**WATERFORD POINTE**

**USEFUL INFORMATION- 2025**

**Monthly Association Fees**

Payable in advance on or before the 1st of each month, a monthly fee of **$100.00** is payable by check to the Waterford Pointe Homeowners Association (WPHA). Please include your Waterford Pointe address on your check. These payments are not part of your mortgage escrow. Mail or deliver your payment to:

Prince CPA Group

4865 N. Wickham Road, suite 103

Melbourne, FL 32940

**Lawn Mowing**

Lawn mowing including edging, trimming, and blowing are provided by WPHA and paid for out of your monthly association fee. Lawns are mowed:

* NOV-APR: weekly on Tuesdays, weather permitting.
* MAY-OCT: every other Tuesday, weather permitting.

You are responsible for weeding and maintaining any shrubs, flowers, bushes, trees, etc. on your property. Please maintain a minimum twenty-four-inch (24”) barrier/space between any screened area and your lawn to prevent damage to the screen by these trimming services. The lawn service company will not be responsible for damage to property that lack this 24” barrier/space.

**Irrigation System**

This service is maintained and paid for out of your monthly association fee. Your sprinklers are scheduled to operate late at night on Tuesday or Wednesday:

* once a week, NOV-APR, weather permitting
* twice a week, MAY-OCT, weather permitting

All watering services must follow the rules of St. John’s Water Authority. This water is either pumped from our main lake (Pump House 1) or the WPHA well (Pump House 2). The sprinkler system lines, heads, and overall condition is maintained by physical tests on a weekly basis.

**Lawn & Tree Maintenance**

These services are also paid for through your assessment. All lawns are fertilized and/or treated with pesticides six (6) times a year for all residences and our common areas. This work is completed in January, March, May, July, September, and November and includes both weed and insect control. The palm trees lining our streets are ‘hurricane cut’ annually, but all other maintenance is the homeowners responsibility.

**WPHA Bulletin Board, website, and yellow flag alerts**

The WPHA maintains a community bulletin board in our park at Barclay and Wimbledon Drive. Posted items of interest include ARC Requests, election results, and other WPHA notifications. If you see the WPHA “yellow flag” at this intersection it alerts you to check this bulletin board or our website: [www.waterfordpointehoa.com](http://www.waterfordpointehoa.com) for information and/or alerts.

**ARC Request**

Any changes to the outside of your home, except for minor landscaping, requires you file an ARC Request with us (WPHA). This form is available on-line from the WPHA or Suntree Master (SMHA) websites. Once the ARC has been submitted and approved by us (WPHA) it is taken to the SMHA for their final approval, after which you may move forward with your project. Understand some improvements require a small fee from the SMHA for them to complete their inspection duties. All of this information is contained on the SMHA ARC Form and webpage. Please note the WPHA has no fees for these ARC review services.

**Parking and Solicitation Restrictions**

Vehicles cannot be parked blocking the sidewalk or on your lawn at any time. Parking in the street overnight (midnight to 7 am) is also prohibited in Brevard County (Suntree).These violations are subject to a ticket or being towed by the Sheriff’s Department.

There is NO soliciting in Suntree, including Waterford Pointe.

**Trash, recyclables, and yard waste pickup**

This a Brevard County service. Trash (green lid) is picked up twice a week on Tuesday and Friday mornings. Recyclables (yellow lid) are picked up once a week on Tuesday morning. Yard/tree waste is picked up on Tuesday, from a curbside pile or your personal container. No trash or recyclable cans may be placed curb side earlier than 6:00 p.m. on the evening before a scheduled pick-up day. There is **No trash pick-up on:** Memorial Day; 4th of July; Veterans Day; Thanksgiving; or Christmas Day.

**Hurricane Shutters**

Hurricane shutters **may not** be closed on occupied dwellings unless we are under a hurricane alert. Unoccupied dwellings may have their hurricane shutters closed. This requirement is on behalf of your Fire Department who are concerned about quick access to your home being hampered by these shutters being closed when your home. Visit our website for a copy of other SMHA Hurricane guidelines.

**SMHA Violation Letters**

The Suntree Master Homeowners Association (SMHA) has a community-wide inspection service that routinely monitors all Suntree communities for violations regarding their property maintenance. Items generally under consideration are weeds, deteriorating or chipped paint, stains on driveway or roof, closed storm shutters during non-hurricane periods, and similar violations that can be observed from the street. Although we are copied on these letters, the issue and their correction are between the letter recipient and the SMHA.

**WPHA Contact Information**

Please contact any WPHA Board member or use our website ([www.waterfordpointehoa.com](http://www.waterfordpointehoa.com)) regarding any questions or issues you may have.

Thank you!