



WATER'S EDGE HOMEOWNERS' ASSOCIATION QUARTERLY NEWSLETTER

Volume 3 | Issue 4 | Fall 2026

An Exceptional Community. A Place to Call Home

REMINDER — SAVE THE DATE!

As previously announced, our Water's Edge Fall Social is coming up—and we hope you've saved the date! Make sure it's on your calendar:

When: Saturday, October 17 | 4:00–6:30 p.m.

Where: Covered Pavilion Adjacent to the Pool

Bring: A small sweet or savory dish to share

Provided: Tasty bites, soft drinks, and water

NOTE: ALCOHOLIC BEVERAGES ARE PERMITTED BUT ARE BYOB

Whether you've lived in Water's Edge for decades or joined us more recently, come catch up with longtime friends, meet some neighbors you may not yet know, and enjoy a fall afternoon together.

A special thank-you to Water's Edge Social Committee Volunteer Carol Shalley and Board Director Dorothy Kerr, who are organizing this year's gathering. **If you have questions about the Fall Social, please contact:**

Carol: 631-987-2611

Dorothy: 904-881-4161

Let's make this our best-attended gathering yet!

CELEBRATING PRIDE OF OWNERSHIP - SEPTEMBER YARD OF THE MONTH

Congratulations, Wendy & Todd Dittman — 208 Water's Edge Drive South — Water's Edge September Yard of the Month.

Our Yard of the Month program recognizes homeowners whose efforts go that extra step. Wendy and Todd's home beautifully reflects the care, attention, and pride they put into their property. Their land-

scaping and overall presentation not only enhance their home but also contribute to the appearance and character of Water's Edge.

Wendy and Todd, thank you for helping make Water's Edge an exceptional place to call home!

FALL AT WATER'S EDGE

A Little Seasonal Attention Goes a Long Way; after months of Florida heat, rain, and vigorous growth, fall is an ideal time to give our properties some seasonal attention. As temperatures and daylight decline, warm-season lawns naturally grow more slowly. September is generally the final recommended period for lawn fertilization in North Florida.

As fall progresses, reduce irrigation as needed, monitor rainfall, and continue mowing as needed without scalping the lawn. Some winter browning or dormancy is perfectly natural.

Fall is also a good time to remove declining summer annuals, redefine bed edges, and refresh mulch or pine straw. Cool-season flowers can add color as temperatures moderate.

And while curb appeal begins at the street, good property stewardship extends around the entire home—from the front entrance to the backyard and, for many of us, all the way to the water.

OUR TREES, OUR VIEWS & OUR NEIGHBORS

Our mature trees contribute enormously to the established beauty of Water's Edge, but they need attention too. Where mulch has disappeared, leaving bare soil or exposed surface roots, a freshly edged and properly mulched tree bed can make a noticeable difference. Mulch helps conserve moisture, suppress weeds, and protect surface roots while giving the landscape a cleaner, more finished appearance. Remember to keep mulch away from the trunk and the tree's root flare visible.

Fall is also a good time to look up—and to view your landscape through your neighbor's eyes. Look for dead or heavy limbs, branches extending beyond your property or over waterways, and trees or shrubs that have become overgrown.

This is particularly important for homes along our waterways and golf course. Vegetation that may not affect the view from your own home can look very different from a neighboring property. Thoughtful pruning can help preserve our beautiful golf and water sightlines while maintaining healthier trees and reducing the likelihood of weakened limbs falling into our canals.

A good neighborly perspective is sometimes as simple as stepping into your backyard, turning around, and looking at your landscape through someone else's eyes.

When substantial tree work is needed, please be sure to use a qualified tree professional and confirm any applicable ARB requirements.

BE READY FOR THE FIRST COLD SNAP

Last winter reminded us that even Ponte Vedra can experience surprisingly cold temperatures.

Identify sensitive plants now, have breathable frost cloth available, move vulnerable container plants to protected locations when practical, and avoid aggressive late-season pruning that encourages tender new growth.

The evening before a freeze is not the ideal time to discover that every store in town has sold its last piece of frost cloth! A little preparation now can help protect the investment we have made in our landscapes.

OUR FRONTAGE IS EVOLVING

One of the most visible changes at Water's Edge this year has been the transformation taking place along our community frontage.

In 2026, Water's Edge welcomed Yellowstone Landscape as our new landscape management partner. Our Landscaping and Beautification Committees have worked alongside Yellowstone to improve the appearance, health, and long-term quality of our common-area landscaping.

The results are already visible—but landscaping is never really “finished.” Plants mature, seasonal color changes, and newly planted areas take on a different character as they become established. Our frontage will continue to evolve through the seasons as we assess what is working, make adjustments, and build upon the improvements already underway.

Our Landscaping Committee, chaired by Joe Thompson, works with Yellowstone on the ongoing management and maintenance of our common-area landscaping, with the Beautification Committee providing support and continuing to focus on enhancements, seasonal color, and overall presentation.

“Our goal is not simply to make improvements that look good today, but to manage our common-area landscaping and signage thoughtfully for the long term. Working with Yellowstone and the Beautification Committee gives us an opportunity to strengthen the fundamentals while continuing to improve the overall appearance of Water's Edge.”

— Joe Thompson, Board Secretary & Landscaping Committee Chair

LOOKING AHEAD — A NEW VISION FOR OUR ENTRY

Our next beautification initiative addresses both a practical need and an opportunity to enhance one of the most visible features of Water's Edge.

The condition and appearance of our community signage emerged as an area of concern through homeowner comments received in this past year's community survey. Subsequent inspections by Board President Jason Centrella and Board Secretary Joe Thompson confirmed that the stucco on our main entry sign has deteriorated significantly and, in some areas, is beginning to crumble. Addressing the condition of the sign is therefore no longer simply a beautification consideration—it has become a necessary maintenance project.

With that work needing to be done, we have an opportunity to do more than simply repair the deteriorated stucco and return the sign to what it was. Rather than replace the existing entry sign in its entirety, we are taking a thoughtful and cost-conscious approach. Wherever practical, the goal is to preserve what remains structurally sound and build upon it through a significant redesign, creating a more distinctive and elegant entrance while making responsible use of community resources.

Board Vice President and Beautification Committee Chair Christina Loddo has developed a proposed redesign intended to give our main entrance the character of a beautiful estate-style entryway—one that creates a stronger first impression and better reflects the quality and character of Water's Edge. Joe is now working to obtain bids and determine the cost and what will be required to bring the concept to life.

Our other signage is also part of the plan. Rather than replacing our street and corner signs, the goal is to refurbish and repaint them, improving their appearance while preserving what can continue to serve the community well. Together, these improvements would give the Water's Edge frontage a more polished and cohesive appearance.

As with any significant community improvement, funding matters. The Board is evaluating available resources, including savings realized through other projects this year, to determine how we might address these identified signage needs while continuing to manage community funds responsibly. Because repair of the deteriorating entry sign has become necessary, the question before us is not simply whether to undertake a beautification project, but how best to use the work that must be done as an opportunity to improve our entrance for the long term.

Our goal is not simply to repair what has deteriorated, but to preserve what we can, improve what we have, and create an entrance that makes a beautiful first impression and says, unmistakably, "Welcome to Water's Edge."

BEAUTIFICATION — A SHARED STANDARD

"Beautification is about more than adding new plants or seasonal color. It is about establishing and maintaining a standard that reflects the quality of Water's Edge. Every well-maintained lawn refreshed landscape bed, properly cared-for tree, and attractive home contributes to the appearance and value of our entire community.

As we come to the end of another bloom season, I especially want to thank my fellow Beautification Committee members, Carol Hager and Darin Dellilo, for the time, ideas, and hands-on effort they have contributed throughout the season. Their commitment has helped bring many of our beautification efforts to life.

And thank you to our many homeowners whose ongoing care and upgrading of their own properties carries that same standard throughout Water's Edge. We all have a part in keeping that standard strong."
— Christina Loddo, Board Vice President & Beautification Committee Chair

CURBING IMPROVEMENTS — TAKING CARE OF WHAT WE HAVE

Maintaining the infrastructure we already have is an important part of caring for Water's Edge and protecting the appearance and value of our community.

This past quarter, Board President Jason Centrella, Treasurer Syd Smithline and Board Secretary, Joe Thompson, reviewed the curbing throughout Water's Edge to identify and prioritize the areas most in need of refurbishment. As a result of that work, approximately 420 feet of curbing were refurbished, addressing some of the areas where attention was most needed.

Jason and Syd also worked carefully to manage the project within our budget, ultimately completing the identified work at a cost below initial expectations. That reflects an important principle in how we approach community projects: address what needs to be done, establish priorities, and make thoughtful use of the funds entrusted to us.

The savings realized through the curbing project may also provide additional flexibility as the Board evaluates other identified needs, including the planned refurbishment and redesign of our community signage.

Thank you to Jason, Joe and Syd for the time and attention they devoted to evaluating the curbing needs and moving this project forward.

A SMALL ADDITION WITH A PRACTICAL PURPOSE

You may have noticed another new addition this year: a dog-waste bag dispenser and disposal container in the southside shared area.

Joe championed the addition of the station and continues to personally keep it stocked and maintained—one of those behind-the-scenes efforts that can easily go unnoticed but makes a difference in a shared community space.

“This was a simple improvement that just made sense. We have a lot of residents who enjoy walking their dogs through the community, and providing a convenient place for bags and disposal makes it easier for everyone to help keep our shared areas clean and enjoyable.”

— Joe Thompson, Board Secretary & Landscaping Committee Chair

And to our dog walkers—thank you for using it!

STAYING INFORMED & CONNECTED

“One of my priorities this year has been enhancing communication with our homeowners—not simply communicating more often, but providing timely information, greater context around community initiatives, and more recognition of the homeowners and volunteers who contribute to Water’s Edge.

An informed community is a more engaged community. When homeowners understand what is happening, why decisions are being made, and where we are headed, they are better able to participate, ask questions, share ideas, and contribute to our continued progress.

Communication should work both ways, so **please feel free to call me on 904-635-4265 to share your thoughts and ideas—and to let me know if there are other topics you’d like covered here or through our other homeowner communications.**”

— Christina Loddo, Board Vice President & Communications Committee Chair

ENJOY FALL AT WATER’S EDGE

Thank you to the homeowners, committee members, and volunteers who continue to contribute their time, ideas, and energy to Water’s Edge. **WE LOOK FORWARD TO SEEING YOU ON OCTOBER 17!** Come hungry, bring something to share, and let’s enjoy an afternoon together!

YOUR WATER’S EDGE BOARD OF DIRECTORS

Jason Centrella, President
Christina Loddo, Vice President
Syd Smithline, Treasurer
Joe Thompson, Secretary
Dorothy Kerr, Director

September 2026