

WindStone Wonders

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COMMUNITY REMINDERS and NOTICES:



Meeting
Reminder

The next WRA Board meeting is Monday, December 9th
@ 7:00 p.m. at the Whisper Creek Clubhouse (1724 Holden Farm Place).

If you know someone in WindStone who isn't receiving the monthly newsletter or important community notices and updates, please encourage them to contact the WRA office (office@windstonehoa.org) with their current email address.



HOLIDAY DECORATING CONTEST:

Get those holiday lights up and turn them on for this year's Holiday Decorating Contest. Prizes will be awarded to the top three decorated homes and the winners will be announced in next month's newsletter. Judging will take place after 7:00 p.m. on Sunday, December 15th. Last year's winners will help with judging this year's holiday decorating.

Thanks to **Elite Property Maintenance**, for once again installing our holiday lights! We look forward to enjoying them throughout the holiday season.

A special thanks to Tonya Holland and Lynda Pace for painting and freshening the holiday bows!



HOME IMPROVEMENTS: Please remember all exterior modifications to your home or property must be approved by the Architectural Review Committee prior to work commencing. The ARB modification application can be obtained online at www.windstonehoa.org or by contacting the WindStone office at 706-937-8846 or office@windstonehoa.org.

TRASH SERVICE – STEPHENS GARBAGE

Due to the holidays, there will not be a pick-up on Christmas Eve, December 24th, or on New Year's Eve, December 31st. Please remember the six-trash bag limit – this applies to regular trash AND yard debris, such as leaves. If you have more than six trash bags, please contact Charlie Stephens (423-693-5132) to arrange a separate pick-up date.

SEWER INFORMATION:

The sewer portion of your water bill is based on the amount of water used – the more water used, the higher your sewer cost. Other factors affecting your sewer bill include watering your lawn/garden with a sewer connected meter instead of a separate meter or an existing leak.

Sewer rates have risen over the past decade and will continue to rise in this area. The rates went up approximately 9.8% annually from 2012-2020, and then approximately 6%/year thereafter to pay for the EPA ruling involving the City of Chattanooga.

Dave Hammel, owner of the sewer system in WindStone, provided the below information about sewer costs and the sewer rate history from 2002- present. Mr. Hammel will present general information about the sewer system at the WRA December board meeting (Dec. 9th @7:00 pm – Whisper Creek clubhouse). Residents who have specific questions about their bill, should contact Mr. Hammel directly for a personal conversation (rainbro@epbifi.com or 423-593-3192).

Currently, the rate increases generally go into effect beginning October 1st of each year. The rates from 2002 to the present are below and are the billing charges per 1,000 gallons. Every increase below mirrors a rate increase by the City of Chattanooga.

Sewer Rate History:

Effective date	\$/1,000 gal
12/4/2002	\$3.67
4/1/2008	\$4.83
11/1/2008	\$4.98
4/1/2009	\$5.12
1/1/2010	\$5.28
10/1/2010	\$5.43
4/1/2011	\$5.58
1/1/2012	\$5.72
4/1/2012	\$5.86
2/1/2013	\$6.15
4/1/2013	\$6.43
10/1/2013	\$7.07
10/1/2014	\$7.77
10/1/2015	\$8.54
10/1/2016	\$ 9.38
10/1/2017	\$10.30
10/1/2018	\$10.92
10/1/2019	\$11.99

NEIGHBORHOOD SECURITY

Dear Neighbors,

Lately there's been an increase in car break-ins and packages being stolen from porches in our neighborhood and in the surrounding communities. If you suspect criminal activity, please do not notify the gatehouse or the WRA office instead of the police. The guards are not law enforcement and cannot get involved in a suspected criminal situation. If you suspect theft, or any other crime, including stolen packages or car break-ins, please always notify the police as they are the resource authorized to handle these types of situations.

Securing personal property remains the homeowner's responsibility so take measures to reduce the chances of being a victim of theft. Instead of leaving packages unattended on your front porch, consider utilizing other options. Amazon allows you to choose a nearby "Pick-up Point" location and pick up your packages at a time that's convenient to you. FedEx utilizes a similar option with packages being picked up at Walgreens.

Further increase your home and personal property security by parking cars in your garage. If left outside, do not leave any valuables in your car. Consider installing a security system and using ample outdoor lighting, including motion sensor lights.

As good neighbors, let's be extra vigilant and keep an eye out for any suspicious activity. If you see ANYTHING or hear ANYTHING concerning, call the police immediately. We need to make our neighborhood an uncomfortable target for theft.

March 2020 WRA Board Elections – If you are interested in serving on the WindStone Residential Board of Directors, please notify the WRA office at 706.937.8846 or office@windstonehoa.org for more information. You may also contact the Chairperson of the Nomination Committee (Lamar Pace, 423-667-0979) for information about the upcoming election and open Board seats. The best way to support your community and affect change is to get involved!

Please welcome our new neighbors to the WindStone Community!

Patrick & Emily Amos
109 Briarwood Drive

Esther Johnson
1835 Holden Farm Place

Mark & Judie Vernon
467 Wisley Way



WRA Meeting Highlights for November 11, 2019

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

1. Many residents have raised concerns regarding their higher-than-usual sewer bills. Residents are reminded that the WRA does not own nor manage the sewer system. Mr. Dave Hammel, owner of the sewage system servicing WindStone, will present information regarding the system at the December 9, 2019 WRA board meeting. This will be a general overview of the system and sewer charges, and is not intended to answer questions regarding individual bills. Residents with concerns regarding their specific bills should contact Mr. Hammel directly.
2. Please report any maintenance issues for common area property items to the business office. These items will be examined and added to the general maintenance list when appropriate.
3. Per WRA policy, barcodes are deactivated when a resident's unpaid assessments are in excess of \$300.00. Residents with questions regarding their account are encouraged to contact the finance manager at financial@windstonehoa.org.
4. Work will begin shortly on the Lake Wisley spillway, which has developed a large leak that has led to low water levels in the lake. Once this repair is complete and the water level has sufficiently risen, the fountain will be turned back on.
5. Two additional light poles will be added to the RV lot for increased visibility. North Georgia Electric Membership Corporation will complete the installation of these poles, which is expected to occur in January 2020.
6. Five WRA Board of Directors will be up for election in 2020. Each term runs for three years, and no Director shall serve more than two (2) consecutive terms. All homeowners in good financial standing with the WRA are eligible to run for the Board of Directors. Please contact the business office for more information if you are interested in serving the WindStone community in this manner.
7. The WRA 2020 budget has been approved. The budget is available for review upon request.
8. The winning homes of the 2019 Halloween Decorating Contest were located at 9404 Lazy Circles Drive, 2027 Holden Farm Place, and 9442 Lazy Circles. These homeowners were presented with small Halloween-themed trophies. Previous winners helped to choose this year's award recipients. Thank you to all those who participated in the contest.
9. Thank you to Director Tonya Holland for repainting the large red bows used in our Christmas decorations. Christmas lights will be installed prior to Thanksgiving, and the lights will be turned on the Friday following Thanksgiving.
10. Judging for the annual Holiday Decorating Contest will be on December 15, 2019 at 7 p.m. Previous winners will act as judges for this contest.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for November 11, 2019. Upon approval of the November 11 Meeting Minutes at the December board meeting, the complete November 11, 2019 Meeting Minutes will be posted on the WRA website.