

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 September 11th 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 if you have a question or concern for the Board.

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.

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).

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

FALL YARD SALE: WindStone community yard sale will be held at New Heights Baptist Church on Saturday, October 28th from 8:00am – Noon. The date is weather dependent. Participants are responsible for bringing and setting up their own tables. The cost is \$5.00 cash per participant, which will be donated to the church.



WRA RESERVE STUDY: A reserve study is a vital step in assessing the financial health of an HOA and, among other things, evaluates the current status of the Association's reserves. Reserve studies can help circumvent future financial crises by ensuring funding for HOA projects is in place when the need for major repairs or replacements arises.

Reserve Advisors recently concluded a reserve study for WindStone Residential Association (WRA). A November in-person informational meeting to share the reserve study results with residents is being planned. More information and details will be sent to residents closer to the meeting date.

Below, and also on the WRA website, Members Only page (<https://www.windstonehoa.org/residents-only.html>) is a timeline of past and anticipated future actions related to the reserve study.

Reserve Study Timeline (past and projected future actions)

- June 13, 2022, Reserve Study approved by the WRA Board of Directors (BOD)
- February - On-site visit conducted by Reserve Advisors
- March - Initial study sent to BOD for questions, suggestions, and corrections
- April - Final draft sent to BOD
- May - Reserve Advisors presentation to BOD
- June - BOD work session to discuss how to move forward with results and how to communicate results to the community
- August - BOD continue reviewing options on communicating Reserve Study findings
- September - BOD work session to finalize communication
- September – Organize resident advisory committee
- October - Formal BOD vote at monthly meeting on how to move forward with Reserve Study
- October - Post Reserve Study results to Member Only page on WRA website and send email to the community with the link
- November - Hold in-person informational meeting with residents before monthly meeting

AUGUST Yard of the Month: 1861 WindStone Drive

Thank you, Clifton & Robbin Johnson, for helping make WindStone a beautiful neighborhood.





PLEASE WELCOME OUR NEW NEIGHBORS

Jimmy & Hailley Gray: 9015 Tower Pines Cove

Theatric & Leah Lester: 9256 Tower Pines Cove

Steven & Carla Olson: 9135 Tower Pines Cove

John Mark & Rebecca Vice: 1982 Holden Farm Place

WRA Meeting Highlights for August 14, 2023

The August 14, 2023, WRA Board of Directors meeting was held at the Whisper Creek Clubhouse. Thanks to those who attended. Below please find highlights of the August 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. Waycaster, CPA was selected to perform the 12/31/23 audit and tax return.
3. A resident expressed concerns regarding a vacant property on Windstone Dr.
4. A resident expressed concerns regarding receipt of a letter from the HOA regarding unkempt property.
5. CTI Engineering presented two (2) solutions for the culvert repair on Windstone Dr. After discussion, the Board selected the centrifugally cast concrete method of repair.
6. Five (5) speed humps on Windstone Dr. will be relocated off the tops of existing culverts.
7. Action Fence was selected to complete work on the RV lot fencing.
8. Conor Latham will replace outgoing Board member, Langdon Potts, as treasurer.
9. Dilbeck Lawn & Landscaping will replace internal parts of the irrigation system so that the system can be run independently of the lights.

Detailed information on all business conducted at this meeting can be found in the WRA Meeting Minutes for August 14, 2023, which will be posted to the WRA website following their approval by the Board of Directors.