

WindStone Wonders

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IMPORTANT DATES & COMMUNITY REMINDERS:



HOA Board Meeting

WRA Board of Directors meetings are held the second Monday of each month. The next meeting is August 14th at 7:00pm at the Whisper Creek clubhouse. All homeowners are welcome to attend the meeting and there is time set aside at the beginning of the meeting if you have a question or concern for the Board.

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. You can catch up on community updates by reading the meeting minutes. Following board approval at the monthly meeting, the prior month's minutes are posted on the WindStone website www.windstonehoa.org.



RECYCLING: Recycling is an add-on service provided by Stephens Garbage. Recyclable items are picked up on the 3rd Wednesday of each month and include #1 clear plastic, #2 colored plastic, aluminum, steel cans, mixed paper, newspaper, and cardboard. Each group should be bagged separately in clear or blue bags. Cardboard must be broken down and placed at curb. Glass and plastic grocery sacks are not accepted. Call or text Stephens Garbage for more information on how to set-up this service option @423-693-5132.

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

HOA BILLING QUESTIONS: Please contact the finance manager, Lisa Crowder, at financial@windstonehoa.org or 423-322-8420 if you have billing questions.

LAKE WISLEY UPDATE: The work has been completed at Lake Wisley and the fountain will be turned back on as soon as the water level returns to normal and a fountain cleaning can be scheduled.

WRA RESERVE STUDY: A reserve study is a vital step in assessing the financial health of an HOA and, among other things, evaluates the current status of the Association's reserves. Reserve studies can help circumvent future financial crises by ensuring funding for HOA projects is in place when the need for major repairs or replacements arises.

Reserve Advisors recently concluded a reserve study for WindStone Residential Association (WRA). A November in-person informational meeting to share the reserve study results with residents is being planned. More information and details will be sent to residents closer to the meeting date.

Below, and also on the WRA website, Members Only page (<https://www.windstonehoa.org/residents-only.html>) is a timeline of past and anticipated future actions related to the reserve study.

Reserve Study Timeline (past and projected future actions)

- June 13, 2022, Reserve Study approved by the WRA Board of Directors (BOD)
- February - On-site visit conducted by Reserve Advisors
- March - Initial study sent to BOD for questions, suggestions, and corrections
- April - Final draft sent to BOD
- May - Reserve Advisors presentation to BOD
- June - BOD work session to discuss how to move forward with results and how to communicate results to the community
- August - BOD continue reviewing options on communicating Reserve Study findings
- September - BOD work session to finalize communication
- October - Formal BOD vote at monthly meeting on how to move forward with Reserve Study
- October - Post Reserve Study results to Member Only page on WRA website and send email to the community with the link
- November - Hold in-person informational meeting with the community before monthly meeting



PLEASE WELCOME OUR NEW NEIGHBORS

Arlindo & Domitilda Figueiredo: 9218 Tower Pines Cove
 Richard & Maria James: 48 Hummingbird Hill
 Mike & Elizabeth Warner: 19 Lonesome Dove

WRA Meeting Highlights for July 10, 2023

The July 10, 2023, the WRA Board of Directors meeting was held at the Whisper Creek Clubhouse. Thanks to those who attended. Below please find highlights of the July 2023 meeting:

1. Meetings of the WRA Board of Directors are usually held the second Monday of each month at 7 p.m. at the Whisper Creek Clubhouse. Six (6) residents attended the meeting.
2. A resident made a request to reinstate 24/7 guards at the gate, expressed dissatisfaction with the Board's handling of fencing issues on his property, and requested removal of a tree from WindStone property. The requests were taken under advisement.
3. A resident made a request to reinstate 24/7 guards at the gate and posed several questions related to WindStone's C&Rs, road repair plans, lake maintenance, HOA fees, and status of emergency and contingency funds.
4. Pooling water at the base of a driveway on Windstone Drive and possible remedies were discussed.
5. Windstone Drive culvert repair remedies were discussed. Further discussions to be held at the August meeting.

6. The completion date for the valve assembly/pipe installation is the week of 7/10/23.
7. Three (3) quotes were received for the repair of the RV lot fencing. After reviewing the quotes, it was decided that a fourth quote would be obtained.
8. Blue Jay culvert repair was completed. The culvert will be monitored through normal rain cycles to determine if the completed repair is adequate.
9. Reserve Study Info: A request to have a working session at the beginning of September for the 2024 budget was made. A request was also made to have any potential rate adjustments reviewed by a neighborhood expert panel.
10. The board will review options to relocate speed bumps on WindStone Drive that are located on top of culverts as their current locations are negatively impacting the culverts.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for July 10, 2023, which will be posted to the WRA website following their approval by the Board of Directors.