WCA Monthly Meeting
November 10, 2026 – 6:30 pm
Video call link: https://meet.google.com/rhr-maee-mmz

- **ARBs To Review and Vote**

- **103 Cedar Way** – Remove 2 compromised trees at owner's expense. Noel's Tree Service to perform work.
- **118 Greentree** – Install a permanent cover on back patio. Need insurance
- **303 Waterwood** –
  - Install an in-ground swimming pool, spa, paved pool deck and 2-story screen enclosure, bronze in color.
  - Pool equipment will be installed at the side of the home,
  - 2 palm trees will be removed to accommodate construction,
  - LP gas tank will be buried in the back yard for spa heater,
  - Wiseman Pools will perform the work, Certificate of Insurance and construction plans are attached to the ARB,
  - Contractor will be responsible for obtaining the necessary permits,
  - A survey is also attached illustrating boundaries and where tank will be buried.

- **Invoice Modification**
  - Review and vote on separating the Annual Assessments and the Utility Assessments.
  - Discuss taking the total 2027 Water and Sewer budget and dividing it by 127 members to determine the approximate annual cost per member. Sharon can then adjust the amount slightly to account for the approximately three residences that are not connected to the community sewer system and receive a reduced assessment.

(b) Assessments for Utility Services. In addition to the annual assessments and special assessments authorized by Section 3 and Subsection (a) of this section 4, respectively, the Association shall levy in each assessment year a utility assessment the amount of which shall be determined in advance for each year based upon the current maintenance and operation costs and future utility needs of the development, which said assessments shall be allocated among the owners in such manner and based upon such criteria and factors as shall be determined by the Board of Directors of the Association. The utility assessment shall be due and payable monthly, in advance, or less often at the discretion of the Board of Directors. The utility assessment shall be collectible in the same manner and with the same rights

of lien, personal action, and recovery of attorneys' fees and costs, as in the case of delinquent annual or special assessments, as hereinafter provided.

In the event that the actual operational and maintenance costs of the sewage disposal and treatment facility, the water supply system, and the water treatment facility shall exceed the actual receipts of utility assessments, then such short fall shall be funded by a special utility assessment to be determined and allocated in the same manner as the regular utility assessment, and which special utility assessment shall be due and payable thirty (30) days from date of receipt by Owner. The Board of Directors of the Association shall be entitled to revise from time to time its estimate of operational and maintenance expense of the said utilities and may, thereafter, upon thirty (30) days advance written notice given to each Owner of the institution of such new revised utility assessment, impose a new utility assessment amount.

- **Discuss and Vote on Tree Removal**
    - Remove one large dead pine tree, one hickory tree with heaving roots, and one large limb extending over a homeowner's residence.
    - The trees are located within the Waterwood easement behind Cedar Way.
    - Both trees have damaged the fence at 3 Pine Court in The Springs.
    - The homeowner has requested trees be removed.
- **Storage Yard Fence**
    - Review and vote on a new section of wooden fence installed in the storage yard. Work to be performed by Superior Fence for $1038.25.
- **Discuss Installing Park Benches in Waterwood**
    - Discuss proposal to install park benches in the neighborhood.
- **Clubhouse Garden Rehab**
    - Discuss and possible vote on updating landscaping.
    - Discuss installing rock in the trash can storage area.
    - Discuss timeline since we are nearing Christmas and will need to navigate the Christmas tree.
- **Update on Marina and Storage Yard Spending**

    - Funds need to be spent by end of 2026, or we are taxed on the remaining amount.
- **Additional Budget Meeting**
    - Meeting scheduled for Tuesday, December 1.
- **Trees of Light Event**
    - Friday November 13 – 6:30. Starting at Waterwood entrance and ending at the Clubhouse.