

WindStone Wonders

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

OCTOBER 2019
VOLUME 23, ISSUE 10

COMMUNITY REMINDERS and NOTICES:



The next WRA Board meeting is Monday, October 14th
@ 7:00 p.m. at the Whisper Creek Clubhouse (1724 Holden Farm Place).

LONESOME DOVE ROAD REPAIRS: The Lonesome Dove road repair project is nearing final completion. Crews have been working on various yard restorations and final paving will soon be completed. Your patience during this lengthy road repair project is appreciated.



AVOID LATE FEES: Monthly HOA assessments are due by the last day of each month. A late fee of \$3.00 is assessed to any outstanding balances. Contact the finance manager, Lisa Crowder, for more information financial@windstonehoa.org.



OCTOBER YARD DEBRIS PICK-UP: The yard debris pick up date for October is the **SECOND WEDNESDAY - October 9th**. Please remember the 5-bag limit and to bag any loose yard debris such as grass clippings or leaves. Contact Stephens Garbage (423-693-5132) for more information or to schedule a larger pick-up.

FALL YARD SALE:

Twenty-seven families participated in this year's fall yard sale held at New Heights Baptist Church. A special thanks to Debbie Gwaltney and Tonya Holland for their time and efforts in coordinating the many logistics for a successful yard sale.



Thank You!



HALLOWEEN GUESTS:

If you're planning a Halloween party on Oct. 31st or know you'll have guests that evening, please help facilitate your guest's entry into WindStone by obtaining the Halloween Guest Pass. Please visit the WindStone website (<https://www.windstonehoa.org>) and complete the guest pass form. Email the WRA business manager with any questions: office@windstonehoa.org.

**OPEN BURNING
NOT PERMITTED****REMINDER TO ALL WINDSTONE RESIDENTS:**

Open burning is not permitted in the WindStone community – see C&R reference below. Open burning is defined as “the burning of unwanted materials such as paper, trees, brush, leaves, grass, and other debris.”

For the safety of all concerned, please restrict any fires to self-contained fire pits and always have an adult on-site attending the fire. Please contact C&R Chairperson, Johnny Barnes, with any questions/concerns (orangesleeperwra@gmail.com).

C&R's - Section 22. Open Burning. Outside or open burning of trash, refuse, or other materials on any portion of the Property by an Owner is strictly prohibited. A breach of this restriction shall be deemed a noxious and offensive activity constituting a nuisance.



OCTOBER
YARD OF THE MONTH
CONGRATULATIONS
GREG & CAROL STEWART
1665 WINDSTONE DRIVE

Please welcome our new neighbors to the WindStone community!

Wylene Byrd
465 Wisley Way

William Connell
525 Blue Jay Parkway



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 can be obtained online at www.windstonehoa.org or by contacting the WindStone office at 706-937-8846 or office@windstonehoa.org.

Important Information for WindStone Residents: Your Sewer Grinder Pump

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. If you're a new WindStone homeowner, it's strongly recommended that you contact a plumber for 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, is essential to prevent damage to your pump. Foreign objects include, but not limited to, construction materials, cleaning rags, plastic items, metal or glass objects, feminine napkins, flushable cleaning devices, grease, common kitchen garbage, etc.

Be aware of the possibility of a flashing red light on the unit control box. A flashing 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.

For maintenance/repairs call a plumber of your choice, preferably one that has experience with grinder pumps. Below is a list of plumbers known to have experience with and/or to have actually worked on grinder pumps in WindStone. *Please note that the WRA does not endorse any of the plumbers listed on this page. (Plumbers not familiar with grinder pumps and pressure sewer systems should be avoided.)* If grinder pump replacement is needed, get a second opinion from another qualified plumber and ensure any check valve issues have been resolved by contacting Dave Hammel at Rainbro, Inc. (423-593-3192 or 423-468-2027).

Don Dawson	423-635-7999
Water & Waste Equipment (Mike Hawkins)	423-479-2084
Metro Sewer & Drain Service, Inc.	423-855-0967
Roto-Rooter (Bill Foxworth)	423-855-1212

WRA Meeting Highlights for September 9, 2019

The September 2019 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 September meeting:

1. The barrier arms at the rear gates continue to be deliberately damaged on a regular basis. Due to accumulated damage, these arms may soon need to be replaced. These gates are under 24/7 camera surveillance, and residents will be fined and assessed damages per WindStone policy. Multiple offenses will result in deactivation of vehicle bar codes for 30 (thirty) days.
2. The Lonesome Dove road repairs are almost complete. Thank you for your patience during this process.
3. The WRA has purchased the Morris property via credit bid at the Catoosa County foreclosure sale held on September 3, 2019. The property has been secured, and further steps to dispose of the property are underway.
4. Stephens Garbage completed trash removal from the playground. Residents are reminded that yard waste and other refuse is not to be placed on WindStone common areas. Residents are responsible for making arrangements for removal of large amounts of waste. Stephens Garbage picks up yard waste on the first Wednesday and recyclables on the third Wednesday of every month, in addition to weekly trash pickup on Tuesdays and Fridays. Please see the WindStone website for further details.
5. Open burning of materials is prohibited within WindStone. "Backyard" fires contained within fire pits and grills intended for that purpose are permitted. Please remember to always use caution when lighting a fire, and ensure the fire is tended to by a responsible adult at all times. Use extra precautions during dry periods. In the event you observe an untended fire or an out of control fire, please call 911 immediately to summon the fire department.
6. Please remind your visitors, that per WindStone policy, all visitors are expected to provide their, name, destination address, and tag number before entering the neighborhood. After 9:00 pm, in addition to the above, visitors are also asked for photo ID.
7. Please maintain your grinder pump. Regular maintenance checks by a qualified plumber who's experienced with WindStone's grinder pumps is essential. All portions of the waste removal system located on residents' properties are the responsibility of the resident. For more details, refer to the WindStone residential directory located on the WindStone website (www.windstonehoa.org).
8. The Fall Yard Sale will be held from 8am-noon, Saturday, September 28, 2019, at New Heights Baptist Church. A \$5.00 cash donation will be collected from each seller and given to the church for the use of their parking lot. Residents are responsible for providing display surfaces, and removing all unsold items following the conclusion of the sale. There is no rain date.
9. This is an active time of year for outdoor projects. Please remember to contact the WRA to have outside changes to your home reviewed and approved prior to the start of your project. ARB change forms can be found at the WindStone website.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for September 9, 2019, located on the WindStone website, www.windstonehoa.org.

Upon approval of the September 9 Meeting Minutes at the October board meeting, the complete September 9, 2019 Meeting Minutes will be posted on the WRA website.