

# WindStone Wonders

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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 December 11<sup>th</sup> at 7:00pm at the Whisper Creek clubhouse. All 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.

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). 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](http://www.windstonehoa.org).

**HOA DUES INCREASE:** At the November 13, 2023 WRA meeting, board members unanimously voted in favor of increasing the monthly HOA dues in the amount of \$25.00, effective January 1, 2024, followed by an additional increase of \$20.00 monthly beginning in January 2025.

The dues increase is necessary for the improvement and maintenance of the common properties and to adequately fund the essential functions of the Association. All WindStone homeowners will receive a notification letter in the mail in the upcoming week.

HOA payments currently set up with WindStone's auto draft pay will be automatically adjusted by WindStone's finance manager to reflect the updated amount (\$100.00/monthly) per the January 2024 billing statement.

If you utilize another form of payment for your HOA dues, such as auto bill payment through your bank, personal checks, etc. it is your responsibility to update your HOA payments to reflect the correct amount due. Please contact the finance manager, Lisa Crowder, at [financial@windstonehoa.org](mailto:financial@windstonehoa.org) or 423-322-8420 if you have billing questions.

**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](http://www.windstonehoa.org) or by contacting WRA at [office@windstonehoa.org](mailto:office@windstonehoa.org) or 423-763-1953).

**HOLIDAY TOUR OF HOMES:** Looking for a little extra sparkle this holiday season? Please join us for a special holiday event in WindStone. See invite below. RSVPs are not required, but are appreciated ([office@windstonehoa.org](mailto:office@windstonehoa.org)). Don't forget to bring your donation gift (unwrapped).

Ladies of Windstone, please join us for a

# Holiday TOUR OF HOMES

THURSDAY, DEC | 14 | FROM 6 - 9 PM

Stop by these homes in any order to mingle with neighbors and enjoy festive decor and tasty treats!

**ANGELA LUSK** The Overlook - 9467 Lazy Circles Drive  
**SHIRLEY HICKS** Lake Haven - 9325 Ancient Oaks Drive  
**LEA PIKE** Lake Haven - 9321 Ancient Oaks Drive  
**RENEE MOORE** Lake Haven - 1614 Oakhurst Drive  
**BECKY PEARCE** The Pines - 152 Circlestone Drive

This event will support YCAP, please bring an unwrapped gift for a boy or girl, age 9-12. Wish list items: hygiene products, sports equipment, socks, school polos. Gifts will be collected at Becky Pearce's home.

**HOLIDAY LIGHTS:** American Exteriors has provided the twinkle and dazzle of the holiday lights in WindStone. Special thanks to board member Loni Borkowski, for coordinating the installation of this year's holiday light display.

**CHRISTMAS TREE PICK-UP:** The next yard debris pick up, including Christmas trees, is Wednesday, January 3rd. Please have your tree curbside no later than 8:00 am and remember the yard debris pick up is an additional paid for add-on service. Contact Charlie Stephens (423-693-5132) if you have questions regarding your trash service.



*The WRA Board of Directors wishes you a joyful holiday season*





## DECEMBER

### Yard of the Month

377 Blue Jay Parkway  
Emanuel & Tanya Diaz-Vega

Thank you for helping make  
WindStone a beautiful  
neighborhood.



Mark & Julie Dragoo: 43 Meadowstone Circle  
Ruel & Jennifer Lagutin: 9232 Loch Haven Cove  
Jaimee Lockwood & Darcy MacDougald: 9216 WindStone Dr.  
Alex Szabo & Meghan Morgan: 9229 Lazy Circles  
George & Sally Edison: 1946 Holden Farm Place

### WRA Meeting Highlights for November 13, 2023

The November 13, 2023, WRA Board of Directors meeting was held at the Whisper Creek Clubhouse. Thanks to those who attended. Below please find highlights of the November 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. Fifteen (15) residents attended the meeting.
2. Residents expressed concerns including, but not limited to, the authority of the Board to raise dues and designate more than 20% of those dues to the Road Reserve, citing that it was a possible violation of the C&Rs; the depth of paving materials to be used for repaving, the amount of the phone bill, security and the HOAs duty of care; request for meeting minutes from the 11/9/23 information meeting; the scope of future work; the dues increase, water around a resident's property, and tree removal request; whether a security review had been performed, and if an engineering report was included with the reserve study.
3. A dues increase of \$25.00 will be put into place on 1/1/24 which represents \$20.00 for infrastructure repairs and replacements and \$5.00 for operating inflation and an additional increase of \$20.00 will be added in January, 2025.

4. The irrigation and front gate landscaping will be completed by spring of 2024.
5. The culvert collapse at 173 Blue Jay Pkwy is being investigated by the ARB committee.
6. The clubhouse rental agreement, for monthly board meetings, with Whisper Creek was renewed.
7. Holiday lighting was installed at the front and back entrances by American Exteriors in the amount of \$5,552.00.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for November 13, 2023 which will be posted to the WRA website following their approval by the Board of Directors.