



WATER'S EDGE (WE) HOMEOWNERS ASSOCIATION (HOA) QUARTERLY NEWSLETTER
VOLUME 2 ~ ISSUE 1 ~ FIRST QUARTER 2026

A MESSAGE FROM THE SECRETARY

Over the past year, improving communication has been a priority for the Board. In the past, updates were primarily available through the website portal, which required homeowners to log in to access information. While workable, that approach did not always ensure broad visibility.

In response, we introduced regular, hand-delivered newsletters to make updates more accessible. As the program evolved and resident preferences became clearer, we transitioned to this quarterly email format — reducing cost and effort while continuing to provide consistent, meaningful updates.

The recent Community Questionnaire confirms these efforts are making a difference. With 70% participation, the results show strong satisfaction with Board communications and a clear preference for email delivery. The survey also reflects a community that feels safe, connected, and proud — while offering thoughtful ideas for how we can continue improving together.

Open, consistent communication builds trust and supports the long-term health of our neighborhood. The Board remains committed to keeping you informed and engaged.

COMMUNITY CONNECTION: RING IN THE NEW YEAR

Our January “Ring in the New Year” gathering brought more than 40 neighbors together for an evening of conversation and renewed community spirit.

The event also served as an opportunity to encourage participation in the Community Survey — and the strong 70% response rate reflects residents’ interest in engagement and dialogue.

Survey results further confirm interest in continuing neighborhood gatherings. Sixty-three percent of respondents indicated they would like additional social events, suggesting continued support for opportunities to connect.

A special thank you to Carol Shalley for coordinating the invitations and helping organize the event, and to her husband, Ray, for the heavy lifting, setup, and cleanup. We appreciate their time and effort.

COMMUNITY QUESTIONNAIRE – FINAL RESULTS

Thank you to the 56 households who participated — representing 70% of the community. This level of engagement provides meaningful insight into our collective perspective.

Resident Profile

- 62% have lived in Water’s Edge more than six years.
- 38% have been residents fewer than six years.

Communication & Governance - These results affirm the value of structured, proactive outreach.

- 74% are satisfied or very satisfied with Board communications.
- 70% find communications effective.
- 94% prefer receiving HOA updates by email.

Safety & Community Reputation

- 91% feel very safe in the community.
- 94% are likely or very likely to recommend Water’s Edge as a place to live.

COMMUNITY APPEARANCE & SHARED AREAS

Survey results indicate 68% satisfaction with shared area and roadway conditions. Regarding the southside shared area, 51% selected the option to leave the area “natural.” This reflects a preference against major redesign or unnecessary capital expenditure — not support for deferred maintenance.

Survey comments and resident dialogue indicate concern about areas appearing unkempt, including overgrowth, displaced ground cover, and inconsistent upkeep. When communal areas appear neglected, it can create the impression of relaxed standards — which do not serve long-term community value. Similarly, while 57% do not support entrance sign renovation currently, this reflects caution regarding cosmetic upgrades rather than endorsement of deterioration.

Recent tree removal costs of \$6,700 underscore the importance of routine oversight. Several trees in communal areas had become structurally compromised, requiring corrective action. Proactive maintenance is typically less costly than reactive intervention.

Going forward, the Board will focus on:

- Consistent routine upkeep
- Preserving natural character without allowing conditions to become overgrown
- Balancing aesthetics with fiscal responsibility
- Monitoring vendor performance to ensure service levels align with community expectations.

Cost discipline remains important, but maintaining baseline standards is essential to protecting long-term community value.

COMMUNITY COURTESY REMINDERS

in addition to comments regarding shared-area upkeep, several written responses referenced pet etiquette and vehicle speed within the neighborhood. While overall satisfaction with community appearance remains solid at 68%, maintaining these standards — and the sense of safety residents value — requires shared responsibility.

As a reminder:

- Dogs must always remain on a leash unless properly contained within an approved electronic fencing system.
- Pet waste should be promptly picked up and properly disposed of.
- Care should be taken to avoid damage to landscaping, turf, and common areas.
- Drivers are encouraged to observe posted speed limits and remain mindful that many residents walk daily throughout the community.

These simple courtesies help preserve the clean, well-maintained environment and safe atmosphere that residents identified as important in their survey responses.

MAY MANAGEMENT

Survey responses reflect a varied perspective regarding May Management’s performance.

- 60% described May Management as responsive or very responsive when contacted directly.
- Overall satisfaction was more mixed: 52% satisfied, 33% neutral, and 15% dissatisfied.

This suggests that while many homeowners receive timely responses to individual inquiries, broader expectations regarding consistency and oversight may differ.

As part of its fiduciary responsibility and long-term planning framework, the Board will issue a Request for Proposal (RFP) for property management services this year. Periodic competitive review is a common governance practice to evaluate performance, service scope, pricing, and accountability.

The objective is to ensure professional management support aligned with community expectations and long-term stewardship priorities.

COVENANTS & ARCHITECTURAL REVIEW

Survey data indicates that 79% have read the Covenants and By-Laws, and 70% understand when ARB approval is required. Among those who interacted with the ARB, 67% are satisfied or very satisfied. Written comments suggest opportunities to clarify architectural standards, enhance transparency, and ensure decisions are grounded in objective criteria rather than subjective interpretation.

As renovation activity increases, architectural oversight must balance preservation of community character with thoughtful modernization. Well-considered upgrades strengthen property values and reflect continued investment in the neighborhood.

As part of the governing document review underway, the Board will evaluate opportunities to clarify standards and support consistent, criteria-based decision-making. Periodic committee renewal — including the addition of new volunteers and fresh perspectives — is a healthy governance practice that helps ensure architectural oversight remain balanced and forward-looking. The objective is not to relax standards, but to apply them clearly and consistently in support of long-term community vitality. Consistent application of standards across all properties remains essential to maintaining fairness, credibility, and community confidence.

CURB REPAIR & INFRASTRUCTURE STEWARDSHIP

Approximately \$50,000 has been earmarked in the 2026 budget for prioritized curb repairs. Given the relationship between curb restoration and future road paving, the Board continues evaluating repair sequencing in coordination with long-term road maintenance planning to ensure cost efficiency and reserve alignment.

Residents interested in contributing to infrastructure and landscape planning are encouraged to volunteer for the Property Care Committee.

ANNUAL BOARD PROCESS – APRIL 2026

As we begin 2026, the Board remains focused on thoughtful stewardship, financial discipline, and strengthening the sense of community that distinguishes Water’s Edge. Board service includes financial and infrastructure planning, covenant oversight, vendor supervision, and long-term community planning — responsibilities that directly impact property values and quality of life.

Three of your five Board members, Dorothy Kerr, Christina Loddo and Carl Crist, have completed two-year terms and, consistent with our governing documents, must re-submit their names for consideration if they wish to continue serving. Additionally, in early February, all homeowners were notified of the opportunity to apply through the end of that month.

If applicants exceed the number of open positions, qualified candidates will be presented to the community for a vote at the Annual Meeting. If applicants equal the number of open positions, appointments may be confirmed in accordance with governing procedures.

YOUR WATER’S EDGE BOARD OF DIRECTORS

We thank you for your continued cooperation, engagement, and neighborly consideration.

Jason Centrella, President | Dorothy Kerr, Vice President | Carl Crist, Treasurer | Christina Loddo, Secretary | Joe Thompson, Director