

Water Oak Community Spring Updates

Let's spruce up all those areas that we've left unattended over the winter months, review the ARCs (Architectural Review Guidelines), Bylaws, And CCRs (Covenants, Conditions & Restrictions) (all these documents can be found on the Kuester website).

This is your community and your responsibility to keep it maintained and in good repair all while keeping values high. Let's all work together to make Water Oak the best neighborhood in Mooresville



- **Alleys**

Bergen Way, Border Field, Clemon Place, Goodale Place, Hembree Place, Jeremiah Way, Murphey Place, Racine Place are the responsibility of the homeowners that back out onto those alleyways; smaller patches may be temporarily resurfaced with a quick asphalt mixture

**Please be careful when allowing your children to ride their bikes and other riding toys in the alley as it is very, very dangerous as people may be backing out of their garages and not see your child*

- **Architectural Review**

Before making any changes to anything outside of your house, please make sure to complete an architectural review request (outside paint colors, parking pads, fencing, etc); please see Architectural review process

- **Basketball Goals**

Must be stored out of sight; cannot be permanently left on the street

- **Fences & Houses**

Must be cleaned of all mold and mildew and repaired where needed; whoever owns the fence is responsible for cleaning and repairing both sides

- **Four Way Stop Signs**

In the next 6-8 weeks an additional 4-way stop sign will be placed at the Water Oak/Morehouse intersection; please be aware and alert others.

**Remember, there is already a 4-way stop sign at the intersection of Morehouse/Gresham which does require a complete stop all four ways.*

- **Garage Doors**

Must remain closed except for brief periods of time

- **Gazebo Reservations**

In order to avoid scheduling more than one event at a time, reservation forms must be completed, forms found on website

- **Highway 150**

Based on a news report on WBTV, construction is to begin near the end of this year, early 2025. Follow the progress on NCDOT 150 widening project, attend planning meetings and/or contact a local government representative

- **House numbers**

Should be fully visible to the mail person, delivery people, ambulance, fire department and police; replacement needed when faded or missing

- **Landscaping**

Clean and clear of furniture, trash, trashcans, tools, lawn equipment, toys, blow ups, bicycles, etc with items out of public sight and stored in a garage, storage closet or behind a backyard fence

Mowed and weeded routinely

Shrubs should not be above the roof line or extending onto sidewalks, alleyways or roads

*****Trees in front of, and to the side of your home between the curb and sidewalk, are the homeowner's responsibility**

*****Trees are being removed at the main entrance along with some bushes; the assumption is this is related to the upcoming widening of 150**

- **Mailboxes**

DO NOT BLOCK A MAILBOX; mail persons are not obligated to deliver if mailbox is not fully accessible

*****Mail truck must be able to pull up to the box and drive away from the box without backing up**

- **Noise**

Mooresville's quiet hours are between 10 pm & 7 am

Recently, we've had problems with ding/dong/ditch; please speak to your children about this dangerous habit and remind them to be respectful of other people's property

- **Parking**

Follow all no parking signs

It is illegal to park against the flow of traffic on a public street (our streets are public)

It is illegal to park on a street where a sign reads "No Parking This Side of Street"

It is illegal to park on any portion of a sidewalk; the law is clear that sidewalks are for pedestrians, not cars

It is illegal to block a driveway at any time; the homeowner, police, ambulance, and fire need quick and easy access at all times.

Pool parking lot is not a personal parking lot, pool guest parking only

Use driveways, garages and parking pads to park your cars, as designed

******Sanitation workers remove debris (leaves, grass, branches, etc) on a schedule & request vehicles be off the road during pick up days/times; they will not collect near a vehicle due to liability***

- ***Pets***

Must be on leash at all times

Must not be a barking nuisance to your neighbors

No dobermans, pits, rottweilers or mixes of those breeds allowed

Playground is not a dog park

Waste (poop) must not be left on ground

Waste (poop) must not be thrown in someone else's garbage can or in the garbage cans at the pool

- ***Pool***

FOBS must be ordered by the homeowner

Follow all posted rules and regulations

Furniture moved must be returned

Gates cannot be propped open (code violation)

No night swim hours

Pool hours are 8 am - 8 pm

Pool opens May 25

Umbrellas up, umbrellas down

- ***Sidewalks***

It is illegal to park on any portion of a sidewalk; sidewalks are for pedestrians, not cars

Must be cleaned and all debris including rocks, grass clippings, limbs, children's toys etc as they are fall /trip hazards

Town of Mooresville recently sanded them down to avoid further trip hazards

- ***Trash and recycling***

Cans are allowed out on Monday and stored back out of sight on Wednesday

******If your can(s), like mine, are in need of a bath, this company is already running a route here in Water Oak; to get more information or to sign up for cleaning go to WWW.CanBathNC.COM or by calling 833-CAN-BATH***

For more information log into

Kuester.com, documents, community documents, ARC documents or governing documents, bylaws or CCRs

www.wateroaklkn.com

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