



# Waterville Estates Association

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Welcome!

On behalf of the Board of Directors and Village District Commissioners, Members, and Staff, we would like to welcome you to Waterville Estates (WvE)! You will soon realize that your decision to purchase a home in the Estates was well worth it as you begin to meet fellow WvE Members and utilize our multi-million dollar Community Center!

In this package, you will find an abundance of information pertaining to Waterville Estates Association (WEA), including copies of the Bylaws, the Restrictions, Easements, and Covenants (RECs) and the Rules and Regulations of the Community Center and Common Property. Please review in their entirety. They outline expectations and obligations for all of us as owners in this amazing community.

We encourage you to sign up immediately in TownSq\*, our owner resource for all things Waterville Estates. This complimentary service is available to all WEA members and keeps you informed of important news, updates, and upcoming events. You will need the 9 digit Evergreen Management account number to create your TownSq account. Follow the instructions on page 2, section 4 of the Evergreen introduction letter where you'll find your account number. Call the Front Desk if you have any issues.

If you wish to receive US mail for your WvE address, you will need to complete a WvE mailbox application\*. In some cases, delivery packages may be held at the Post Office as the Postal Service does not deliver to physical addresses in Waterville Estates.

As a WvE Homeowner, you are entitled to six family photo ID membership passes for admittance to the Community Center facilities. Guest passes are also available to purchase for visitors and renters. Review the Membership Pass Policy\* for details.

Trash and recycling\* is accepted at the Thornton Transfer Station on route 175 just north of Campton Village. The service is supported by town property taxes and requires a transfer sticker available at Campton and Thornton Town Hall.

A propane discount program\* is negotiated each year with Amerigas by our General Manager. Rates will be published each year via TownSq and on our website. Other providers are available and often offer discounts when asked.

WvE is surrounded by the White Mountain National Forest, therefore black bears often venture into our community looking for easy meals, especially in the spring. All trash must be bear proof via metal container or stored inside a secure building. Bears have been known to pull shed doors apart, open car doors, pull down bird feeders and attack a BBQ grill. Please keep the bears safe by keeping them in the forest, not roaming our community for that easy meal. *"A fed bear is a dead bear"*-US Forest Service

Our community roads are roughly 1/3 Campton, 1/3 Thornton and 1/3 private WvE roads. The Village District (WEVD) maintains and plows the private roads. Please check the WvE Road Map\* to determine ownership before calling in an issue.

Tree cutting and modification of the exterior of your property is prohibited without communication with the Building Committee\*. Check the Tree Cutting and other Policy Notices\* to insure you don't get tangled up with the Compliance Committee (oh no!). The Building Committee will review your request and determine if a permit is required.

For 98% of homes in WvE, our water comes from the Village District water system. It is our most important asset, without good water, our properties are unlivable. Funding for water is provided through a semi-annual water fee. Please check water usage policies and reach-out to the District Water Department\* to insure your account is correct for service and billing.

Waterville Estates is managed by two entities, a homeowner association (WEA) and a municipal village district (WEVD). Please take the time to understand these organizations\* and how they oversee your community.

Funding for the all of the WvE amenities, common property and recreation comes from five primary sources:

- Village District Precinct Property Taxes billed semi-annually by your respective town in late spring and late fall. The precinct property tax rate is set by each town based on the annual budget approved by Village District residents during the annual meeting. You must be a registered voter in the respective town to vote at the annual meeting, but all owners are encouraged to participate.
- Association Member Dues billed annually in springtime by Evergreen Management for the Homeowner Association. The dues are based on the prior years amount plus a COLA increase.
- Village District Water Ordinance Fee billed semi-annually in spring and fall by the Village District. It is based on the WEVD Water Department budget and approved at a WEVD Public Hearing.
- Capital Improvement Fund Fee billed as a buy-in fee at time of real estate transaction for home sales, and as a buy-in fee for new home building permits.
- Revolving Recreation Fund financed from food & beverage sales, merchandise sales, facility rentals, day passes and ticket sales.

We have many wonderful amenities located in the Community Center\* including two heated indoor pools and hot tub open 362 days a year, plus two heated outdoor pools and hot tubs that are open during the summer months. There are men's and women's locker rooms, each with showers and saunas. In addition, we have a fitness room, game room, lending library, sand volleyball court, tennis, pickleball and basketball courts, sandy beach and swimming pond, paddle boats, horseshoe area and hiking trails. The Community Center hours change seasonally, so check for updates.

Food and beverage\* options at the Community Center include the Summit Lounge and poolside bar, open during the summer months and special events, plus the Mountain View Pub is open all year. The Campton Mountain Ski Lodge is open weekends, holidays and vacation weeks during late fall and winter months...with or without snow! All lounges are non-smoking and a great place to eat and enjoy our year-round scheduled entertainment. The summer months are jam-packed with many wonderful family friendly events as well as live poolside entertainment. Show your member pass for owner discounts.

Campton Mountain Ski Area\* is open for skiing and riding days and nights, Friday thru Sunday and vacation weeks, pending snow conditions. Tickets can be purchased at the ski lodge and online.

We are always available to assist you with any questions or concerns you may have, and we welcome your comments and suggestions. Our goal is to keep you thrilled with your decision to purchase your primary home or vacation getaway in the Estates, and we look forward to meeting you and your family!

This is just a tip of the information iceberg, please check the \*Owner Quickstart page ==> (<https://www.waterville-estates.com/owner-quickstart>) on our website for further details about TownSq, mailboxes, member passes, amenities, homeowner association, village district and all things Waterville Estates.



Sincerely,

Waterville Estates Association

Board of Directors