

WindStone Wonders

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APRIL 2019

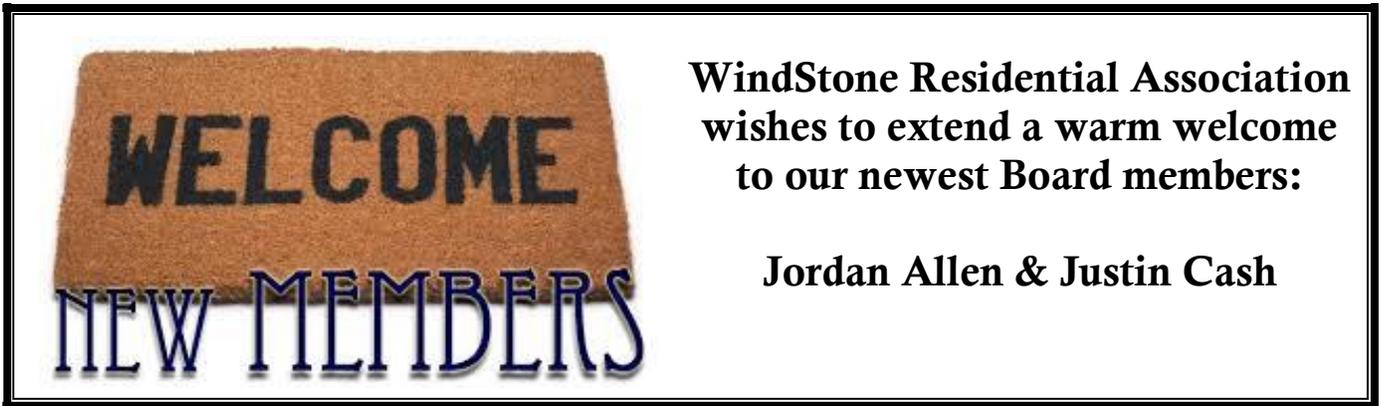
COMMUNITY REMINDERS and NOTICES:



The next WRA Board meeting will be held on
Monday, April 8th @ 7:00 p.m. at the Whisper Creek Clubhouse.



- **YARD MAINTENANCE** – Spring has sprung. Be a good neighbor and keep your yard and home looking maintained and attractive. Don't forget to keep the back of your home and backyard spruced up and looking tidy.
- **PARKING** – Excessive and overnight parking on the streets in WindStone is not allowed. All vehicles must be routinely parked either in the garage or on the driveway.
- **SPEED** – Please help keep our community safe by adhering to the 25mph speed limit.
- **TRASH REMINDERS:** Please bag ALL trash and breakdown cardboard boxes so they are flat. Contact Stephen's Garbage if you have more than the usual amount of trash or to arrange any large item(s) pick up.
- **VEHICLE BAR CODES: Need a new bar code? Follow these steps:**
 - Obtain the "Vehicle Information" form by visiting the WindStone website @ www.windstonehoa.org or pick-up a form at the guardhouse or visit the WRA office located at the Whisper Creek Clubhouse.
 - Return the completed form to the WRA business office by emailing office@windstonehoa.org or drop off the form at the guard house lock box or the Whisper Creek drop box.
 - The WRA business manager will notify you, via email, when your bar code is ready for pick-up.
- **WRA RESIDENTIAL DIRECTORY:** If you know someone who's interested in an advertising spot in the upcoming directory, please refer them to the WRA business office - 706-937-8846 or office@windstonehoa.org.



**WindStone Residential Association
wishes to extend a warm welcome
to our newest Board members:**

Jordan Allen & Justin Cash



WRA Dues Payments:

Many residents are still using the “old” PO Box mailing address and have not provided their bank with the current WRA mailing address. **To avoid late fees, please ensure you’re using the correct WRA mailing address** (1724 Holden Farm Place, Ooltewah, TN 37363). If you have questions about your billing statement, please contact the finance manager directly at wrafinancial@yahoo.com.



Please welcome our new neighbors:

**Tyler & Heather Kendall
42 Herron Lane**

**Appreciation and Thanks to the
Nomination Committee**

The WRA wishes to thank the members of this year’s Nomination Committee, Becky Shull and Danyne Bharj, for their time and dedication in assisting with this year’s election.

Becky and Danyne helped organize and host the Meet & Greet the Nominees, distributed replacement ballots, obtained missing signatures, and conducted the verification count. Thank you for your time and efforts!



Community Yard Sale

Saturday, May 4th

8 a.m. – 12 noon

Held in the parking lot of New Heights Baptist Church. Arrive early to claim your spot and set up your items!

\$5.00 (cash) collected from each participant – to be donated to the church. Advertising provided by WRA.

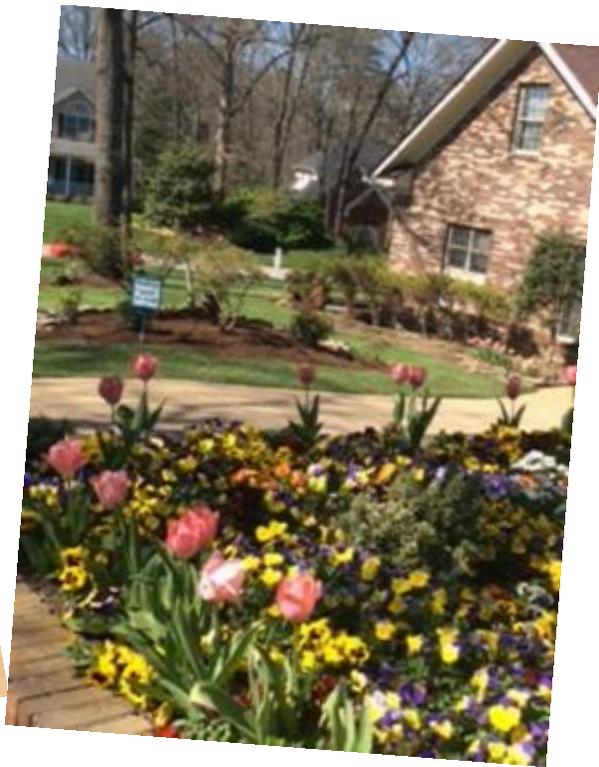
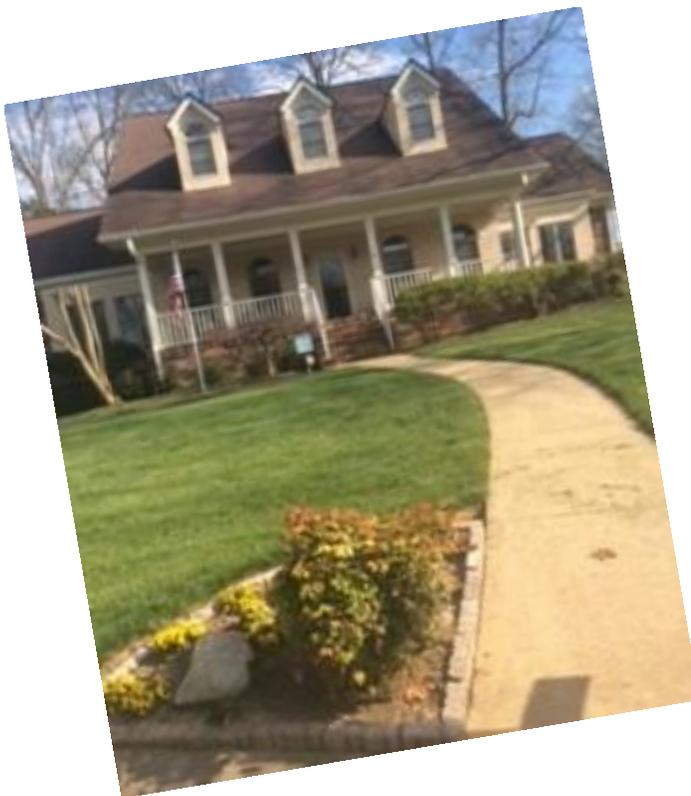


Lake Wisley Update:

Lake Wisley is, unfortunately, experiencing a few issues, including breach of the spillway and more recently the fountain intake pump became clogged with algae. The algae problem has been treated and an improvement is already visible. The fountain will be turned on whenever possible, but will be shut-off during periods of heavy rainfall due to debris clogging the fountain intake pump.

Although the recent application of herbicide worked quickly, the surface algae will likely come back due to an existing seed bank. Other courses of treatment are being explored by the Board, including a dye treatment to block the sunlight and suppress the algae re-growth. Further treatments and attention to Lake Wisley will be implemented as needed. Thank you for your patience and understanding.

APRIL YARD OF THE MONTH



Congratulations
John & Carol Calvert
1422 Woodway Drive



WRA 2019 March Election Results

Ballot Measures	Votes		% of total
Ballot Measures	Reserve Fund - Yes	322	90.4%
	Reserve Fund - No	11	3.1%
	Estate Sales - Yes	242	68.0%
	Estate Sales - No	52	14.6%
24-Hour Guard Survey	Strongly Disagree	85	23.9%
	Disagree	56	15.7%
	Neither Agree or Disagree	28	7.9%
	Agree	49	13.8%
	Strongly Agree	121	34.0%
12-Hour Guard Survey	Strongly Disagree	69	19.4%
	Disagree	27	7.6%
	Neither Agree or Disagree	23	6.5%
	Agree	74	20.8%
	Strongly Agree	101	28.4%

Nominee	Votes	% of total votes
Chandler	111	31.2%
Cash	185	52.0%
Barnes	169	47.5%
Allen	198	55.6%
Pace (ARB)	295	82.9%

1. Quorum was met: Total number of returned ballots: **356 (53.8%)**
2. Total number of returned ballots required to pass ballot measures: **67% of ballots cast once quorum is met.** *See below
3. Reserve Fund Yes = **322**, needed to pass = 239, amendment passes
4. Estate Sales Yes = **242**, needed to pass = 239, amendment passes

*C&Rs (pg. 51), Part Four, General Provisions, Article II, Amendments Section 1. Procedure for Amendments

WRA Meeting Highlights for March 11, 2019

The March 2019 WRA Board of Directors meeting was held as scheduled at the Whisper Creek Clubhouse. Thanks to all of the residents who attended. Below please find highlights of the March meeting:

1. The WRA Annual Meeting will be held March 25, 2019 at the Windstone Grill. Ballots were mailed to residents prior to the meeting and residents will receive an e-mail letting them know that ballots are in the mail. Please return these ballots by March 20, 2019. This year three positions on the WRA Board of Directors are open: two at-large positions and the ARB Chairman position. Additionally, the ballot will include two proposed amendments to the C&Rs, as well as a survey question regarding 24-hour guards. A quorum of 332 ballots must be received prior to commencement of the Annual Meeting. Failure to meet this quorum will cause the meeting to be delayed. All residents are urgently requested to return their ballots (one per household) prior to the deadline to allow time for counting.
2. A number of RV spaces are now open in the RV lot (10 small spaces/3 large spaces). Please contact LeAnn Granic, Business Manager, if you are interested in leasing one of these spaces. The owner of a large cargo trailer illegally parked on the lot in a non-designated space has been identified. However, this owner has not been located. An orange letter notifying the owner that this trailer is illegally parked will be placed on the trailer for 30 days, along with other means of public notification. The trailer is subject to removal after this time.
3. Directors Patterson and Tracy will meet with Phillip Schofield of CTI to discuss possible alternative solutions for the repair of Lonesome Dove. Other road repair and water mitigation issues throughout WindStone are being identified and addressed.
4. The spillway on Lake Wisley has developed a leak. Director Brown and a neighborhood resident have placed sandbags in the spillway to temporarily slow the leak while a permanent solution is sought. Director Brown will be working with an engineering firm to ensure that this leak is properly addressed. The bridge over the spillway has been cordoned off and residents are asked to avoid that area due to safety concerns.
5. The Lake Haven dam passed the tri-annual inspection required by the state of Tennessee. Fountains in both lakes will be temporarily turned off during periods of heavy rain so that the fountain motors do not become clogged with silt, which can cause the motors to fail. The fountains will be turned back on when the water clears.
6. The arms on the back gates are still being damaged quite often. These arms are expensive to repair, and cumbersome to replace. Please allow the arms to fully raise and the gates to fully open before proceeding through.
7. The Morris case is still pending in the courts. John Phillips, litigator of the Morris case, will provide an update about the status of the case at the Annual Meeting.
8. Director Tracy provided the Board of Directors with a detailed capital expense planning tool to supplement the current Future Major Repairs and Replacements summary document. This worksheet can help provide a framework for planning expenses on a yearly basis, rather than just a total cost, and will aid in the budgeting process.
9. Guards will no longer be able to accept dues payments. Please do not hand them your payments. Instead, place them in the WRA locked box located on the exit side of the guardhouse. This box will be checked on a regular basis. Please remember, however, that payments received following the emptying of the box will not be processed until after the box is cleared again. Residents are urged to return their payments a few days before the end of the month to allow time for processing.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for March 11, 2019 (located on the WindStone website).