

# WindStone Wonders

Published by: WindStone Residential Association  
1724 Holden Farm Place, Ooltewah, TN 37363  
[office@windstonehoa.org](mailto:office@windstonehoa.org) 423.763.1953  
[www.windstonehoa.org](http://www.windstonehoa.org)

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## **IMPORTANT DATES & COMMUNITY REMINDERS:**



WRA Board of Directors meetings are held the second Monday of each month. The next meeting is May 13<sup>th</sup> at 7:00pm at the Whisper Creek clubhouse. Homeowners are welcome to attend the meeting. Time is set aside at the beginning of the meeting for residents to share concerns and questions with the Board.

Following board approval, the prior month's Minutes are posted on the WindStone website [www.windstonehoa.org](http://www.windstonehoa.org). If you are unable to attend a meeting, but have a concern that needs to be addressed, please contact the WRA office at 423-763-1953 or [office@windstonehoa.org](mailto:office@windstonehoa.org).

## **WRA ANNUAL MEETING SUMMARY & ELECTION RESULTS:**

- The required quorum, of 330 returned ballots, for the annual meeting was not met rendering the election results invalid.
- Per the By-Laws and C&Rs, the Board opted to appoint the candidates, Nate Ellwitz, Landon Moser, and Marlene Varney, at the April board meeting.
- In lieu of an annual meeting, an informational session was held for residents.
  - Review of 2023 completed projects and 2024 proposed projects, pending budgetary needs.
  - The 2023 Executive Summary Financial Report & 2024 Budget handouts were provided.
  - Door prizes were awarded to several residents and the meeting concluded after an open Q&A.
  - WRA Board of Directors thanks outgoing board members Doug Ross, Terry Tracy, and Jessica Henn for their time and dedication in serving the WindStone community.

**RENTALS:** If you are thinking of leasing/renting your home, per the C&Rs, board approval is required prior to commencing with a lease. The complete C&Rs are on the Windstone website and you can contact the WRA office with any questions.

**HOME IMPROVEMENTS:** Planning an exterior home improvement project? Changes to the exterior of your property must first be ARB approved **prior** to any modifications or additions. The application is available online at [www.windstonehoa.org](http://www.windstonehoa.org) or by contacting WRA at [office@windstonehoa.org](mailto:office@windstonehoa.org) or 423-763-1953.

**WINDSTONE MAILBOXES:** Does your mailbox need a makeover? When sprucing up your yard this spring, don't forget to give your mailbox some TLC. A little refreshing or minor repairs may be all that is needed. Check to ensure the light is working, the numbers are visible, and the post and box is in good condition.





## Please welcome our new neighbors:

Steve & Pattye McNally: 9646 Moonrise Trail  
 Adam & Michelle Medlock: 1406 Fore Winds Hill  
 Diane Tassie: 9650 Moonrise Trail  
 Mike & Kim Web: 274 Wisley Way  
 Carsen & Jordyn Weeks: 43 Woodpecker Place

## May Yard of the Month

10 South Links Drive  
 John Swanson

Thank you for helping make  
 WindStone a beautiful  
 neighborhood.



### WRA Meeting Highlights for April 8, 2024

The April 8, 2024, WRA Board of Directors meeting was held at the Whisper Creek Clubhouse. Thanks to those who attended. Below please find highlights of the January meeting:

1. Meetings of the WRA Board of Directors are held the second Monday of each month at 7 p.m. at the Whisper Creek Clubhouse. Eight (8) residents attended the meeting.
2. One resident expressed his concerns regarding the dead trees and overgrowth along Windstone Drive between the Whisper Creek entrance and Creek Way Drive and the traffic hazard it presented to drivers and children entering and exiting the school bus.
3. One resident commented on the continued damage to the barrier bars at the back gate and would like to see all offender's license plates provided to local law enforcement. Additionally, he requested re-instatement of 24/7 guards.
4. One resident was concerned about the recent fire and possibly the local fire dept. not being able to get through the gates. A board member stated the gate's emergency vehicle detection had been tested and found to be in working order. Others reported seeing/hearing the fire trucks employ the

yelp system installed on their trucks. The resident further commented on the need for stronger enforcement of the C&Rs.

5. Due to the lack of a quorum for an annual meeting and election, 98 ballots short, the Board chose to appoint new Board members via a motion and approval vote. The new members are as follows: (a) Nate Ellwitz, (b) Landon Moser and (c) Marlene Varney.
6. A slate of officers was nominated: Nate Ellwitz (President), Loni Borkowski (Vice President), and Rene Straub (Secretary). A vote was taken and the slate of officers were elected. The position of Treasurer currently remains open. President, Nate Ellwitz, will act as the interim Treasurer for the time being.
7. RV Lot: New numbered signs for individual spaces will soon be installed and gravel delivery is scheduled for May.
8. A new property rental request was presented to the Board for review. Due to lack of sufficient information, including a proposed lease, the Board tabled the request until the May meeting.
9. An inspection of the dam at Lake Haven was performed and passed inspection. The state inspector indicated that the spillway box and conduits should be monitored and suggested that a retaining wall be installed to prevent further erosion.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for April 8, 2024 which will be posted to the WRA website following their approval by the Board of Directors at the May board meeting.