



**c/o Governmental Management Services
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CDD Update 2010-01

February 3, 2010

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. Dedication Ceremony at Friendship Park:** On **Thursday, February 25th, 2010, at 5:00 p.m.**, the District will host a dedication ceremony at the newly created "Friendship Park" located midway along Waterstone Way; between Waterstone I and Waterstone II. Everyone is welcome to attend this free event.
- 2. 2010 Town Hall Meeting:** The Board of Supervisors has scheduled its 4th Annual Waterstone Town Hall Meeting for **Thursday, April 22nd, 2010 7:00 p.m.** at the Waterstone II Clubhouse. This is a great opportunity for the District and Waterstone residents to discuss the matters of concern and receive insight on our community's future.
- 3. Comcast Easement Agreement:** The District is still waiting for Comcast to provide the agreed cable and internet services for the three guardhouses and both Waterstone clubhouses. Officials from Comcast have assured management staff that such services will be provided before the end of March 2010.
- 4. Holiday Decoration Project:** All holiday decorations and lights have been removed and stored for until the next holiday season.
- 5. Community Magazine:** Preparations have begun for the spring issue of Waterstone Living. Anyone interested in advertising or contributing to this issue should contact Paul Winkeljohn at 786-271-9208. The deadline for ads/articles is Friday, March 5th, 2010.
- 6. School Bus/Sod Damage:** Thanks to an alert resident, the District was able to identify one school bus that caused approximately \$600 of damage to sod located on the District's easement. The school bus company recently reimbursed the District for the damages. Residents should continue to report any damage to District's property.

7. **Curb Repairs at NE 23 Road and Waterstone Way:** Contractors have returned to repair some discolored and disproportionate curbs that were installed in this area a few months ago. By mid February 2010, the area should be restored and new thermal plastic stripping should be added to conceal the new asphalt patch along the curb's edge.
8. **Guardhouse Project:** As the Waterstone Express Pass promotion is launched, contractors have been busy finalizing details at all the three guardhouse locations. Landscaping surrounding the guardhouses has already begun and is expected to be completed by mid February 2010. Waterstone Blvd.'s final road work should be completed by mid February 2010. Security cameras have already been installed at all three locations as the transponders and other security-related items are installed. The guardhouse near the school has had a minor delay as contractors sort out the final main electrical run. All three guardhouses are expected to have all utilities (electric, water and sewer, telephone, and internet) functional by mid March 2010. It is expected that all three guardhouses are to be completely operational by mid April 2010.
9. **Waterstone Express Pass:** The Waterstone Express Pass website has been completed and the first waive of pre-registration letters have been mailed to the residents of the Stonebrook II community. In the coming weeks, the remaining three communities located along Waterstone Blvd. will also receive this letter that provides easy instructions on pre-registering residents' vehicle and allows them to schedule appointments for this installation. Additionally, the Waterstone II staff has been contracted by the District to assist with the coordination and installation of these passes and now offers a staffed on-site customer service desk at the Waterstone II Clubhouse.

Each home will be eligible to receive two free passes if the vehicles are registered before April 2, 2010. Each additional pass or passes registered after April 2, 2010 will require a \$20 fee for each pass. For further details about this program, please visit WaterstoneEpass.com or call the Waterstone II Clubhouse at 305-246-4927 ext. 5.

10. **New Waterstone Monument Graphics/Lighting Effects:** The additional lighting effects related to the recent change in the graphics at all three entrance monuments, are currently on back order. It is expected that by the end of March 2010, the new lighting effects be installed.
11. **C-103 Canal/Turnpike Easements:** The District has taken the initiative to install high grade security fencing in this area in an attempt to deter some of the foot traffic that seems to generate from the west side of the Florida Turnpike. This project is expected to be completed by mid February 2010.
12. **FPL Utility Pole Construction/Easement Damage:** FPL contractors have replaced some sidewalks near the entrance to Pebblebrook II as well as replaced the damaged sod in the area. ValleyCrest will also begin some upgrades to this area in an effort to enhance its general appearance.

13. New Brick Pavers at the Waterstone Blvd. Traffic Circle: This project has been postponed for a few weeks in order to facilitate the road construction schedule at the east end of Waterstone Blvd. The installation of new brick pavers at this traffic circle is expected to begin at the end of February 2010. Additionally, new curbing will be installed to prevent westbound vehicles from entering the circle in the wrong direction.

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