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CDD Update 2009-08

September 4, 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. New Coral Veneers:** The contractors have found the same coral veneers found at the monuments located at the Campbell Drive entrance/exit. Management has been negotiating the price and work on the retainer walls near the school should begin by mid October. The bridge portion of this project has been removed until the appropriate budgeting can be allocated.
- 2. Replacement of the Medjool Date Palm Tree at New Traffic Circle:** The palm tree has been replaced and the up-lighting has been repaired.
- 3. New Solar Powered School Zone Flashers:** The new solar powered school zone flashers were activated for the first time on August 26th, 2009. Two sets of these lights are not functioning, but should be repaired in the coming weeks.
- 4. Fencing Repairs/Upgrades:** The District's fence contractor has installed new fencing along the north side of the Waterstone Boulevard and will be adding new aluminum "spokes" to the decorative fencing associated with the four monuments at each end of Waterstone Way. Additionally, several areas will receive fencing upgrades that should prevent the continuous damage to those fences.
- 5. Fertilizing:** ValleyCrest has completed the fertilizing throughout the entire District.
- 6. Hedge Trimming:** ValleyCrest has begun trimming all of the hedges throughout the District and should have this item completed by mid September 2009.
- 7. Mosquito Control:** Miami Dade County Mosquito Control has conducted aerial spraying in the Waterstone area on September 1st and 2nd.

Residents are encouraged to contact the Miami-Dade Mosquito Control Division at 305-592-1186 if infestation persists.

8. Guardhouse Project: The guard house near Campbell Drive has completed its basic shell process and the rough plumbing and electrical has been completed. The guard house on Waterstone Boulevard has advanced in its basic shell and basic plumbing and electrical has begun. The new landscaped berms and irrigation have been completed with only a few minor additions pending for the month of September. The third guard house along Waterstone Way and near SW 137 Avenue has begun its basic shell and electrical conduits have begun. All three guard houses are on schedule and still expected to be completed before the year's end.

The District's management has reached an agreement with both clubhouse management teams in order to begin the coordination of an on-line pre-registration program that will allow residents to register their vehicles on our website. Passes will then be made available at the residents' respective clubhouse where staff will verify the information and affix these passes on the vehicles' windshields. A letter advising of this process is expected to be mailed to all the Waterstone residents by mid October 2009.

9. Community Magazine: The fall issue of Waterstone Living will begin final preparations and editing on Friday, September 4, 2009. This issue is expected to reach the residents by the end of September 2009.

10. Entry Feature/Landscape for Waterstone Blvd: Most of the new landscape at the entrance to Waterstone Blvd has been completed. During the month of September, contractors will begin modifying the current monument to look like a smaller scale of the monuments at Waterstone Way, adding new reverse channel LED lit graphics and a new flower bed.

11. New Waterstone Monument Graphics: The Board recently approved the changing of all six "Waterstone" graphics at all three entrances. The new Waterstone name will be displayed in the newly adopted style and colors. Additionally, the new graphics will be backlit with LED lighting that should greatly reduce long-term electrical costs.

12. New Green Golf Cart: The new solar-powered, 6-passenger, street-legal car has been purchased by the District and should be delivered during the month of September. Residents should begin to see this car during on-site inspections of the District and courtesy landscape tours.

13. New Curbing at Waterstone Way and NE 23 Road: This project has been completed. By mid September, ValleyCrest should restore the sod and add additional landscape features that will enhance the appearance of the area and prevent vehicles from parking in these areas.

14. New Ground Cover Plants Along Waterstone Way and NE 41 Terrace: The Board has approved a ValleyCrest proposal to add various new plant materials (Flax Lilies, Pintas, and Lantanas) at 19 landscape beds along Waterstone Way and NE 41 Terrace for a minimal cost. In all, thousands of new plants will be added as part of our 5-year landscape plan.

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