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CDD Update 2009-04

May 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: Electricians have installed the up-lighting that will showcase the signature palm recently installed at the new traffic circle. All of the correct signage has been installed and although it has been delayed, the solar powered school zone flashers should be installed by mid May 2009.

Additionally, management is negotiating the final purchase of the coral veneers that will be installed along the new gravity walls of the road widening project. If the costs are favorable, the District may also install these same veneers on the Waterstone Way Bridge walls. These veneers will also be utilized on the lower portion of the guardhouses and the Waterstone Blvd monument upgrade. Connecting the stone elements to the prominent features will greatly enhance the look of our community.

2. Sidewalk Repairs/Upgrades: All sidewalk repairs/upgrades have been completed and root barriers have been installed to prevent this damage from reoccurring. During this process, some graffiti was placed on the wet cement. The contractor (JVA) has agreed to remove this graffiti at no additional cost.

3. Guardhouse Project: After thorough review, the District finally obtained its required permits from Miami-Dade County, South Florida Water Management District, and the City of Homestead. JVA Engineers are expected to begin the road modifications and utility runs at the Waterstone Blvd entrance and then the Waterstone Way and Campbell Drive entrance during the week of May 4th, 2009. The contractor, Niko Consultants, will produce temporary roads around the actual construction area in preparation for the guardhouse contractors,. The Waterstone Way and Campbell Drive entrance guardhouse construction will begin during the school's summer recess.

Additionally, management has been coordinating with the District's security consultant and the District's web designer to design an on-line method of registering residents' vehicles and scheduling appointments at the respective clubhouses for the installation of the new gate entry decals. CDD management will coordinate these efforts with the clubhouse management.

4. Sod Damage/Irrigation Upgrades: ValleyCrest and management have been exploring an irrigation option that may prevent over watering in all areas of the District. This upgrade would not only prevent the previous sod damage by vehicles, it would also maximize our water conservation efforts. The District will be applying with South Florida Water Management for grants that may assist with the cost of this new system. Additionally, Florida legislators are reviewing the current water restriction laws to make special exemptions for communities that have this system.

6. Community Magazine: The Spring Issue of Waterstone Living reached the residents' mailboxes on the first week of April 2009. The District is beginning preparations for the Summer Issue. Interested advertisers for the summer issue should contact our manager at pwinkeljohn@govmgtsvc.com or 786-271-9208.

7. New Trees by the Bridge: ValleyCrest has installed one new Bulnesia tree at each corner of the Waterstone Way Bridge (4 trees). With time, this should help buffer the surrounding homes and make the area more attractive.

9. Fertilization and Mulching: All mulch has been replaced by with new gold mulch and the District has been fertilized.

10. Fence Repairs: The fence contractor will resume fence repairs throughout the District. In response to resident concerns during the recent Town Hall Meeting, the contractor will extend some of the lake side fences while the lake water levels are low. This should prevent foot traffic behind homes near the lakes. Residents should continue reporting fencing concerns to management.

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

13. Town Hall Meeting: On Friday, April 24th, the District hosted Waterstone's 3rd Annual Town Hall Meeting. Approximately 82 Waterstone residents attended the meeting which included City of Homestead Mayor Lynda Bell, Councilwoman Nazy Sierra, and Miami-Dade School Board Member, Dr. Larry Feldman. Each discussed the recent progress of the city and school district as well as future plans for both.

The "State of the District" presentation revealed the District's past accomplishments throughout the year, future plans for Waterstone, and the fact that the annual assessments will remain the same for the second consecutive year. The residents enjoyed a brief music video that highlighted the District's progress. This video may be viewed at our official website: www.SouthDadeCDD.com Thanks to all who attended this event.

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 or contact our management service at 954-721-8681.

Thank You,

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