



Winds of Change

A Publication of the Windbrooke Townhomes HOA

President – John Davis

Vice President – Katie McKenna

Treasurer – Beth St. Clair

Secretary – Mary D’Apollo

Member at Large – OPEN

Windbrooke Website: <http://www.adamnocito.com>

FEBRUARY FINANCIAL STATEMENTS

February’s balance sheet shows the Association has total assets of \$181,255.78 consisting of cash and assessments receivable. Total income for the month was \$14,032.71 and expenses were \$5,422.91 resulting in a net income of \$8,609.80, \$9,328.80 above budget for the month.

RESERVE STUDY MEETING

A meeting open to all owners was held on Thursday, March 24th. The reserve study, which plans for our estimated capital expenditure requirements for the next twelve years and assesses our ability to fund those expenditures with our current monthly dues amounts, was presented at this time, with three options on dealing with the siding issue:

- 1) Continue to replace siding on a board by board basis until it was completely replaced with Hardiboard.
- 2) Completely replace the siding in the next year.
- 3) Try to minimize the siding board by board replacements over the next five years to build up our reserves, then completely replace the siding.

The owners present were asked to provide input on the options for solving our siding issue. **76% of those owners present asked that we begin investigating replacing the siding within a year.**

The Board will begin researching siding solutions of vinyl, aluminum and hardiboard (basically the same siding we now have but made of much more durable ingredients). Once this research has been completed, the Board will schedule another open meeting for all owners to present the findings and get the owners’ input on future direction.

The owners present were also asked to provide input on the options for 2011 spending. In order of highest to lowest preference, the options were:

- Roof replacements for buildings with continual leaks
- Replacement of all retaining walls with landscaping timbers
- Asphalt repairs and seal coat
- HOA provided mulch and pine straw

Based on this input, the Board has approved going forward with the roof replacements for the following units (all on Windbyrne Drive): 213, 215, 217, 219, 221, 222, 223, 224, 225, 226, 227, 229, 231, 233, 235

The Board had already been negotiating pricing for the shingle purchases and for the roof replacement labor. The owners of these units will be communicated with as soon as this can be scheduled with the shingle supplier (for delivery of the shingles) and with the roofing contractor.

The Board has also received four bids for the replacement of the retaining walls (being assisted by the Grounds Committee in this endeavor) and is currently in the process of reviewing the bids and making the necessary decisions. **The retaining wall project has been approved by the Board.**

We will communicate the dates of all construction to the owners as soon as they are scheduled. Please understand that we will try to make these activities as unobtrusive to all owners as possible. Thank you in advance for your patience as we improve our community. **If any owner would like to review the reserve study, contact John Davis and he will schedule an explanatory meeting with you.**

ATTIC FIREWALL ISSUE

When our townhomes were built, a firewall made of drywall was installed in the attic on the wall next to the neighboring unit. Unfortunately, many owners have come to realize these walls were improperly attached. Some owners have experienced the drywall falling and coming through the ceiling below. This happens often when work is being performed on the roof.

With the roofing project anticipated to restart, we encourage the owners in all units with old roofs scheduled to be replaced to have this firewall inspected and properly attached, in order to avoid ceiling damage from falling drywall. Per the Windbrooke bylaws, the responsibility for this maintenance falls to the unit owners. The Board can provide the names of contractors who have repaired firewalls in other units in the community.

Owner Survey Results

The results for the Homeowner's survey were as follows (the questions have been shortened to save space). The survey does not indicate a policy has been approved by the board but the board will use the survey results to create policies where warranted. ARC submission is still required for improvements."

1. What is your opinion of the landscaper's work on our property?
Excellent 11% Good 32% Acceptable 23% Unacceptable 11%
2. Which type of mulch would you like in the flower beds near the buildings?
Triple Shredded Mulch 87% Small Pine Bark 8% None 6%
3. Would you like to have pine straw in the common areas around trees?
Yes 87% No 13%
4. Would you like your gutter cleaned a second time at a discounted price at your expense?
Yes 41% No 57%
5. Which is your preference for retaining wall replacement?
Decorative Concrete 32% Wood Timbers 68%
6. Are you interested in developing a Community Watch program?
Yes 83% No 15%
7. Paving stones used in plant areas are currently already in use in our community?
Paving stones should not be allowed 11%
Red paving stones should be allowed 6%

- Grey paving stones should be allowed 8%
 Tan paving stones should be allowed 2%
 Red, grey, or tan paving stones should be allowed, at the discretion of the owner 68%
8. Where should paving stones be allowed?
 Front shrubbery 83% Front yard 15% Side shrubbery 2% They should not be allowed 13%
 Anywhere the owner decides 68%
9. Would you object to pet waste pick-up stations in the common areas?
 Yes, I consider them unsightly 13% No, anything to eliminate waste on the ground 70%
 No opinion 15%
10. If pet waste pick-up stations were available, would you use them?
 Yes 26% No 0% N/A, I don't own a pet 74%
11. What is your opinion of the work performed by our property management company?
 Excellent 8% Good 11% Acceptable 30% Unacceptable 51%

PLANTING AT WINDBROOKE

From the Grounds Committee:

What a beautiful spring - and what a beautiful place to live. Let's try to keep it that way!

As a reminder of our rules for townhome living, please note the following guide lines for planting.

- Homeowners may plant flowers and plants around and in front of the shrubbery.
- Nothing should be planted that will grow above the window sills.
- Vegetable plants may be grown in the back.
- Container gardening can be beautiful on your front stoop, but let's remove them when they are no longer attractive.

BOARD RESIGNATION/OPENING

Robert Traudt, Member at Large, resigned from the Board at the March Board Meeting due to travel plans. We on the Board would like to thank Bob for all his hard work and diligence during his term on the Board.

The Nominating Committee is in the process of identifying candidates for the open Board position. If you are interested, please contact a Board member and we will forward your information to the Nominating Committee chairperson. The open position's term runs until December of this year.

WE WANT YOUR E-MAIL ADDRESS

Printing and mailing cost the community money – and is not as reliable and time efficient as e-mail. We can communicate critical items much quickly if we have an e-mail address for every owner.

Did you know that you can set up a free e-mail address on many web pages? An example is Yahoo – see the attached link:

https://edit.yahoo.com/registration?.intl=us&.pd=ym_ver%253D0%2526c%253D%2526ivt%253D%2526sg%253D&new=1&.done=http%3A//mail.yahoo.com&.src=ym&.v=0&.u=allnbqd6pjome&partner=&.partner=&pkg=&stepid=&.p=&promo=&.last=

Accounts such as these are free. If you are concerned about giving us your main e-mail address, please consider setting up a free account just for communication to and from the Board.

If you decide to provide your e-mail address, please send it to any Board member.