



YOUR WATER'S EDGE BOARD UPDATE

Dear Homeowners and Residents,

Last month, we reached out to all homeowners regarding a vacancy on our HOA Board. We were excited to receive interest in this regard, and, after a review of candidates, we are delighted to introduce Joe Thompson, who joined the Board effective October 2025.

We feel Joe's extensive professional background in business management and infrastructure oversight made him an excellent fit. Joe, who is originally from Wheaton, Illinois, founded a successful small business, achieving national success in large commercial, industrial roofing, and sheet metal projects. After retiring, he and his wife, Ann Marie, moved to Colorado. There, Joe actively contributed to community governance. He served 7 years on the Arrowhead Metro District Board in Edwards, CO, helping to oversee essential services such as street and road upkeep, security, transportation, and community subdivision maintenance for 720 homeowners.

In August 2024, the Thompsons relocated here to Ponte Vedra Beach. During his HOA interview, Joe expressed enthusiasm about serving our community, stating, *"I would be honored to serve Water's Edge and collaborate with residents to maintain our neighborhood as a place we're all proud to call home."*

Our HOA values and encourages open communication and teamwork. We believe Joe's diverse experience will help him contribute effectively to our community's operational and fiscal responsibilities, ensuring our neighborhood remains safe, beautiful, and thriving.

FINANCIAL UPDATE

Following our recent Reserve Account study, which was updated to prepare for future pavement, curb, and drainage repair, we recognized the need to increase this Account's annual funding from \$14,000 to \$19,500. Further, normal operating costs, including those associated with May Management's services, communal landscaping, utilities, etc., will also impact our annual budget. Consequently, our quarterly assessments will increase from \$148 to \$201 starting in 2026.

BOARD COMMITTEE CLARIFICATION

As we discussed in last month's inaugural newsletter, we are streamlining Board Committees. Several homeowners have asked about the difference associated with three of them. To alleviate any confusion, we are clarifying several on page 2.

The Architectural Review Committee (ARC)

The ARC maintains our neighborhood's aesthetic standards -- it is interchangeably referred to as the Architectural Review Board (ARB). The ARC /ARBs' role is to review and approve exterior home changes such as additions, renovations, decks, paint colors, pool installations, and major landscaping projects. The Committee's responsibility is to ensure building standards as outlined in our Covenants, Conditions, and Restrictions (CC&Rs). Its goal is to preserve property values through a consistent, attractive appearance, and mindful of safety implications to surrounding homes.

The Landscaping Committee (LC)

This committee will oversee communal areas by coordinating maintenance with contractors, proposing new community landscaping projects, and ensuring ongoing homeowner property maintenance. A subcommittee of the LC will also manage our upcoming "Yard of the Month" program.

Maintaining curb appeal benefits homeowners; a well-maintained home exterior creates a positive first impression that can lead to higher home values/sales prices, while also contributing to a more inviting and pleasant living environment for residents and their neighbors.

The Covenants Control Committee (CCC)

The CCC enforces all community rules and regulations. They monitor compliance, address violations related to parking, trash, property use, and pet regulations, and report issues to the HOA board. They follow a clear process for violation notifications and fines.

NEW YARD OF THE MONTH PROGRAM

Let's celebrate our community's beauty! The Yard of the Month Committee will choose a property that demonstrates uniqueness, beauty, and overall curb appeal, as well as consistency with the Water's Edge ARC guidelines. Winners will receive a Yard of the Month designation, bragging rights, a feature on our social media, and a \$25 gift card to Ace Hardware or Home Depot. Please join us in inspiring neighbors by showcasing your yard!

SHARE YOUR FEEDBACK

We value your input—please share your thoughts: (i) what do you enjoy most about living in Water's Edge, (ii) what would you like changed, (iii) would you attend Board meetings if scheduled on a different day, time, and/or location and, (iv) what topics you would like covered in this Newsletter. Please send your perspective to Christina Loddo at Watersedge.hoa@aol.com

REMINDER

All homeowners should create an online account for access to community documents, account balances, online payments, ARC requests, and to stay informed about community updates. Please go to Water's Edge Homeowner's portal at portal.maymgt.com. If you have access problems, please reach out to our Property Manager, Michael Resetar ~ mresetar@maymgt.com ~ (904) 273-9832.

FROM YOUR HOA BOARD ~ THANK YOU FOR YOUR COOPERATION & SUPPORT!

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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.
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