

# WindStone Wonders

Published by: WindStone Residential Association  
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## **COMMUNITY REMINDERS and IMPORTANT DATES:**

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



### **ANNUAL MEETING**

The WRA Annual Meeting will be held on Monday,  
March 30, 2020 @7:00 pm at the WindStone Golf Grill.

Board members will provide an overview of the past year's projects and discuss future repairs and improvements being considered. A summary of the 2019 financial report and the 2020 budget will also be reviewed. At the conclusion of the meeting, the election results will be shared, and door prizes awarded.

**SCOUTING FOR FOOD:** Please support Cub Scouts troop 3171 as they participate in "Scouting for Food." The troop will drop off bags Friday evening, March 20. If you wish to participate, please place the bags with your nonperishable food items outside by your mailbox and they will begin collecting the bags at 2:00 pm Sunday afternoon, March 22. The food donations will be given to the Chattanooga Food Bank. We appreciate your help in supporting our community! Thank you!

**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 is available online at [www.windstonehoa.org](http://www.windstonehoa.org) or by contacting the WindStone business office at 706-937-8846 or [office@windstonehoa.org](mailto: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.

**Please welcome our new neighbors!**

Jeff & Jessica Guild  
9110 WindStone Drive

John & Kim Stockard  
1819 Holden Farm Place



## March 2020 WindStone Residential Association (WRA) Board Elections and Annual Meeting Information

- Ballots with detailed information about the election will be mailed to every WindStone property owner the first week of March. **Returning your ballot promptly, even if you plan to attend the annual meeting, is essential as this enables the board to verify the quorum requirement will be met.**



- All residents are encouraged to attend the WRA Annual Meeting on **Monday, March 30, 2020 @7:00 pm at the WindStone Golf Grill.**
- On the ballot, in addition to electing new board members, there will be a proposed change to the C&R's regarding street parking where it poses a safety hazard. Additionally, you will have the opportunity, through a non-binding survey, to express your opinion about further restricting street parking in WindStone in the future.

### *Nominees*

#### Gary Booth (Whisper Creek)

**Personal Information/Background:** Gary and his wife Mindy have lived in the WindStone community for ten years. Gary graduated from Xavier University where he earned a master's degree in industrial psychology & organization behavior. He currently works with the Volkswagen Group of America as an industrial engineering manager.

#### **Important Issues and Goals:**

- Maintaining Property Values
- Efficiency of the board/organization
- Advantageous relationship with the golf club
- Ensuring the board is efficient in operations and fair to all the residents

**Why I want to Serve on the Board – Quote from the Candidate:** *"I have lived in the Windstone community for the past 10.5 years and have come to understand and appreciate the uniqueness of the area. I look forward to ensuring that this neighborhood remains as a benchmark neighborhood and one that all Chattanooga's admire."*

#### Debbie Gwaltney (Golf Course Village)

**Personal Information/Background:** Debbie and her husband Curt, along with their four (now grown) children, have lived in WindStone for the past thirteen years. Debbie earned a Bachelor of Science in Nursing from the University of Tennessee, Chattanooga and a Bachelor of Arts in Linguistics and Biology from the University of Tennessee, Knoxville. She's served as a parent volunteer along with holding multiple officer positions with various sports leagues. Most recently Debbie has served on the WRA Board of Directors from 2017 to present.

#### **Important Issues and Goals:**

- Neighborhood capital improvements
- Encouraging resident involvement through open and ongoing communication
- Providing detailed and accurate minutes of board meetings

**Why I Want to Serve on the Board - Quote from the Candidate:** *I would like to continue building on the improvements the board of directors have achieved. The current board has worked together to address several difficult situations in the past few years. It's extremely important those serving on the board continue to operate in the most transparent manner possible. Accurate record keeping, along with encouraging greater resident involvement through ongoing communication, are important and I believe I can contribute to those ongoing efforts.*

**Thomas Hickey** (Lake Haven)

**Personal Information/Background:** Thomas and his wife Amanda, along with two children, have lived in WindStone for the past four years. Thomas earned a Bachelor of Arts from the University of Georgia and later a Juris Doctor from the Cumberland School of Law. He is a partner at the law firm Spicer Rudstrom, PLLC in Chattanooga.

**Why I want to Serve on the Board – Quote from the Candidate:** *I want to be involved with the community and our neighbors in working to make our neighborhood safer and all around better. I have heard various complaints from others within the neighborhood and would like to have the opportunity to help. As a member of the golf club, I have a good relationship with the owners and management and believe I could assist in resolving issues related to the golf club. I believe my background has given me the experience needed to assess situations and determine the best course of action to take in resolving problems and take actions to avoid future problems and issues.*

**Important Issues and Goals:**

- Neighborhood expenses
- Road repairs
- C&R compliance
- Safety concerns

**Tonya Holland** (The Overlook)

**Personal Information/Background:**

Tonya and her husband Kevin have lived in WindStone for twenty-three years. Tonya earned a bachelor's in education from the University of Tennessee, Chattanooga and worked as an educator for twenty years. She was appointed to the board in 2019 to fill a vacated position and has contributed in a variety of ways including leading the committee to secure the services of a finance manager for the Association's bookkeeping and accounting needs, coordinated various special events (Yard of the Month, Halloween and Christmas decorating contests) and increased resident's engagement in those special events. Tonya has been instrumental in maintaining the neighborhood playground along with identifying long range opportunities to improve the quality and safety of the playground.

**Important Issues and Goals:**

- Fiduciary responsibility
- Neighborhood unity
- Preserving home values
- Neighborhood safety

**Why I Want to Serve on the Board - Quote from the Candidate:** *I have been blessed to reside in WindStone for the past twenty-three years. Having experienced firsthand what a wonderful place it is to live and raise a child, I am motivated to continue serving on the board with a focus on maintaining the elements that make it such a special place.*

**Jim Wills** (Whisper Creek)

**Personal Information/Background:** Jim and his wife Joye have lived in WindStone for eight years. He earned a Bachelor of Engineering from Georgia Tech and an Executive Master of Business Administration from University North Carolina. He retired from Shaw Industries and currently is consulting with Dongshin Polymer. Jim has served on the WRA board since 2018 and served as Board President for the past year.

**Important Issues and Goals:**

- Bringing WindStone’s infrastructure up to date
- Standardizing and replacing aging neighborhood signage
- Repair and restriping the roads
- Improved lighting
- Repair of several walking bridges
- Ensure irrigation systems are updated and working properly

**Why I Want to Serve on the Board - Quote from the Candidate:** *The board has recently completed three important projects and I would welcome the opportunity to support the ongoing efforts of improving the Association’s finances as the neighborhood moves forward.*



## WRA Meeting Highlights for February 10, 2020

The February 2020 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 February meeting:

1. Reminder letters are being sent to all residents with WRA dues balances of \$300.00 or more. Residents with balances between \$200.00 and \$300.00 are being closely monitored. Please remember that all payments received after the 15<sup>th</sup> of the month will be counted as late, and subject to a late fee. As a reminder WRA dues are \$75.00/month. Please contact the Financial Manager to discuss any dues' payment concerns you might have.
2. The Lake Haven dam will be inspected by the State of Tennessee on February 18, 2020. This is a regular inspection required by the state.
3. The lock on the RV back gate was recently broken. It has been replaced and keyed to match the keys already held by those who have leased space in the lot.
4. Some areas of WindStone can be quite dark at night. If you see any suspicious activity, please contact your local police department.
5. The annual meeting will be held on Monday, March 30, 2020, at 7:00 p.m. at the Clubhouse at the Grill. Homeowners interested in running for the WRA Board of Directors should contact Business Manager Granic to obtain a WRA BoD Nominee Profile form. These forms must be returned by February 12, 2020, for inclusion on the ballot. Any homeowner in good financial standing with the WRA may run for the BoD. A candidate "Meet and Greet" will be held Monday, February 24, 2020 at 7:30 p.m. at the Whisper Creek Clubhouse.
6. WRA Annual Meeting ballots will be mailed to the last known address of the homeowner, as per the WRA C&R requirements. Ballots should be returned by March 25, 2020. This year's ballot includes the election of five homeowners to the Board of Directors, a proposed change to the Covenants and Restrictions regarding parking, and a community survey. A quorum of the WRA membership (332 (three hundred thirty-two homeowners/1 ballot per homeowner(s)/lot) must be received prior to the commencement of the Annual Meeting. Please see the WRA Bylaws, Article V, Directors, and Article VI, Nomination and Election of Directors, for more information.
7. The annual audit is in its final stages. Homeowners wishing to have a copy of the audit upon its completion may request one from the Business Manager.
8. Methods of disposition for the property located at 410 Lonesome Dove were discussed.
9. Cub Scout Troop 3171 was given permission by the BoD to conduct its Annual Food Drive within WindStone. The troop will drop off grocery bags on March 20, 2020 and pick them up on March 22, 2020. Participation in this event is entirely voluntary.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for February 10, 2020, which will be posted on the WRA website following approval at the February board meeting.