

WindStone Wonders

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

MARCH 2022
VOLUME 26, ISSUE 3

IMPORTANT DATES & COMMUNITY REMINDERS:



Board Meeting

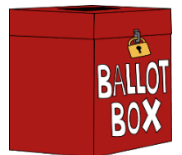
The next WRA Board of Directors meetings will be held Monday, March 14th at 7:00pm at the Whisper Creek clubhouse.

If you wish to address the board at the meeting, please contact the WRA office at 706.937.8846 or office@windstonehoa.org no later than noon on the Friday prior to the meeting so the appropriate time may be allocated. If you have a concern or question and are unable to attend a meeting, please contact the WRA office. Past board meeting minutes are available on the WindStone website at www.windstonehoa.org

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.

HOA BILLING QUESTIONS: Please contact the finance manager at financial@windstonehoa.org if you have billing questions.

WRA ANNUAL MEETING: Monday, March 28th at 7:00pm at New Heights Baptist Church, 158 Ooltewah-Ringgold Rd. Early next week, ballots will start arriving in mailboxes. 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.



- The annual meeting cannot be held if the quorum, 330 returned ballots, is not met. Please return your ballot ASAP. Ballot return locations are printed on the ballot.
- 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. Please contact the WindStone business manager (office@windstonehoa.org) for information about the March election or the annual meeting.
- 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.

2022 WRA BOARD NOMINEES

Loni Borkowski (The Village) Loni is married with two children and has lived in WindStone for four years. She graduated from the University of Tennessee with a degree in Finance and Accounting and is the owner of Polk Digital. Her goals are to increase the community appeal in all facets: neighborhood events and engagements, home value improvement, speed and safety measurements and other projects with long-lasting improvements. She is also interested in increasing the transparency with neighborhood decisions, as well as modernizing communications.

Why I Want to Serve on the Board - Quote from the Candidate: *My family moved here from Nashville in 2018 and it has quickly become the wonderful home and community we had always wanted. I want to commit my time and energy to continue the positive neighborhood progress, as I plan to raise my family here for many, many years.*

Nathan Ellwitz (The Overlook) Nate is single and has lived in WindStone for eight months. He is the Vice President of Wizkid Products in Dalton, Georgia. He currently serves as a board member for Manufacturers Representatives of America and has served in that role for three years. His goal is to encourage more homeowner participation in the WindStone community. He is also interested in community safety.

Why I Want to Serve on the Board - Quote from the Candidate: *I am confident I will be able to use my past business experience to help WindStone HOA make decisions. I will also be a strong representative for other homeowners who aren't able to sit on the board. I look forward to assisting with a variety of board objectives.*

Lynda Pace (Lake Haven) Lynda is married with a grown daughter and a granddaughter who also live in the neighborhood. She is retired and has lived in WindStone for thirty years. She has served on the board in the past, including in the position of Board President. She is currently serving as the ARB Chairperson. Her goal is to continue to maintain high design standards that conform with the ARB Guidelines and help promote property values.

Why I Want to Serve on the Board - Quote from the Candidate: *My motivation in continuing to serve as the ARB Chairperson is my love for WindStone. I want to ensure our community is a place families want to live and call home.*

Langdon Potts (The Creeks) Langdon is married with two children and has lived in WindStone for five years. He graduated from Carson-Newman University with a Bachelor of Science in Accounting. He is a CPA and has worked for Tennessee Valley Authority since 2012 in various leadership roles within Financial Services. His goals include ensuring WindStone is positioned for long-term financial strength, increasing transparency of board actions/decisions, and creating more opportunities for community engagement.

Why I Want to Serve on the Board - Quote from the Candidate: *We live in one of the best neighborhoods in the Chattanooga area! Katy and I have two young girls and plan to live here for years to come. I want to serve this community to help ensure our neighborhood remains one of the most desired in the Chattanooga area.*

Jerry Young (The Creeks) Jerry is married with three children and has lived in WindStone for 1½ years. He graduated from Lipscomb University with a Bachelor of Science in Marketing and Management. He is the Managing Director at Intapp. His goals include continuing the great work already being done to keep the neighborhood attractive and further engaging the residents in social events as well as addressing speed and safety concerns in the neighborhood.

Why I Want to Serve on the Board - Quote from the Candidate: *Windstone is a beautiful neighborhood with many amenities that benefit my family and neighbors. Windstone has quickly become "home" for us, and I want to give back to our neighborhood and support the continued growth of our community.*



Please welcome our new neighbors

Laurin Janning & Sam Lemons: 12 Briarwood Lane

Steve & Tenda Rector: 105 Wisley Way

WRA Meeting Highlights for February 14, 2022

The February 14, 2022, WRA Board of Directors meeting was held at the Whisper Creek Clubhouse. Thanks to those who attended. Below please find highlights of the February 2022 meeting:

1. Meetings of the WRA Board of Directors are held the second Monday of each month at 7 p.m. at the Whisper Creek Clubhouse and are subject to any COVID-19 restrictions in place at the time of the meeting. Eleven (11) residents attended the meeting.
2. The second phase of the sign refurbishment project has been approved. All signage within The Meadowlands, The Creeks, Cattails, and The Overlook will be repainted as weather permits.
3. The WRA has renewed its agreement with Stephens Garbage Service to provide trash removal, yard debris removal, and recycling within WindStone for the next five (5) years. Twice-a-week trash removal will remain \$58.00/quarter. Monthly yard debris pick-up and monthly recycling will become optional and will cost \$15.00/quarter and \$10.00/quarter, respectively. Residents will be able to choose which services they desire when paying their quarterly bill; the total quarterly bill will vary based on options chosen. Residents will receive a letter describing these changes from Stephens Garbage Services with their next quarterly statement. *Garbage services are not included in monthly WRA dues. While the WRA negotiates pricing for garbage services within the subdivision, each household contracts individually with Stephens Garbage Services for trash removal, yard debris removal, and recycling services. Please note that several competitive bids were reviewed prior to renewing the agreement with Stephens Garbage Service.*
4. The walking bridge connecting The Overlook and Cattails will be replaced. This work will begin as weather permits.
5. A water level control valve will be installed at Lake Wisley. This valve will allow the water level to be drawn down as necessary, particularly during maintenance projects in and around Lake Wisley (spillway inspection and maintenance, culvert maintenance, fountain work, etc.)
6. The 2021 audit is underway, and should be completed by the Annual Meeting, which is scheduled for Monday, March 28, 2022, at 7 p.m. at the Windstone Golf Club Clubhouse. Homeowners wishing to have a hard copy of the audit may request one in writing from the Windstone Business Manager.
7. Comcast will be laying new cable in the neighborhood; this is a utility project and is unaffiliated with the WRA. Residents with questions regarding this project should contact Comcast directly.
8. Several streetlights within WindStone have recently been repaired. A quote is pending to straighten several lights which have begun to lean.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for February 14, 2022, which will be posted to the WRA website following their approval by the Board of Directors.