

WindStone Wonders

Published by: WindStone Residential Association
1724 Holden Farm Place, Ooltewah, TN 37363
office@windstonehoa.org 706.937.8846
www.windstonehoa.org

FEBRUARY 2021
VOLUME 25, ISSUE 2

IMPORTANT DATES & COMMUNITY REMINDERS:



The next WRA Board meeting is Monday, February 8th at 7:00 p.m. The meeting format will be virtual, due to the current Hamilton County COVID guidelines. Contact the WRA office for more information at 706.937.8846 or office@windstonehoa.org.

VOLUNTEERS NEEDED - WRA BOARD OF DIRECTORS: If you are interested in serving on the board, please notify the WRA office at 706.937.8846 or office@windstonehoa.org for information. For details about serving on the WRA Board of Directors, please see the next page in this newsletter.



HOME IMPROVEMENTS: Please remember to submit an ARB application prior to beginning any exterior changes to your property. The ARB application is available online at www.windstonehoa.org or by contacting the WindStone business office: office@windstonehoa.org.

STREET PARKING: WindStone is a hilly neighborhood with many blind hills and curves, please help keep our streets safe and park your vehicles in the garage or driveway - not on the street.

RV LOT: Do you need additional space to store a camper, boat, or trailer? The WRA RV Lot currently has a few available spaces. The cost is \$200.00 - \$300.00 per year depending on the space size and is billed on a quarterly basis. Contact the WRA office for more information at 706-937-8846 or office@windstonehoa.org.



SEWER RATES: WindStone Residential Association (WRA) does not own or operate the sewer system and therefore does not have control over the sewer rates. If you have questions about the sewer rates listed on your water bill, please contact the owner of the sewer system, Dave Hammel, at 423-593-3192 or rainbro@epbfi.com. Mr. Hammel can explain why sewer rates continue to increase in our area. The homes in Whisper Creek are part of a different sewer system, operated by the Water & Wastewater Treatment Authority (WWTA). Residents who live in Whisper Creek, should contact the WWTA (423-209-7842) for information regarding rates or visit the Hamilton County website, <https://wwta.hamiltontn.gov>.

HOA BILLING QUESTIONS: Please contact the finance manager, Lisa Crowder, at financial@windstonehoa.org if you have questions about your HOA billing statement.



MAILBOX LIGHTS: Residents are responsible for maintaining their mailbox lights. For both security and aesthetics, please remember to replace the mailbox lightbulb in your mailbox post.

March 2021 WindStone Residential Association (WRA) Board Elections **Important Dates and Information**

- If you are interested in serving on the WindStone Residential Board of Directors and would like more information about the upcoming March election, please email the WRA office at office@windstonehoa.org.
- **February 10th** is the deadline for submitting your nominee profile form. The best way to support your community and affect change is to get involved!
- Prior to the election, residents will have the opportunity to learn more about the candidates via the March newsletter which will contain general information about each of the candidates interested in serving on the board.
- Ballots will be mailed to every WindStone property owner at the beginning of March with detailed information about the election. Returning your ballot ahead of time, even if you plan to attend the annual meeting, is essential as this enables the Board to verify the quorum requirement has been met.
- Details regarding the WRA Annual Meeting will be sent via email to residents.
- For the safety of our community, the WRA board will continue to monitor Hamilton County health regulations and advisories regarding COVID-19. Appropriate adjustments regarding the timing and format of the annual meeting will be made as needed.

WindStone Residential Association Board **Eligibility and Responsibilities**

In order to be eligible for a seat on the WindStone Residential Association Board, candidates must be a verified homeowner, in good standing with their HOA dues, and have a strong interest in dedicating their time and energy to serving the overall, best interests of the WindStone community.

The time commitment involved in serving on the WRA Board can be significant, ranging from an average of 2 - 8 hours per week, but varies depending on the specific Board position, the assigned committee, and a variety of other factors. Attendance at the monthly Board meetings (held the second Monday of each month at 7:00 p.m.) is mandatory as well as serving on a committee.

In addition to the monthly Board meetings, Board members are also expected to participate in the annual meeting and work session meetings. Outside of the monthly meetings, Board members also communicate with other board members and the business manager on a regular basis regarding a variety of community issues/concerns.



PLEASE WELCOME OUR NEW NEIGHBORS

Al & Gina Graham: 9002 Tower Pines Cove

WRA Meeting Highlights for January 11, 2021

The January 2021 WRA Board of Directors meeting was held virtually on the GoToMeeting platform. Thanks to those who attended. Below please find highlights of the January meeting:

1. Because of the spike in COVID-19 cases in Hamilton County, TN, the January 2021 Regular Meeting of the Board of Directors was held virtually on the GoToMeeting platform. Residents were informed of the change of venue via email and were asked to contact Business Manager Granic for directions on how to attend the meeting, should they desire. One resident participated in this meeting.
2. Because COVID-19 cases remain high in both Catoosa County and Hamilton County, WRA Board Meetings will be held virtually via Go-To-Meeting in February, March, and April 2021. Residents will continue to be informed about meeting details via e-mail and may contact Business Manager Granic for directions on how to attend the meeting once that e-mail has been sent. The meeting format will be evaluated again in April 2021.
3. Due to current Hamilton County COVID-19 guidelines, the format and date of the 2021 WRA Annual Meeting has yet to be determined. The safety of our residents continues to be our top concern.
4. Four seats on the WRA Board of Directors will be available for the 2021-2024 term. If you are interested in running for a seat on the BoD, please contact the Business Manager. Candidate profiles must be received by February 10, 2021, to be included on the ballot.
5. New street signs have been installed in Whisper Creek. The street name was misspelled on one sign. This sign will be replaced at the vendor's expense.
6. A new streetlight pole was installed to replace a damaged pole on Windstone Drive and several other streetlights throughout WindStone have been repaired.
7. Gate, cameras, and digital sign maintenance is ongoing. Please report any issues with the gates to the Business Manager. Please do not attempt to fix any gate issues on your own. Residents are reminded that the back gate is for resident-use only. All visitors of any type must enter through the front gate visitor's entrance lane and exit through the front gate exit lane.
8. Several vendor contracts are either under review or have recently been signed. The contracts for both Business Manager Granic and Financial Manager Crowder have been renewed for the period from January 1, 2021-December 31, 2021.
9. Maintenance on the sewage tanks on Wisley Way and Windstone Drive was completed by Rainbro Systems, owner of the sewer system.
10. The Christmas decorating contest was held on December 20, 2020. Last year's winners served as this year's contest. Hawks Landing was awarded Most Festive Street, while 9405 Lazy Circles Drive, 9461 Lazy Circles Drive, and 1451 Whisper Way were chosen as the winners. 1403 Fore Winds Hill received Honorable Mention.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for January 2021, which will be posted to the WRA website following approval by the Board of Directors.