

WindStone Wonders

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IMPORTANT UPCOMING WINDSTONE EVENTS:



The next WRA Board meeting will be held on
Monday, March 11th at 7:00 p.m.
at the Whisper Creek Clubhouse.

WRA Annual Meeting
Monday, March 25, 2019 – 7 p.m.
WindStone Golf Grill

Ballots will be mailed to WindStone property owners at the beginning of March with detailed information about the election. It is very important to return your ballot prior to the March 25th annual meeting, even if you plan to attend the meeting. This enables the Board to know whether the required quorum has been met.

For your convenience, ballots may be dropped off at the guardhouse where they will be placed in a secure, lockbox. Ballots may also be placed in the lock box at the WRA office located at the Whisper Creek Clubhouse at 1724 Holden Farm Place. The business manager will collect ballots from both lock boxes. Residents may also mail ballots to the WRA office.



Welcome to the Neighborhood!



Jared & Rebecca Brown
9461 Lazy Circles Drive

Jonathon & Heather Brame
943 Cattails Drive

Ryan & Noelle Ledford
1408 Woodway Drive

Kircio & Melissa Mato
1404 Fore Winds Hills

Joe Lundberg
1539 Hawks Landing Drive

Brandon Nelson
72 Herron Lane

John Swanson (3/15)
10 South Links Drive

COMMUNITY REMINDERS

YARD DEBRIS PICKUP – First Wednesday of each month

RECYCLE PICKUP – Third Wednesday of each month

TRASH PICK UP – Every Tuesday/Friday (some holidays excluded)

*If you're new to WindStone, contact Stephens Garbage (423-693-5132) to set-up trash collection services. Please remember there is a limit to how much trash and yard debris can be collected as part of the regular service, please contact Stephens Garbage for more information and to arrange any large item pick-up.



PAID IN FULL

WRA Dues Payments: If you're utilizing auto draft, the payment amount has been automatically adjusted to reflect the dues increase, \$75.00/month. **For all other payment methods, please ensure you've adjusted your monthly payment amount and are using the correct WindStone mailing address** (1724 Holden Farm Place, Ooltewah, TN 37363). **If you have questions about your billing statement, please contact the finance manager directly at wrafinancial@yahoo.com.**

WRA Residential Directory: If you know someone who's interested in an advertising spot please refer them to the WRA business office - 706-937-8846 or office@windstonehoa.org.

meet & greet

The WRA Board would like to extend a warm thank you to the residents and nominees who participated in the "Meet & Greet the Nominees" event held the evening of February 25th. All the nominees attended the event and were gracious and patient in answering a variety of resident's questions.

We appreciate residents making the time to meet with the nominees in-person and have informal conversations. It was also a wonderful opportunity for many WindStone residents to meet their neighbors for the first time.



A special thank you to residents Danyne Bharj and Becky Shull for serving on the Nomination Committee and helping host the Meet & Greet event.

A Friendly Reminder

We appreciate residents' interest in the upcoming Board of Director elections and other WindStone matters and encourage respectful discussion among our neighbors. Please remember that not all nominees are represented on Nextdoor or other social media sites.

The WRA and its Board of Directors do not control in any manner the content found or discussed on Windstone Nextdoor or any other social media outlets. Any comments, questions or opinions expressed by individuals on any forms of social media are theirs, and theirs alone. Should you have questions or concerns regarding the WRA, its election process, or its activities, we encourage you to address the Board or contact the business manager directly with these matters (office@windstonehoa.org).

Nominees

Justin Cash (The Overlook)

Personal Information/Background: Five-year resident, along with wife Missy and three children. BBA from Oklahoma Baptist University. Employed as Chief Operating Officer, Hospitality (Tarkett, Dalton, GA). Interests include backpacking, fishing, boating, paddle boarding, landscaping.

Important Issues and Goals: Our neighborhood is aging and evolving and the transition we are going through will continue. Some of the key things I would like to work towards to help improve our neighborhood, home values, and resident pride are:

- Better connections between the residents and the HOA, by exploring alternative communication tools, forums for key topics, neighborhood surveys, etc.
- Benchmark other HOAs and understand what has worked and what has not worked to help Windstone avoid unnecessary setbacks as we plan for the future.
- Long term planning for the community (roads, ponds, playground, etc.)
- Create ways/tools for residents to better understand and find resources to help them maintain and improve their properties. The age of homes in our neighborhood and the era in which they were built place many of them in need of updates and repairs.
- Work to understand and drive improvement in our budgeting and budget management processes
- Find ways to include the residents in our budgeting and long-term planning process, including educating them on how the neighborhoods finances work.
- Find ways to communicate and educate residents on the key costs of managing our neighborhood.
- Ensure understanding around what many feel are historical missteps and work to acknowledge, move forward, and avoid repeating.
- Explore ways to leverage resident skills when needed (specifically legal advice, landscape maintenance, and civil engineering) where possible, to try and minimize costs.

Why I want to Serve on the Board – Quote from the Candidate: *“I want to gain a deeper understanding around the issues facing the neighborhood. There is a lot of tension around current topics and issues in our neighborhood, and I would like to work to improve the situation. It’s important to everyone who owns property in the neighborhood that we work together to plan for the future. The investments in our homes are the largest investments most residents have. My business experience puts me in a position to help deal with day to day operations, budgeting, planning, maintenance, and relationships between the HOA and residents.”*

Lisa Chandler (Lake Haven)

Personal Information/Background: Six-year resident, along with husband Bill and other family members. Recently retired RN, graduate of Dalton State College. Interests include reading, travel and cooking. Served on the Board of the Chattanooga Girls’ Choir, worked with Girl Scouts and Boy Scouts, and has served in various roles in her church.

Important Issues and Goals: Safety, aesthetics of the community, compliance of the bylaws and community event planning.

Why I Want to Serve on the Board - Quote from the Candidate: *“I enjoy living in a diverse community that has both older residents and younger residents with families. I want to help this community maintain the beauty and reputation it has in our area.”*

Jordan Allen (Lake Haven)

Personal Information/Background: Three-year resident, along with wife Ashley and four children. B.S. in Mechanical Engineering from UT Knoxville. Employed by small local engineering firm. Interests include travel, golf, tennis, running and football, remodeling the house, spending time with family.

Important Issues and Goals: To listen to voices of the entire community, help to balance our budget, mediate conversations between the HOA board and residents, and help get WindStone on a corrected path.

Why I Want to Serve on the Board - Quote from the Candidate: *“My engineering background will help with road issues and other needs for dealing with contractors. I am privy to an experienced list of contractors and people that offer services that can benefit our community.”*

Lynda Pace (Lake Haven)

Personal Information/Background: 27-year resident, along with husband, and retired. Past member and President of Chattanooga Optimist Club, past Architectural Review Board Chairperson, and past WRA Board President. Interests enjoying granddaughter.

Important Issues and Goals: Maintaining WindStone’s Covenant & Restrictions and the Architectural Review Board design standards.

Why I Want to Serve on the Board - Quote from the Candidate: I want to make the best decisions for the betterment of all of WindStone residents and continue to maintain the high standards set forth in the C&R’s and the ARB design standards.

Johnny Barnes (The Overlook)

Personal Information/Background: Nine-year resident, along with wife Dawn and two children. Master’s degree in nursing from UT Chattanooga. Certified Registered Nurse Anesthetist for Greater Anesthesia Services. Interests include golfing, biking, genealogy and photography. Served as Education Coordinator for District IV of Tennessee of TANA; Vice President of fraternity; active at Brainerd Hills Baptist as usher and leader of men’s ministry events.

Important Issues and Goals: To help increase communication between the Board and residents to help the decision-making process be more unified. An important issue facing this board is the concern of future finances and how the money is spent. My goal is to open the communication lines between the members and the Board of Directors and get the best input and make my decisions on what the community wants.

Why I Want to Serve on the Board - Quote from the Candidate: *“My main goal and reason for running for the board is to help increase communication between the Board of Directors and its members. There are many opportunities in this area. Streaming Board meetings is just one of many ideas I have. I would also like to institute a meet & greet every Monday evening at the Grill with different Board members to discuss current events and topics.”*



WRA Meeting Highlights February 11, 2019

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

1. The annual election for the WRA Board of Directors is upcoming. As of February 11, 2019, five residents had submitted Nominee Profiles. These Nominees include: Lisa Chandler (Lake Haven), Justin Cash (The Overlook), Johnny Barnes (The Overlook), Jordan Allen (Lake Haven), and Lynda Pace (Lake Haven, running for ARB Chairman/WRA Board of Directors). A Nominee "Meet and Greet" will be held on February 25, 2019 at the Whisper Creek Clubhouse. This event is open to all Windstone residents, and will allow residents to meet and speak with the Nominees prior to the election.
2. The WRA Annual Meeting will be held March 25, 2019 at the Windstone Grill. Ballots will be mailed to residents prior to the meeting and residents will receive an e-mail letting them know that ballots are in the mail. Please return these ballots by March 20, 2019. This year three positions on the WRA Board of Directors are open: two at-large positions and the ARB Chairman position. Additionally, the ballot will include two proposed amendments to the C&Rs, as well as a survey question regarding 24-hour guards. A quorum of 332 ballots must be received prior to commencement of the Annual Meeting. Failure to meet this quorum will cause the meeting to be delayed. All residents are urgently requested to return their ballots (one per household) prior to the deadline to allow time for counting.
3. The WRA now has the ability to send up to 20 e-mail campaigns to residents per month. This service will support regular communication (monthly newsletter, Minutes, election/special event reminders, and general notifications) with residents.
4. Director Redfern proposed changes to the WRA ARB Design Standards regarding estate, yard, and garage sales. These changes include moving these restrictions from the ARB Design Standards to the C&Rs, adding estate sales to the regulations prohibiting garage and yard sales, adding a fine of \$500/day for violation of these regulations, and adding an opportunity to request an exception to this ban. Any changes to the C&Rs are governed by the WRA C&Rs, Part IV, Article II, Section 1. The WRA BoD voted to include this proposed amendment to the C&Rs on the March 2019 ballot.
5. Director Pace proposed changes to the WRA C&Rs regarding the Reserve Fund. These changes include funding the Road Reserve by no less than 5% and no more than 20% of the regular assessment on a continual monthly basis; restricting the use of the Road Reserve to the sole use of repair of the roads and that any use of this fund for any other reason or the disruption of the financing of this fund must first be approved by a Special Meeting of the Membership; financing the Emergency Fund be by 2% of the regular assessment on a continual monthly basis; and investing all Reserve Funds be in accounts insured by the FDIC. Any changes to the C&Rs are governed by the WRA C&Rs, Part IV, Article II, Section 1. The WRA BoD voted to include this proposed amendment to the C&Rs on the March 2019 ballot.
6. Funding of the Road Reserve has resumed, at a rate of \$9855.00/month. \$985.50 is being placed in the Contingency Fund monthly.
7. The Lonesome Dove bid package was sent to two additional road construction contractors. The contractors have responded with additional questions about the project, but no actual bids have been received.
8. RV lot billing was mailed in early February. Residents wishing to give up their RV lot space will receive a full refund if that request is received prior to February 14, 2019. Requests received after that date will be refunded on a pro-rata basis. Five RV spaces have been vacated to date.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for February 11, 2019. All monthly Board meeting minutes, along with the monthly newsletters, are posted on the website, www.windstonehoa.org.