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**c/o Governmental Management Services  
5701 N. Pine Island Rd, Suite #370  
Ft. Lauderdale, Florida 33321  
Phone: 954-721-8681  
Fax: 954-721-9202**

CDD Update 2009-05

June 5, 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:** All of the signage has been completed; however, the solar powered school zone flashers have been delayed due to equipment complications. These flashers should be installed by mid June 2009.
- 2. New Coral Veneers:** The District's guard house contractors will install coral veneers on gravity walls along the recently completed road widening project on Waterstone Way as well as the Waterstone Way Bridge walls. These veneers will also be utilized on the lower portion of the new guardhouses and the Waterstone Blvd monument upgrade.
- 3. Guardhouse Project:** Road construction has begun at the Waterstone Boulevard entrance. Contractors have already removed all the sidewalks and curbs in the area and relocated the storm drains and the one effected street light. In the coming weeks they will run a sewer line, a water line and an electrical line for the new guard house in this area.

Although the District had obtained the appropriate permits from Miami-Dade County and South Florida Water Management District, there have been some unexpected delays with the City of Homestead's final building permit for the three guard house structures. The District is expected to obtain this final permit by Friday, June 5, 2009. The guard house contractors will begin work on all three gates the following week.

Additionally, management has continued 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. Irrigation Upgrades:** ValleyCrest and management have been coordinating with officials from South Florida Water Management to seek the appropriate grants to support an upgraded irrigation system that would not only conserve water, but save on operating costs.
- 5. Community Magazine:** The Summer issue of Waterstone Living magazine is in the editing process and should reach the residents by mid June 2009. Interested advertisers for the fall issue should contact our manager at pwinkeljohn@govmgtsvc.com or 786-271-9208.
- 6. New Bougainvilleas by Lake #7:** ValleyCrest has installed a row of new Bougainvilleas along the fence line near the Turnpike on the west end of Lake #7. With time, this should help buffer the Turnpike traffic and make the area more attractive.
- 7. Fence Repairs:** The fence repairs and additions have been postponed due to the recent rains and lake water levels.
- 8. Entry Feature/Landscape for Waterstone Blvd:** The District's architects and landscape designers have presented their renderings for the monument and landscape upgrades at the entrance to Waterstone Boulevard. The Board has authorized to proceed with these upgrades which includes adapting the current monument to look like a smaller scale of the monuments at Waterstone Way, adding new reverse channel graphics, adding new berms and landscape that will act as a buffer for both sides of Waterstone Boulevard.
- 9. 2009/2009 District Budget:** The Board has agreed that the District's budget will remain unchanged for the 2009/2010 budget year.
- 10. New Fences at the C-103 Canal Easements:** In response to resident concerns over foot traffic along the C-103 canal easement that runs behind various communities within Waterstone, the District has coordinated with South Florida Water Management District (SFWMD) to install new heavy duty fences at the ends of these easements. These fences should significantly reduce the amount of foot traffic that comes from Waterstone's exterior perimeter. Special thanks to Mr. Robbie Speers (SFWMD) and Major Scott Kennedy (Homestead Police) for their assistance with this matter.
- 11. Website Upgrades:** The District will be adding new features to our official website which include a, "Lost and Found" page, an online vehicle registration feature for the new entry gates and a community map feature to help identify areas of responsibility and provide an overview of the Waterstone community.
- 12. Portable Community Yard Sale Signs:** In response to resident and Homeowners Association's (HOA's) concerns regarding the ability to place signs on District property during community yard sales, the District has created new "Community Yard Sale" signs. These signs can be requested from our Field Supervisor, Dennis Baldis by calling him at 954-721-8681.

The signs will be placed on the day of the community yard sale and will only be used for communities (HOA's) that have authorized such with the appropriate permits.

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