



Hello New Neighbors, on behalf of the Waterford Landing Board of Directors (BOD) and Residents, Welcome to Waterford Landing! We are an HOA neighborhood of 473 homes governed by the Covenants and Restrictions (C&Rs) and By-Laws of Waterford Landing. We are managed by Towne Properties, Inc. Our goal is to “**Create and maintain a vibrant, family-friendly neighborhood - where safety, beauty and property values are priorities for all residents**”. We’ve put together some general information in response to questions that have commonly been asked by homeowners and renters in the past. We hope this information will be helpful to you.

TOWNE PROPERTIES COMMUNICATION: Please call Catherine (Catie) Bader at Towne Properties (TP) 937-222-2550 and provide her with your name, address and email address to make sure it gets linked with the right account. Important information is sent out from TP to all the residents through email.

ARC FORMS AND C&Rs: An ARC(Architectural Review Committee) may be needed for any changes you want to make to your yard or the exterior of your home. Additionally, city permits may also be required for many projects. We recommend you check the C&Rs to see the requirements. If you have any questions, feel free to reach out to the Board.

ARC form: <https://www.waterfordlanding45324.com/p/ARC>

Please see C&Rs found at any of the following:

<https://www.waterfordlanding45324.com/p/HOA-Covenants-and-Restrictions>

<https://townecommunitycafe.securecafe.com/residentservices/condocafe/userlogin.aspx>

HOA
WEBSITE



TRAMPOLINES/POOLS/BASKETBALL HOOPS: There are no trampolines or above ground pools allowed. Small wading pools are allowed (see the C&Rs for details of size). Inground pools are allowed per Fairborn city ordinance and ARC approval. Portable basketball hoops are ONLY allowed in back yards. Permanent basketball hoops in the driveway have specific requirements they must meet per the C&Rs, along with other playground equipment. Please be sure to refer to the C&Rs!

PARKING: Parking is only allowed in your driveway or on the street, not on your grass. (If parking in the street, you must leave 7’ before and after a mailbox for the USPS truck). Please do not block your neighbor’s mailbox.

HOA LANDSCAPING: Mowing/landscaping is usually accomplished on Monday - but may vary due to the weather. You will see crews working around the neighborhood.

TRASH COLLECTION: This is done by RUMPKE on Thursday AM. During the summer they may pick up very early. Trash cans may be placed at the curb the night before. You will have both a trash can and a recycle can. If you have extra trash, you can place those bags next to your cans. Please try to ensure all bags with food in them are in the actual can - as we do have wildlife here that we do not want to attract. All cans must be put back out of sight behind an approved barrier or enclosure by Thursday evening. *If we have a holiday during the week, the collection day may change. Your trash payment is included with your Fairborn City Water/Sewer bill.

DUES: The HOA notice for your upcoming dues will be mailed to you, or you can look it up in your on-line account every November/December. Dues can be paid from the time the notice is received until January 31st. If you pay after the due date of January 31st, you will be charged a late fee and administrative fee.

FISHING: Residents can fish in any of the Waterford Landing ponds. We highly recommend catch and release due to the chemicals used to keep the ponds algae free. Please be responsible and clean up after yourself and be mindful of others and wildlife. We highly discourage fishing in the smaller ponds. Please do not move the fountains as this may damage them.

WATERFORD FACEBOOK PAGE: The account name is Waterford Landing (Ohio). This is the official page, and it is monitored.

Waterford Landing Board of Directors:

Matt Dickman, President

Orson Porter, Board Member At-Large

Anita Swan, Secretary/Treasurer

If you ever have any concerns or questions, please reach out to our Board members at the **HOA email**; waterfordlanding45324@gmail.com

V/r,

Your Outreach Committee ~

Tammy Pendergast and Karen Shusterr 😊 You can reach out to us @ waterfordlanding45324.outreach@gmail.com