.
- ✓ All homeowners are welcome and encouraged to attend in person at our Property Manager's office or via Zoom. The Zoom call-in number will be in the posting's details.

PROPERTY MANAGEMENT COMPANY & PROPERTY MANAGER

May Management is our Property Management Firm; it takes direction from and reports to your HOA Board and as part of those duties administers certain business affairs such as maintenance, accounting, and other community efforts. May Management's Contact info is below:

Michael Resetar ~ mresetar@maymgt.com ~ (904) 273-9832 ~ portal.maymgt.com
MAY Management Services, Inc PV
240 Canal Blvd - Suite 2 - Ponte Vedra Beach, FL 32082

HOW TO FIND IMPORTANT DOCUMENTS

As residents of Water's Edge, we are bound by the terms of both the Sawgrass Master Association and the Water's Edge Sub Association covenants, restrictions, rules, and regulations. These documents are designed to enhance our community and maintain a high quality of life.

Governing documents for the Sawgrass Players Club Association (SPCA) and Water's Edge, including Architectural Review Board (ARB) guidelines, Covenants, Restrictions, Rules & Regulations, the Renewal of Covenants 2017, the Tree Removal Policy, and the 06-19-19 Rental Amendment on the SPCA website: <https://sawgrassplayersclub.org/Waters-edge>.

If you are thinking of making any home improvements, please be sure to check the ARB guidelines. Most changes require the submittal of a SPCA application to Marsh Landing Management Company for approval prior to the implementation of an exterior change.

Please be aware, we are in the process of updating Water's Edge Homeowners Association's Summary of Rules & Regulations (WE R&Rs); a revised copy will be forwarded once updates have been completed. In the meantime, please familiarize yourself with WE R&Rs, they are the encapsulation of our responsibilities. As noted above, they can be found at <https://sawgrassplayersclub.org/Waters-edge>.

INTERESTED IN PLAYING A MORE ACTIVE ROLE IN OUR COMMUNITY?

We are seeking engaged homeowners to join us in shaping the future of Water's Edge. We encourage participation in committees or even joining the HOA Board to contribute to our community's improvement, evolution, and growth.

HOA Board Members: Volunteer leaders responsible for enforcing community rules, managing finances, maintaining common areas, overseeing contracts, and ensuring compliance with governing documents to protect property values and foster a desirable living environment.

Finance / Budget Committee (FBC): FBC Members create the annual budget, manages reserves, tracks expenditures, monitors investments, and schedules/approves audits

Architectural Review Committee (ARC): The WE ARC oversees architectural standards and reviews homeowner modification requests to maintain community aesthetics and safety.

Landscape & Property (L&P) Care Committee: The L&P ensures common area landscaping is well-maintained and beautiful.

Covenants & Maintenance Committee (C&MC): The C&MC is in charge of maintaining WE CCR's and enforcing compliance.

Communications Committee (COM): The COM oversees all resident communications, ensuring timely updates on community news. It includes this **Newsletter, Welcome & Social Events**, and an upcoming **Yard of the Month** program that will recognize and reward residents for maintaining and beautifying their property. More details on this new program will follow. Overall, the COMs ultimate goal is to foster a sense of belonging through community, updates, social events and assistance.



REMINDER ABOUT FALL CLEANUP & MAINTENANCE

Maintaining our properties is essential for enhancing our neighborhood's beauty and preserving property values. As we transition into autumn, please address the following:

- ✓ **Leaf Removal:** Keep lawns, driveways, and frontage free of excessive leaf accumulation. Bag leaves for curbside pickup; do not sweep them into streets, drains, or common areas.
- ✓ **Tree and Shrub Pruning:** Trim dead, damaged, or overgrown limbs, especially those obstructing neighboring properties, hanging near roofs, or potentially impeding emergency vehicles.
- ✓ **Gutter Cleaning:** Clear gutters and downspouts of leaves and debris to prevent blockages.
- ✓ **Lawn Care:** Prepare your lawn for colder weather with mowing, fertilizing, and aeration as needed.
- ✓ **Outdoor Furniture & Storage:** Keep outdoor furniture clean and in backyards or under porticos, not placed in driveways. Store equipment, hoses, miscellaneous items, and toys in unobtrusive areas.
- ✓ **Yard Waste:** Dispose of all yard debris properly, following community and county rules. Piles of brush or leaves are not permitted to remain on your property or in the street for extended periods. **PICKUP DAY IS THURSDAY.**

Additional Considerations:

- ✓ **HVAC Systems:** Schedule a seasonal inspection of your Heat Pumps and Air Handling systems.
- ✓ **Windows and Doors:** Check weatherstripping and seals for improved energy efficiency.
- ✓ **Smoke Detectors:** Test and replace batteries in smoke and carbon monoxide detectors.

THANK YOU FOR MAKING WATER'S EDGE A WONDERFUL PLACE TO LIVE!