



Watergrass Property Owners Association, Inc

2654 Cypress Ridge Blvd. Ste. 101
Wesley Chapel, FL 33544
813-991-1116
www.inframarkims.com

Community Announcement!

Inframark would like to take this opportunity to apologize to any homeowners that have had any challenges reaching our team. Included in this letter is contact information for your management company, our official communication app Townsquare, ARC information, gate access and ways to pay your assessment.

Community Association Manager

Your Community Association Manager, Tirria Williams, will primarily work with the Board as the liaison for vendors, bid out contracts at the Board's request, perform site inspections, prepare reports, attend board meetings, help prepare budgets, and oversee the daily HOA activities of the community. Our Inframark IMS team supports your needs in a variety of ways: accounts payable/receivable, customer care, architectural review, gate remote/access and general operations. You are welcome to contact us anytime you have a question regarding your community. Your community manager performs monthly inspections for deed restrictions and, with summer arriving quickly, this is a great opportunity to evaluate the exterior of your home to correct any violations such as:

- Landscaping, mowing, edging and weeding
- Pressure wash of driveway, roofs and fences
- Remove all commercial vehicles from the property
- Repair any trip hazards in front of your property
- Repair and clean the mailboxes
- Paint the exterior of the home if needed
- Prune tree limbs that are impeding pedestrians from using sidewalk and vehicles from driving on the road due to the limbs hanging low

Questions? Reach out to us!



By Phone:
813-991-1116 (HOA Office)
Our Customer Care Center is open M-F 8am-7pm ET (excluding holidays)
Report Emergencies after our regular office hours by contacting **813-991-1116**

In Person:
HOA Office
2654 Cypress Ridge Blvd., Ste. 101
Wesley Chapel, FL 33544



By Email: CustomerCare@Inframark.com
HOA Community Association Manager:
Tirria.Williams@Inframark.com
Director of Community Management:
Katie.Ivanics@Inframark.com

Our Website:
www.inframarkims.com
(Live Chat Available)



Architectural Applications:

Your community requires an application fee with your Application for Exterior Modifications. Any change to the exterior of your home (landscaping, painting, fencing, alterations, etc.) requires approval from the Architectural Control Committee. Applications are reviewed within fourteen (14) working days of receiving a complete application. Application fees, deposits, and applicable rush fees must be payable in check or money order to **Watergrass Property Owners Association Inc.** and mailed to 2654 Cypress Ridge Blvd., Ste. 101, Wesley Chapel, FL 33544. You may mail in your application to our Wesley Chapel office, drop off or email your application to Modfications@Inframark.com.

Entry Access/Remotes:

If you purchased your home from the original builder, you will receive 2 gate openers at no charge. Additional gate openers may be purchased for \$40/gate opener. You may reach out by calling our office or by email Leila.Long@Inframark.com.

IMS Townsquare- Haven't Registered Yet? Sign Up Now!

Townsquare is the official communication channel for **Watergrass Property Owners Association!** The app is completely accessible via mobile phone, tablet and desktop – and completely private! IMS Townsquare is a place where you can easily connect, ask questions, report Association concerns, view Association documents and receive important updates and information from your Association and Management Company! **Signing up is easy!** Visit IMS Townsquare at <https://watergrasspoa.nabrnetwork.com/signup> to begin the registration process.

Assessment Rate Information:

Below is information on how to pay your assessment. You can pay by mailing in a payment, paying on Centennial Bank, or pay online- via Townsquare. If you have any questions regarding your account balance, please reach out to Erica Anglada at Erica.Anglada@Inframark.com

Association ID – **919**

Assessment due **October 1st**

Interest penalty 18% per annum assessed on payments not received by **October 31st**

Mail check or money order payable to your association

P.O. Box 30061

Tampa, FL 33630

Pay Online- Centennial Bank

<https://my100epay.com>

You will need your **Payment Account Number, Unit ID** and **Posting ID** found on your invoice or coupon.

Pay Online- Via Townsquare

<https://townsquare.nabrnetwork.com>

Log in with your registered email address

Go to **My Account** in top right corner

Select **Payments**

Click on **Make a Payment**

This will redirect you to your online payment portal with Centennial Bank. You will need your **Payment Account Number, Unit ID** and **Posting ID** found on your invoice or coupon.

County Information:

Pasco County

www.pascocountyfl.net

Pasco County Appraiser

www.pascopa.com

Emergency Contact 911

Non-Emergency Pasco Sherriff

727-844-7711(also for street parking)

Pasco County Services

813-929-1212

Trash Service:

Waste Aid

813-996-1457

Water Service:

727-372-0115

Customer Service M-F 8am-5pm

24 Hour Emergency Service

www.fgua.com

School Information:

Pasco County Schools

813-794-2000

352-524-2000

727-774-2000

www.pasco.k12.fl.us

CDD II Contact:

Jordan Lansford-District Manager

Jordan.LansfordI@inframark.com

Ph. 813-991-1116

www.watergrass2cdd.com

CDD I-Gene Roberts

Gene.Roberts@merituscorp.com

813-873-7300 Ext. 397

Electric Service:

WREC

352-588-5115

<https://wrec.net/>

We are excited to be partnered with your Watergrass community. Please reach out with any questions or concerns by calling 813-991-1116 or email Tirria.Williams@Inframark.com.