

WindStone Wonders

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IMPORTANT DATES & COMMUNITY REMINDERS:



WRA Board of Directors meetings are held the second Monday of each month. The next meeting is November 13th at 7:00pm at the Whisper Creek clubhouse. All homeowners are welcome to attend the meeting and there is time set aside at the beginning of the meeting to address the Board with questions or concerns.

If you are unable to attend a meeting, but have a concern that needs to be addressed, please contact the WRA office at 423-763-1953 or office@windstonehoa.org. You can catch up on community updates by reading the meeting Minutes. Following board approval at the monthly meeting, the prior month's Minutes are posted on the WindStone website www.windstonehoa.org.

RESERVE STUDY & PROPOSED DUES INCREASE INFO. MEETING: Reserve Advisors conducted a reserve study for WindStone in order to evaluate our community's assets, which will assist with preparing a capital budget for upcoming and long-term projects. WindStone Residential Association (WRA) owns the roads in our neighborhood and is responsible for various types of upkeep, including maintaining the culverts and sewer drains.

The Board of Directors will meet with residents at New Heights Baptist Church on November 9th at 7:00pm to review the reserve study results and the proposed dues increase. Time will be set aside to address resident's questions. Please join us for this important conversation.

HOME IMPROVEMENTS: Planning a home improvement project? Changes to the exterior of your property must first be ARB approved by submitting an ARB application **prior** to modifications or additions. The application is available online at www.windstonehoa.org or by contacting WRA at office@windstonehoa.org or 423-763-1953).

FALL CLEAN-UP: To avoid clogged storm drains, please do NOT sweep or blow leaves or other yard debris into the storm drains. Stephens Garbage Service offers an add-on service of yard debris pick-up, available on the FIRST WEDNESDAY OF EACH MONTH. Leaves must be bagged and there is a six (6) bag limit.



OPEN BURNING: Open burning of materials such as paper, trees, brush, leaves, grass, and other debris," and is not permitted in the WindStone community, per the C&Rs.

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

JEEPERS CREEPERS: WindStone's Halloween food drive was a great success. Eleven jeeps participated in the parade and approximately 1,350 lbs. of food was collected, the equivalent of about 1,125 meals. Thank you to residents for coming out and supporting our local food banks. Special thanks to the jeep owners and event organizers, Kevin & Lorri Lipski, and Jessica Henn.



OCTOBER Yard/Decorations of the Month: 546 Heron Lane

Thank you, David & Cassi Oster,
for helping make WindStone a
super "spooky" neighborhood.



WRA Meeting Highlights for October 17, 2023

The October 17, 2023, WRA Board of Directors meeting was held at the Whisper Creek Clubhouse. Thanks to those who attended. Below please find highlights of the October 2023 meeting:

1. Meetings of the WRA Board of Directors are usually held the second Monday of each month at 7 p.m. at the Whisper Creek Clubhouse. Six (6) residents attended the meeting.
2. A resident expressed concern about the front resident gate being open during the day and wanted the Board to know his preference for 24/7 guard duty hours. Another resident presented a food drive event idea, with donations going to a local food bank.
3. The WindStone Drive culvert repairs are complete.
4. Quotes are being obtained for repair/replacement of the electrical system for landscape lighting at the front entrance and the trees along WindStone Drive.
5. A new three-year Dilbeck landscaping contract, in the amount of \$103,000, was presented. A motion was made to accept the proposed contract renewal and the motion passed.
6. A collapsed culvert on Blue Jay Parkway was reported. The matter was tabled while board members gather more information.
7. Following discussion, the matter of a proposed dues increase of \$45/month, to cover future long term project expenses, was tabled until the November board meeting.
8. The annual budget work session was scheduled for October 26, 2023.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for October 17, 2023, which will be posted to the WRA website following their approval by the Board of Directors.