

# Water Oak Community Newsletter

*162 Homeowners Working Together As One Community*

July 1, 2022

## **Board of Directors Meeting**

The next Board meeting will be on July 12, 2022, at 6 PM via zoom. Details will be posted online at [mywhisperbend.com](http://mywhisperbend.com)

## **Pond Update**

Through the efforts of our Community Improvement Committee, the "Healthy Pond Collaborative of Manatee" will authorize a **\$3,000 grant** for pond maintenance and upgrades as soon as we are compliant with the three-foot no-mow zone (NMZ) around the ponds **to combat erosion**.

For those owners who don't know this: The HOA owns 15 feet from the water's edge inward to the property line on most homes around the pond (in some instances, it is 20-25 feet). However, the homeowner is responsible for maintaining that property. In addition, the homeowners around the wall must maintain 25 feet from the wall to their lot line. The owners around the fence must maintain five feet from the fence.

The erosion of the shore around the ponds has, and will lead to flooding. To prevent that, the Board has asked owners numerous times to establish an NMZ in the past. The Board has requested this via email, US mail, and announcements at Board meetings. Unfortunately, only a few owners have complied. As a result, we have now reached a point where the banks have occasionally overflowed in some areas. So, for the good of the community, an NMZ will no longer be an option. It will, reluctantly, be mandatory and subject to fining for noncompliance.

The HOA leadership is committed to healthy ponds that are good for the environment, welcoming to wildlife, and protected against damage that would otherwise require costly repairs due to soil erosion. According to the Healthy Pond Collaborative of Manatee, some communities are spending \$50,000 to \$75,000 per pond to repair this damage. For example, we have three ponds in Water Oak. Should the wearing away of the pond bank continue, it could cost \$150,000 on the low end to fix the erosion.

The weight of the mower and person on the pond bank contribute to erosion, leading to eventual bank collapse. To avoid these costly repairs, your BOD encourages all owners to avoid mowing directly over the pond bank to create a three-foot wide "No Mow Zone" (NMZ). Also, we ask those owners who use landscapers to instruct them to stop mowing at least three feet back from the water's edge.

The NMZ should instead be trimmed with a string trimmer (weed whip) or articulated hedge trimmer so that the grass tips fall directly down or backward, but not into the pond. Some people fear that the un-mowed fringe will be a weedy mess, but it needn't be if it is properly trimmed.

An NMZ can be a handsome green collar around our ponds, attractive to butterflies and valuable dragonflies that eat mosquito and midge larvae. In addition, it protects the bank against erosion that would be expensive to correct.

Many homeowners have already established an NMZ. For example, below is a photograph of one WB homeowner's retention pond with an adequately maintained NMZ. As you can see, the grass has thickened and formed a berm, which is hardly visible.



An NMZ, in conjunction with aquatic plants, works together to protect the pond bank and otherwise improve the ecological health of our ponds. Best of all, it costs the homeowner nothing to implement.

### **Water Oak Real Estate**

Because our community is well maintained and our fees are low, many homes in our community are selling in one day.

For Sale 6651 63rd Ter E \$525,000 3bed 2bath 2,137sqft 8,276 sq ft lot

Pending 6311 67th Ct E, \$500,000 3 bed 2 bath 2,114 sq ft 9,148 sq ft lot

Pending 6411 67th St E \$539,000 3 bed 2 bath 1,869 sq f t 7,841 sq ft lot

Pending 6415 67th St E \$599,000 3bed 3bath 2,290sq ft 8,276sq ft lot

Sold - May 26 6718 64th Ter E \$615,000 3 bed 2 bath 2,073 sq ft 7,841 sq ft lot

Sold - May 6 6746 64th Ter E \$540,000 3 bed 2 bath 2,095 sq ft 7,841 sq ft lot

Sold - Apr 27 6610 63rd Ter E \$610,000 3 bed 2.5 bath 2,584 sq ft 8,276 sq ft lot

Sold - Apr 20 6607 63rd Ter E \$810,000 4 bed 3 bath 2,307 sq ft 0.45 acre lot