



Now this feels like home.®

WaterColor Community Association





Welcome to WaterColor

- Established in 1999 by The St. Joe Company.
- 499 acres of land.
- With the addition of Phase V (41 units), we'll be 1,063 units at full build out.
- Currently have 992 units (including 10 under construction).
- "Turned over" to Association in October 2013.
- Professionally managed by CCMC.

Who is CCMC?

- CCMC is the contracted management company for the WaterColor Community.
- Founded in 1973.
- Headquartered in Scottsdale, Arizona.
- Currently serves more than 215 communities in 10 states.

CCMC WaterColor Staff

Administrative

Community Manager – Jacob Marshall
Assistant Community Manager – Tracy Regan
Director of Operations – Lance Anderson
Beach Club Manager – Christopher Phillips
Design Review/Compliance – Andrew Fromknecht
Communications Director – Carly Omenhiser
Administrative Coordinator – Susie Thompson
Administrative Coordinator – Kim Anderson

Maintenance

Maintenance Supervisor – Leon Bartley
Maintenance Technician – Joseph Creedon
Maintenance Technician – Tyler Jackson
Maintenance Technician – Randy Perkins
Maintenance Technician – Steven McKenzie
Maintenance Technician – Roger Kiper
Property Concierge/Maintenance – Jeff Cabe

Security

Security Director – Kendal Ammons
Contracted Security Team – ASA (American Security Associates)

Landscape

Lead Gardener – Cindy Bartley
Gardener – Sabrina Lee
Gardener – Megan Geiger

Lifeguard Staff

Aquatics Supervisor – Kaitlynn Norris
Lead Lifeguard – Jason Campbell
Lifeguard – Dalton Cone
Lifeguard – Tyler Jackson
Lifeguard – Elijah Singletary
Lifeguard – Cassidy Ketchum
Pool Monitor – Levi Ortwein-Culberson
Pool Monitor – Akeem McAfee

Board of Directors

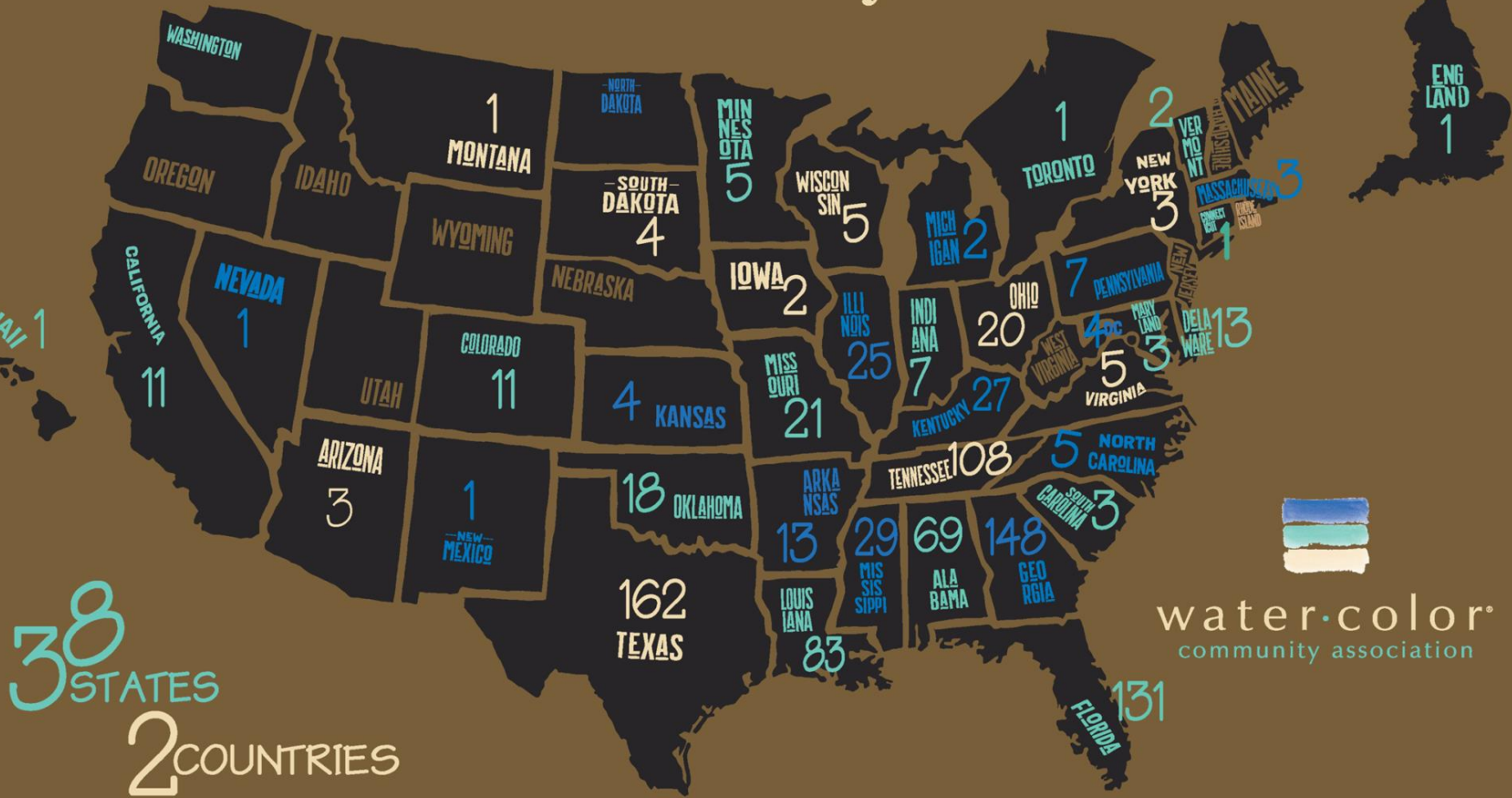
- Randy Carroll – President
- Dan Smith – Vice-President
- Mark Wright – Secretary
- Lance Africk – Treasurer
- Andrew Czarnecki – Director



What does the HOA do?

- Carry out direction from the Board of Directors.
- Maintain standards set by the governing documents.
- Manage finances.
- Maintain common areas.
- Schedule, support events.
- Keep homeowners informed through regular communication.
- Provide 24-hour security.

Homeowners by State



Committees

- Finance Committee - reviews monthly financial statements and makes recommendations to the Board.
- Enhancement Committee - collects information on special projects and makes recommendations to the Board.
- Covenants Committee – Oversees fine appeals and makes recommendations to the Board.

Who is St.Joe Club & Resorts?

- Owner of the WaterColor Inn, The Boathouse, Lakehouse, and all Retail Shops, including the Fitness Center.
- Food and beverage operator at the WaterColor Beach Club and Camp WaterColor restaurants.
- Exclusive Food and Beverage Contract for property.
- Exclusive Beach Vending Agreement (beach chairs).





Amenities

- 9 Community Pools (including lazy river)
- Beach Club
- Emerald Coast Beaches
- 5 Clay Tennis Courts
- 2 Pickle Ball Courts
- Bocce Ball Court
- Half Basketball Court
- Playground
- Soccer Field
- Western Lake
- 4 Piers
- 1 Dock
- Outdoor Amphitheater
- 5 Park Areas
- Gardens
- 5 Miles of Hiking/Biking Trails
- Resort Amenities
 - Boathouse
 - Bike Barn
 - Fitness Center



Homeowner Beach Chairs

- The Association has 50 beach sets for owners and their families
- Chairs must be reserved the day before use on the website between 8 a.m. and 2 p.m.
- Maximum of two sets per WaterColor address.
- Payment will be made at the Beach Hut upon check-in.



Resort Beach Chairs

- To book resort chairs, go to www.watercolorresort.com and click “Beach Setups.”
- Resort chairs can be booked as far in advance as you would like, and as many as you would like.
- Homeowners receive \$15 off the daily rate, which makes them only slightly more than the homeowner section chairs. (This is definitely the better option if you need more than the max of two sets or you know well in advance you are coming during a busy season and will need chairs.)
- The new platform is currently not accepting promo codes; therefore, the full amount has to be processed for all online transactions. This means that you can either book your beach setups online and then send an email to reservations@stjoecclub.com to have your credit card refunded the discount or you can call WC Beach Setup Reservations at 1-888-775-2473 to book your beach setups, in which the full amount will be processed and then a refund for the discount will be processed manually.

Homeowner Cards

- Expire each year on January 5.
- You must have your card on you to enter amenities.
- Make your requests for cards through the website.
- Children 12 and under do not require a card.
- We ask that you make your requests for cards as far in advance of your visit as you can, as the administrative coordinators are handling multiple requests at a time.

Guest Passes

- Owners may obtain guest passes for visiting family and friends. If accompanied, these passes are free. Owner must pick up the guest passes in person.
- There is a per night guest fee/amenity fee for unaccompanied guests and/or renters.

2020 Amenity Fees

Bedroom Count/Cost Per Night

1 Bedroom	\$16.00
2 Bedroom	\$24.00
3 Bedroom	\$30.00
4 Bedroom	\$40.00
5 Bedroom	\$51.00
6 Bedroom	\$60.00
7 Bedroom	\$69.00
8 Bedroom	\$78.00



Assessments

- Billed quarterly in January, April, July and October. Due the first of the month and considered late on the last day of the month.
- Can arrange for automatic debit on whatever day of these months you prefer.
- Be sure the association office has your correct billing address on file.

Events

- WaterColor hosts a variety of events throughout the year. Some of the major events include:
 - Art in the Park
 - Easter Sunrise Service/Easter Egg Hunt
 - Easy on 30A
 - July 4 Bike Parade/Carnival
 - Mountainfilm Festival
 - Turkey Trot
 - Old Florida Holiday
 - Homeowners Weekend





Common Area Usage

- If you are planning a large event at your home, please inform Security so they will be aware of the event.
 - Parking rules still adhere at these times
- Notify the Association for use of a common park or pool so we may calendar the event and make sure irrigation is turned off.
- The area should be returned to its previous condition after use.
- Common areas can not be closed down to other owners for an event.

Communication

- There are several ways to stay informed and we highly recommend signing up for them all.
 - Newsletter
 - Website
(www.mywatercolorcommunity.com)
 - Social Media (@watercolorcommunity)





Design Review Board

- Any landscape, painting, or exterior work to a home must be submitted to the DRB, which meets every two weeks.
- Homeowners are responsible for maintaining everything within their property line.
- Please do not remove or plant anything in common, conservation or native areas.

Trash Collection

- Trash collection occurs daily.
- Flags located on the bins should be lifted to indicate there is trash to collect.
- Homeowners are responsible for maintenance of their trash crib. Design specifications are on the homeowner's website (Resource Center -> Design Review Resources). Paint color: Martha Stewart Cashmere F08
- If you need a new flag, please contact our front desk, and we'll put in a work order to have it replaced.
- To help deter bears and other wildlife, the community's initial use restrictions require owners to have scavenger-proof trash cans.
- It should be noted the importance of putting trash out in the morning hours.

Other tips:

- feed pets indoors or bring dishes inside after feeding.
- clean grills and store them in a locked, secure place.
- remove wildlife feeders or make them bear resistant.

Parking

- Parking on the street is prohibited. (With the exception of contractors during specified hours.)
- An initial warning will be issued for those in violation. Following the warning, fines are \$100 per violation.
- No boats, RVs or trailers may be parked in the community. (There are area storage facilities that can assist with this.)
- Parking in the Tennis Center parking lot is not permitted unless you are using the tennis facility.
- Parking inside the Beach Club garage is reserved for only LSVs, bicycles and ADA vehicles.

Cable/Internet

- Cable and Internet service is provided by Mediacom and included in your quarterly assessments.
- If you would like extra services, you need to contact Mediacom and you will be billed separately by Mediacom for those services.
- We have a Premier Community Customer Service Support Team trained to handle the needs of the community. They can be reached at 1-888-845-6245. Hours are 8 a.m.- 9 p.m. M-F and 8 a.m.-8 p.m. on Saturday and Sundays.
- Wifi is available at all community pool and the beach! The password to access the wifi is: Watercolor2017.



Mail

- Each home has a mailbox located in the kiosk by the pool nearest to your home. It is your choice on whether you want to activate the mailbox.
- Keys to the boxes are issued by the Association office. Please contact our front desk for assistance with your mailbox.
- If you have guests staying in your home, please advise them not to have anything shipped to your home. It is sometimes placed in the mailboxes or lockboxes, and we have no way to access the mailboxes.

Low Speed Vehicles

- All LSVs need to be electric.
- Vehicles must be street legal, insured, registered and registered with the Association office. Contact Susie Thompson in our office at sthompson@ccmcnet.com for assistance.
- Electric bikes are also required to be registered with the association office.
- Each year (January), you'll need to update your registration and receive a new colored decal to place on your windshield.
- Rentals must be made through Electric Cart Company only. ECC may only rent a maximum of 60 carts at any time.
- All drivers must be licensed drivers.



Camp WaterColor Expansion Project



COMPLETE!



Beach Club Expansion Project



WATERCOLOR BEACH CLUB IMPROVEMENTS



COMPLETE!

Questions?

