

Babcock National - COACH HOMES III

November 2025 Newsletter

Greetings, neighbors!

It has been a while since our last update, and a lot of things have happened. A lot of things are happening still. Here is a synopsis:

Roof Repairs

After exceptionally long and difficult negotiations, we were able to convince Lennar to repair all ten of our roofs at no cost to us. CCA, the original roofer, replaced or repaired **ALL** cracked, chipped, and broken tiles. They also applied new sealants where necessary.

Verge Updates

As you know, Babcock Ranch has offered to replace the mulch in our verges at no cost to us. The Board has approved the replacement of mulch with sod. While we currently do not have a time frame, we have signed the necessary contracts and will keep you posted.

- Coach Homes II has also agreed to have sod installed, so the entire block will look uniform
- The current plan is to move the muhly grasses that are currently in the verges to different locations in the community before they lay the sod

Flood Insurance

FEMA (Federal Emergency Management Agency) has decided to revise the flood maps in our area. This means that Water Bird Way will no longer be in a flood zone and there will no longer be a requirement to carry flood insurance.

Power Washing

The Board has scheduled soft power washing of the soffits, gutters, and leaders for November 24th and 25th.

- No need to be home
- A big shout out and thank you to Shelly for negotiating this and getting the company to also power wash our sidewalks at No Additional Charge

2026 Annual Coach Homes III Board Meeting

We have scheduled our annual meeting for **November 20th, at 2:00pm** by Zoom. We will be presenting our 2026 budget at this meeting.

- With this newsletter, you should receive a copy of the 2026 budget and login information to attend the annual meeting via Zoom
- Everyone is urged to attend

Stay Connected!

Join the Facebook page for our block and stay engaged with community updates and discussions:

[Water Bird Way Facebook Group](#)

I want to remind everyone to make use of the Pegasus Portal. Besides paying your bills, there is a wealth of information for review.

[Pegasus Portal Linked Here](#)

Block Party

Last year, around November, we had a Water Bird Way get together at the satellite pool. I would like to organize one this year, too.

- Proposed date - December 13th

Let me know if you're interested. We will nail down the time and further details (food, drinks, etc.) as we gain interest from our residents.

Your Board of Directors is always working hard to advocate for our community's best interests. If you have an interest in, or an opinion of community board work, we invite you to consider being an active participant, as a board member, when elections come around. Special thanks to Greg Moser and Shelly Duckworth. If you have questions or concerns, feel free to reach out at gpmoser4114@gmail.com.

Thank you for being an engaged part of Coach Homes III—together, we keep our neighborhood strong!