



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 – Joe Hester

Windbrooke Website: <http://windbrookehoa.org>

RESEARCH ON SIDING REPLACEMENT

The Board has created a Task Force of six volunteer owners to investigate all types of replacement siding available, including obtaining bids for each type, and investigating installation contractors. This task force has already begun the research process by starting to request information on available products from siding vendors.

This is a very critical investigation due to the capital investment required. This Task Force will be working to perform the necessary due diligence to provide the best options to the owners. The results of this research will be presented at one of the next quarterly owners’ meetings with the Board.

PROPERTY MANAGEMENT REBIDDING

The Board has created a task force of four volunteer owners to rebid the property management contract. The group has met and created a list of the required services to be competitively bid, and this list has been approved by the board. The group is now in the process of researching area property management companies and will obtain bids from the companies that fit our qualifications. Each company will be researched for financial stability, ability to provide the required services and customer satisfaction. The Board will review the bids and research information and vote on the final selection.

RETAINING WALL REPLACEMENT

The Board is working with Brighter Horizons and the Town of Cary to obtain permits to replace all of the retaining walls by the end of the summer. The retaining walls over four feet high on Windbyrne Drive will require engineering drawings to be approved by the Town before construction begins, so the four shorter retaining wall replacements will be performed first, as soon as permits are approved. These retaining walls are at:

111-113 Windward Court
201 Windbyrne Drive
203 Windbyrne Drive
100-102 Windbyrne Drive

The start date of this project will be communicated to the owners as soon as it is scheduled. Thank you in advance for your patience during this process.

PINE STRAW

A group of twelve volunteer owners put down pine straw in the common areas on Saturday morning, June 11th. The board approved payment for the pine straw but this group of volunteers saved the community approximately \$300 with their volunteer efforts. The volunteers consisted of Adam Pittman, Joe and Courtney Hester, Beth St. Clair, Martin and Alyssa Yff, Susan Berger, Pamela Ahrens, Linda Steadman, Lynne Sparrow, Robert Shields and John Davis. After the project was completed, the volunteers had a cookout of hamburgers and hot dogs.

Pine straw is required to be updated twice a year. Watch the Winds of Change in the latter part of the year for an announcement of the next volunteer project. Contact John Davis at [johndavisconsulting@yahoo.com](mailto: johndavisconsulting@yahoo.com) if you would like to be contacted when this project is being scheduled.

COMMUNITY SOCIAL AND QUARTERLY OWNERS MEETING

A pot luck dinner was held at the North Cary Park on Tuesday, June 7th for owners and renters. Approximately twenty owners attended and enjoyed sampling different owner prepared dishes.

After dinner, there was a presentation by the board of the status and details of ongoing projects and initiatives, followed by a question and answer session for the owners to ask any question of the board.

The board would like to thank the communication committee for their efforts in planning and putting on this social.

Another social will be planned for late summer/early fall, probably on site in a cul de sac. Watch the Winds of Change for upcoming details.