



Winds of Change

Windbrooke Board of Directors:

Katie Zechmeister, President, 412-5697

Mary D'Apollonia, Treasurer

Katie McKenna, Member at Large

Website: www.Windbrookehoa.org

Board Updates

The Board has gone through transition over the past few months and would like to thank both, Dan Spector and John Davis for their time and commitment to the community while serving on the Board.

The Board is pleased to announce the appointment of Katie McKenna to the Windbrooke HOA Board. Katie joins the Board with many years of prior experience on our community's Board, including Board Secretary in 2009, President in 2008 and Member at Large in 2007. Katie is an original home owner at Windbrooke and moved into our community in April 1993. She is excited to take on the position of Member at Large for the remainder of 2010 and has written the following to describe her background and enthusiasm, "I am an original home owner at Windbrooke and moved into my home in April 1993. I am passionate about the well-being of our community. Windbrooke has so many wonderful characteristics and advantages. I still don't know how they left all the trees along the entry way while bringing in massive equipment to build! We are also in an enviable location to all areas!"

The current Board is continuing to work with our Property Manager, Precious, to make ensure all our Community's needs are met. Our next Board Meeting will be held at the end of September (date tbd) and will include a session for owner's to attend. Please keep a look out for a communication with more details as the date approaches.

Reserve Study

The Board has received all necessary estimates for capital improvements that would be required over the next 10 years. A schedule has been prepared and is being analyzed in conjunction with the current reserves balance, as well as the yearly cash flow generated from homeowner's dues in order to prepare a financial forecast/spending plan for the next 10 years. A presentation of our findings will be made at the upcoming owner's meeting at the end of September.

Painting

We are in final negotiations with vendors to resume our painting schedule, picking up with the units that were originally scheduled for painting in 2009. A review of siding conditions on the units scheduled to be painted will also be performed prior to beginning painting.



Dixon Lawsuit

The HOA lawsuit against Dickson Properties is still proceeding, however, due to the confidentiality of the proceedings; the Board cannot discuss the details until the suit is final.

Landscaping & Mulch Update

The Board recently met with the owner of our current landscaping company, Brighter Horizons Landscaping, to discuss different mulch options for a standard look throughout our community. We will be finalizing this decision in the next few weeks and will provide details to the homeowners at the September meeting.

Maintenance Requests

As a reminder, if you have a maintenance request, you can open a maintenance request on the HRW website (by clicking "Homeowners" on the left side of the page, and then "Forms") or [contact our Property Manager, Precious Fischer at 787-9000.](#)

ARC Committee

The Windbrooke Architectural Committee was formed in July 2010. Katie McKenna, Windbrooke Board Member at Large is the chair of the committee which is comprised of 5 additional members. The Architectural Committee will take on such tasks as assessing ARC requests, assessing community structure, and landscaping, (which includes mulch decisions, retaining wall replacement, etc.). While all our owners take great pride in our Community, the Board would like to remind home owners of a few of our rules and regulations. Please take a moment to review the following Windbrooke Polices and Regulations (for a copy of all our Windbrooke Polices, please visit our website at www.windbrookhoa.org):

1. Leash Laws/Pick up after your pet

People are doing well about picking up after their animals in grassy areas like front yards, but we may not be thinking about natural areas. Owners need to be aware that they are responsible for picking up after our pets, regardless of where in the community they may choose to walk their dogs. We all desire to bring up the pride in the community and do not want to detract from the beauty of the community.

Owners also need to be diligent about keeping our dogs on a leash. Please, leash your pets as mandated by our documents listed below:

Declaration of Covenants, Conditions and Restrictions

Page 29, [Article X](#), Use Restrictions. Page 30, Section 4, [Article X Animals](#) - "No animal shall be permitted upon the common area unless the same is under leash"

2. Parking

As you may know, we have a few areas of Windbrooke where parking is at a true premium for home owners. It is important to many homeowners to be able to park in front or nearly in front of their town home. There are a variety of reasons for this including safety and convenience (bringing in groceries), etc. Some buildings have adopted a "gentlemen's agreement" to not park in the spaces in front of their neighbor, but some owner's do not have the same cooperation within their respective buildings. The Board would like to ask that all owner's support and abide by the Windbrooke parking policies, as outlined below.

Declaration of Covenants, Rights, Conditions and Restrictions

Page 4, Article II - [Property Rights](#)

Page 6, Section 4, [Page Parking Rights](#)

"The owner or owners of each lot shall be entitled to one automobile parking space and to the use of at least one additional parking space..., and the parking space shall be as near and convenient to said lot as reasonably possible, together with the right in ingress and egress in and upon said parking spaces."

Rules and Regulations

Page 3, [Vehicles](#): Page 4, "Ownership of each lot shall entitle the owner or owners thereof to the use of not more than two (2) automobile parking spaces for each lot, which shall be as near and convenient to said lot as reasonable possible. Owners should request that their visitors not use parking spaces normally used by other homeowners"

In addition, in an order to make sure that all our owners have a parking space available close to their home, the Board is asking that each owner be courteous, and: 1) If you have company that is staying overnight, a week, or however long, either offer them your parking space or show them where they can park in a sparsely "car" populated area. If your guests are "parking" their car for the extent of their visit, for example a week, please have them park in a sparsely "car" populated area and not take up a guest space in a limited parking area. 2) When you have company, please be aware of where they park, take a look outside when they arrive or move your car so your guest can park in your space or direct your guest where to park.

Windbrooke Townhome Association, Inc. Policies

Page 7: Windbrooke Townhomes Association, Inc. Resolution Regulating Parking on Common Property - Parking Policy

This document is inclusive and includes/references our Declaration of Covenants, Conditions and Restrictions and grants authority to establish this policy.

Section 1. Parking Rights

Ownership of each Dwelling Unit Site shall entitle the owner thereof to the use of not more than two automobile parking spaces unless permission is given for additional spaces by the Board of Directors of the Association through the Management Company. The board will assign the area for the third car to be parked in according to availability. Third care license plate must be registered with the Management Company.

Section 2. Vehicle Requirements

All motor vehicles shall display current registration license plates and inspection stickers and be maintained in proper operating condition.....

Section 3. Restrictions

No junk vehicle, trailer, truck other than a non-commercial 1/2 ton pickup, recreational vehicle, house trailer, boat or the equivalent, shall be parked in the parking areas of Windbrooke.

3. Exterior Maintenance

There are many home owners who do a great job of enhancing their gardens in front of their house. Here are a couple of references to gardens from our documents as a reminder as we go through the summer/fall planting season. If you are ever in doubt, please call HRW or send an email.

Declaration of Covenants, Conditions and Restrictions

page 18 Article VI, Architectural Control

page 18 references the fact that should an ARC be submitted to the HRW/Windbrooke Board of Directors and not be addresses within 60 days, formal approval is not required. However, it also references that the ARC had to have provided no erroneous data or fail to present accurate information ...

Windbrooke Townhome Association, Inc. Exterior Maintenance Policy

Page 5: Windbrooke Policies

1. Flowers and plants may be planted in your existing flower beds if they grow no higher than your windowsill.
2. Any trees, plants, flowers or shrubs planed outside your flower beds or that grow above your windowsills must have advanced approval. This approval must be obtained from the Board by completing an Architectural Request (ARC).

Social Committee Members

Many Windbrooke owners are volunteering their time as members of our two newly formed committees; the Architectural Committee and Communications Committee. Each committee is chaired by a Board member and the committee members report back to the Board as needed. Currently, we are looking for volunteers to head-up a Social Committee. If you are interested in getting to know your neighbors and putting a little fun into our Community, please contact Katie Zechmeister at katieanne@nc.rr.com or by phone at 412-5697.

Your Windbrooke HOA Board,