

*Water's Edge Property Owners Association (WEPOA)
May 17, 2021 Newsletter*



Don't Forget:

- For S1-8 property owners at TWE Club House Saturday May 29, 2021, 3-5PM:
 - New WEPOA member signup.
 - All S1-8 developed property owners are invited to come pick up free shopping tote bags, stuffed with Chamber of Commerce and local vendor information, courtesy of the WEPOA Welcoming Committee led by Ashley Jones.
- Tag Your trailers in the parking lot. Trailers not tagged will be removed in July.
- When walking your dog, please keep him/her leashed and pick up the poop. Even on the 'empty' lots. Poop stinks and is a 'hazard' for walkers who try to stay off the street so traffic can safely pass. Just in case you wonder if we're serious about this...lots of folks are not happy with this situation...and they are watching!
- Pedestrians – please walk single file on the road so traffic can safely pass you.
- Drivers – Please keep your speed down - and don't hesitate to motion to drivers who are speeding to go slower.

Update for WEPOA Covenant Management and Architectural Review Processes:

The Willard Companies legally assigned their rights and obligations to manage the Restrictions, Covenants and Conditions ("RCC") for Sections 1 - 8 in TWE to the WEPOA in 2020. Since then, WEPOA has formed the Architectural Review Committee ("ARC") and the Covenant Management Committee ("CMC") to transfer responsibility for covenant management from the Willard Companies to the POA. During transition, these two committees are operating as one, but they will be separated over time. Information on the RCC, CMC and ARC, including applications and reference numbers, can be found by visiting the WEPOA website: <https://twepoa.com>. Whether or not you join the WEPOA, property owners in Sections 1-8 are required to comply with the Restrictive Covenants of their Section, which compliance enforcement is now the responsibility of the WEPOA as set forth in Article 2, Purpose and Powers of the Association, of the WEPOA's Articles of Incorporation (also available at <https://twepoa.com>). WEPOA's purpose includes "regulate the external design and appearance of property and improvements subject to the Declaration in such a manner as to preserve and enhance values and to maintain a harmonious relationship among such structures and the natural vegetation and topography".

Covenant Management Committee (CMC)

External modifications to your property subject to the CMC process include the drain field, plat, walls, easements, setback, fences, garage, roof, tree removal, etc. Typically, these matters can be resolved quickly via email.

Architectural Review Committee (ARC)

New development, major exterior construction/ renovation and dock approvals require the property owner to submit documents into a formal and detailed approval process managed by the WEPOA. Following the Assignment of the RCC to WEPOA, the WEPOA BOD asked Ron Willard II to fill the third seat on the WEPOA ARC committee. Ron graciously agreed and he/ The Willard Companies will, therefore, continue to be involved in this extremely important community activity during the formative period of the WEPOA ARC. Ron is the person with the knowledge, history, and property development records and is invaluable to a successful transition of the ARC from Willard Companies to the WEPOA. We are fortunate that WC will guide the WEPOA. This transition is underway and will continue indefinitely, but for a minimum of several months. When you are contacted by any of the WEPOA ARC members, the BOD would appreciate your cooperation in fulfilling their requests.

Reminder Re: Other Property Matters

As a reminder, with the sale of the club and the assignment of TWE Section 1-8 RCCs to the WEPOA, Willard Construction should no longer be contacted for property owner issues such as septic systems, GIS maps, real property maintenance (such as bush-hogging and grass cutting) and shoreline management. Likewise, such matters do not fall within the ARC or CMC and are not otherwise WEPOA responsibilities. Self-help information is posted on WEPOA's web site: <https://watersedgepoa.files.wordpress.com/2021/04/wepoa-arc-ccr-decision-tree-for-members-4-10-21-1.pdf>

With Best Regards - The WEPOA BOD

*WEPOA BOD: K. Clark Childers, President Evelyn Vaden, Vice President Scott Kula, Secretary Kim Thompson, Treasurer
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