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CDD Update 2009-03

April 1, 2009

In an effort to keep our residents informed of the current issues of the District, the following information is respectfully provided for your review. Please contact our management firm (GMS) if you have any questions regarding these items.

**1. Road Widening Project:** The project is 99% completed. All of the reflective striping has been completed. In fact, the District utilized this opportunity to complete the previously uncompleted striping along Waterstone Way. ValleyCrest has also completed the landscape in this area and a new Medjool palm tree has been installed at the center of the new traffic circle.

In the coming weeks, electricians will install up-lighting that will showcase this signature palm at night. Additionally, the correct signage is currently being installed and the solar powered school zone flashers should be installed by the end of April 2009. An article regarding this project can be found in the spring issue of Waterstone Living.

**2. Sidewalk Repairs/Upgrades:** The District has taken advantage of low unit pricing from our current road widening contractor (JVA) while responding to resident concerns over root-damaged asphalt sidewalks and concrete curbs that lacked ramps at certain crosswalks. With the remaining budget from the road widening project, the District was able to make all of these repairs, add new ramps in areas that were needed, and install root barriers to prevent the root damage from reoccurring over time.

**3. Guardhouse Project:** On Thursday, March 26<sup>th</sup>, 2009, Niko Consultants was awarded the contract as the lowest qualified bidder for our three guard house project. Management and the project's architects have already met with the new contractors to begin the process of planning construction schedules as the District finalizes all of the permitting process with various officials from Miami-Dade County and the City of Homestead.

All of the palm trees in the affected areas along Waterstone Way and Waterstone Blvd have already been relocated in order to make room for the road modifications in these areas. During the month of April, the road contractor (JVA) is expected to begin modifying these roads and installing

the needed water, sewer, and electrical lines for these buildings. The actual construction of the buildings is expected to begin soon after.

**4. Sod Damage at NE 23 Road and Waterstone Way:** ValleyCrest has installed a new underground drainage system that should prevent the sod from holding water and causing the previous damage from vehicular traffic. New sod has been installed and the District will monitor the area for future damage. If the problem persists, the District may install landscape that will discourage vehicles from driving on the sod in this area.

**5. New Traffic Signal at Waterstone Way and SW 137 Ave:** The project has been completed! The signal was activated on Monday, March 30<sup>th</sup>, 2009 in a flashing mode. The County requires new signals to remain in flashing mode for three days to allow local motorist to become aware of the new traffic signal. The signal should be 100% operational on Thursday, April 2, 2009. An article was written about this project in the spring issue of Waterstone Living.

**6. Community Magazine:** The District has completed the Spring Issue of Waterstone Living and the new 12-page magazine should reach the residents' mailboxes by the first week of April 2009. The magazine issue is also available at the two Waterstone Clubhouses and the Charter School as well as on line at SouthDadeCDD.com. Interested advertisers for the summer issue, should contact our manager at [pwinkeljohn@govmgtsvc.com](mailto:pwinkeljohn@govmgtsvc.com) or 786-271-9208.

**7. New Trees by the Bridge:** During April, the District will be installing new Bulnesia trees at all four corners of the Waterstone Way Bridge in an effort to buffer the surrounding homes and make the area more attractive.

**8. New Seasonal Flowers:** The red and white New Guineas have been replaced with yellow and orange Marigolds for spring.

**9. Fertilization and Mulching:** During the month of April, ValleyCrest is scheduled to replace the red mulch with the new gold mulch which will save the District on long-term replacement costs since the gold mulch retains its color longer. Additionally, ValleyCrest will also fertilize all areas of the District which should bring the landscape to its full potential.

**10. Fence Repairs:** The fence contractor will resume fence repairs throughout the District. An agreement has been made with the Malibu Bay HOA regarding a mutual fence that requires a structural upgrade to prevent ongoing damage near the Florida Turnpike perimeter.

**11. Monument Lighting at Campbell Drive:** The power source has been repaired and power has been restored to the monument.

**12. Entry Feature/Landscape for Waterstone Blvd:** The District's architects and landscape designers have been busy discussing and designing major landscape upgrades in this area as well as modifying the entry features to match those established along Waterstone Way.

We appreciate any comments or suggestions on this or any other items of concern. It should be noted that these are just "highlights" of items we are currently working. For a full depiction of items discussed at our public

meetings, please review the minutes posted on our website,  
[www.SouthDadeCDD.com](http://www.SouthDadeCDD.com) or contact our management service at 954-721-8681.

Thank You,

Alexander Diaz de Villegas, Chairman  
South Dade Venture Community Development District