

# WindStone Wonders

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## **IMPORTANT DATES & COMMUNITY REMINDERS:**



### **HOA Board Meeting**

WRA Board of Directors meetings are held the second Monday of each month. The next meeting is May 13<sup>th</sup> at 7:00pm at the Whisper Creek clubhouse. Homeowners are welcome to attend the meeting. Time is set aside at the beginning of the meeting for residents to share concerns with the Board.

Following board approval, the prior month's Minutes are posted on the WindStone website [www.windstonehoa.org](http://www.windstonehoa.org). If you are unable to attend a meeting, but have a question that needs to be addressed, please contact the WRA office at 423-763-1953 or [office@windstonehoa.org](mailto:office@windstonehoa.org).

**GOLF COURSE:** A friendly reminder that the golf course is privately owned and is not part of WRA's common areas. Please be respectful and do not walk on the golf course, this includes children not riding their bikes or playing on the golf cart paths. Besides being a distraction to the golfers, it is a safety hazard with the inevitable stray golf balls during active play time. Thank you for understanding.

**HOME IMPROVEMENTS:** Planning an exterior home improvement project? Changes to the exterior of your property, including paint, tree removal, decks or pools, etc. must be ARB approved **prior** to any 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.

**HOA BILLING QUESTIONS:** Please contact the finance manager, Lisa Crowder, at [financial@windstonehoa.org](mailto:financial@windstonehoa.org) or 423-322-8420 if you have billing questions.

**VEHICLE BAR CODES:** Need a new bar code? Follow these steps:

- Obtain the "Vehicle Information" form available on the WindStone website [www.windstonehoa.org](http://www.windstonehoa.org) or email the business manager [office@windstonehoa.org](mailto:office@windstonehoa.org). You can also pick up a form at the guardhouse.
- Email the completed form to the business manager or leave the form in the mail slot on the exit side of the guardhouse.
- The WRA business manager will notify you when your bar code is ready for pick-up.



If you know a WindStone resident who is not receiving the monthly newsletter or community email blasts, please encourage them to contact the WRA office and provide their current email address.

## **Sewer Grinder Pump Information**

The WindStone community is served by a forced main collection system with each house having its own grinder pump, which macerates the waste from your house and ejects it into the force main. The collection system is owned and operated by Mr. Dave Hammel of Rainbro, Inc. Mr. Hammel is responsible for maintenance and repairs to the main system.

Homeowners are responsible for maintenance and repairs to their grinder pump and to the connection of the pump to the main system, typically located near the street. It is strongly recommended that you contact a grinder pump servicer for annual maintenance and cleaning of your grinder pump.

### **IMPORTANT MAINTENANCE:**

Grinder pumps must be thoroughly cleaned out once a year, at the minimum, to maintain pump efficiency. In addition to removing the lid and washing down the inside walls of the pump (a water hose with a pressure nozzle is recommended), inspecting the floats and the amp draw are crucial to grinder pump maintenance.

A systematic cleaning, including removal of any foreign objects or grease build-up, is essential to prevent damage to your pump. Foreign objects include, but are not limited to, construction materials, cleaning rags, plastic items, metal or glass objects, feminine napkins and applicators, flushable wipes, grease, common kitchen garbage, etc.

Be aware of the possibility of a flashing red light on the unit control box. **A flashing red light indicates an immediate need for maintenance/repairs and should not be ignored.** Minimize your water usage until the pump can be serviced.

In the event of a power outage, you should minimize your water usage until power is restored. In the event of an extended power outage, some control boxes are equipped with an external electrical connection so that a portable generator can be attached to it to lower the basin's level.

Below is a list of providers known to have experience working on grinder pumps in WindStone. Please note that the WRA does not endorse any of those providers listed on this page. For maintenance/repairs call a plumber of your choice, but confirm they have experience with grinder pumps. Plumbers not familiar with grinder pumps and pressure sewer systems should be avoided.

Grinder pump replacement is costly. Always make sure any check valve issues have first been resolved by contacting Dave Hammel at Rainbro, Inc. (423-593-3192). If grinder pump replacement is needed, it is advisable to get a second opinion from a qualified and experienced service provider. The providers listed below have experience working in WindStone, have been recommended by other residents, and are also listed in the WindStone Resident Directory found on the Windstone website.

Don Dawson 423-635-7999 & Water & Waste Equipment 423-479-2084

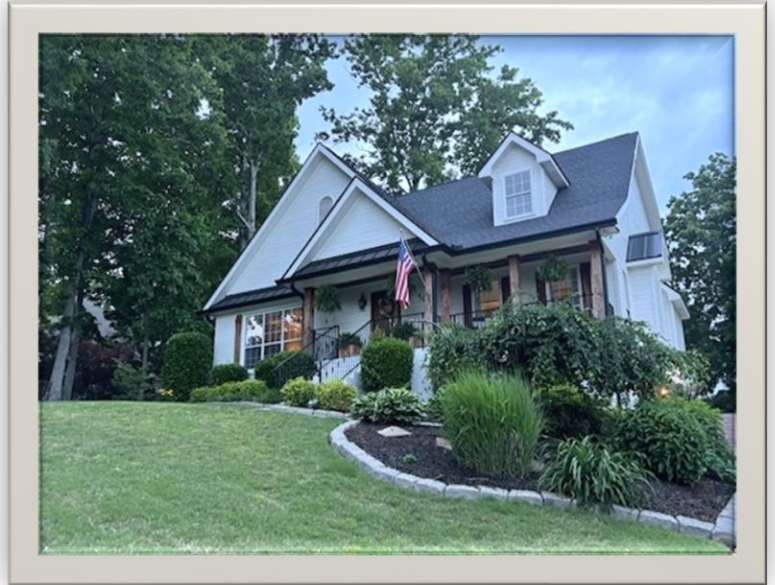


**Please welcome our new neighbors:**  
Phillip & Pamela Hanner: 240 Wisley Way

## Congratulations May Yard of the Month

50 Circlestone Drive  
Tim & Paula Allen

Thank you for helping make  
WindStone a beautiful  
neighborhood.



### WRA Meeting Highlights for May 13, 2024

The May 13, 2024, WRA Board of Directors meeting was held at the Whisper Creek Clubhouse. Thanks to those who attended. Below please find highlights of the May 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. Five (5) residents attended the meeting.
2. One resident expressed his concerns regarding the lack of landscaping improvements to the neighborhood entrances
3. New members, Landon Moser and Marlene Varney, were appointed to the Board.
4. Board member Conor Latham, was nominated to serve as Treasurer.

5. Various repairs to Lake Wisley and the walking bridge were discussed. A quote detailing the scope of work will be obtained and reviewed at a future date. The Board approved the replacement of the fountain light.
6. Per the state inspector's report, quotes regarding necessary repairs to the Lake Haven dam will be obtained and reviewed by the Board at a future meeting.
7. A board member is reviewing a tree removal request and will look at other possible dead trees on WRA common property that may be included in the quote.
8. The business manager will contact a local contractor regarding clean-up of the Cattails drainage ditch, which is located on WRA common property. The Board will continue to monitor the flow of stormwater in that area and take further steps as needed to address possible erosion.
9. The Board reviewed submitted rental requests. The consideration of individual submissions was moved to Executive Session as the discussion included review of C&R violations, as well as financial and legal matters.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for May 13, 2024 which will be posted to the WRA website following their approval by the Board of Directors.