



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>

APPOINTMENT OF NEW BOARD MEMBER

At the board meeting on May 4th, the Board appointed Joe Hester to the vacation position of Member at Large formerly held by Robert Traudt. Joe lives on Windward Court and is a Project Manager at a construction firm. The Board looks forward to working with Joe and appreciates having a member with construction industry experience on the Board.

Please join us in welcoming Joe and thanking him for volunteering his time on behalf of our community.

ROOF REPLACEMENT PROJECT

The project to replace the roofs on fifteen units on Windbyrne Drive should be completed by the time of the publication of this newsletter. These four buildings were scheduled for roof replacements due to continuous leaks in at least one unit. The project was completed in three weeks despite losing four days to weather conditions.

The Board was able to save \$5,500 by purchasing the roofing materials directly from the shingle supplier versus having the roofing contractor provide them. This was accomplished with no risk to our community funds, as the supplier was only paid when the roofing materials were delivered to our property site.

Thanks to all the owners on the 200 section of Windbyrne Drive for their patience and understanding during this construction project.

The remaining units with original roofs are still on schedule for replacement in 2012 or 2013, based on the reserve study schedule.

RESEARCH ON REPLACEMENT OF SIDING

At the Reserve Study meeting with the owners several weeks ago, three presentations on siding strategies were presented:

- Replacing our existing siding in the next year, keeping current siding replacement at a minimum until a decision is made
- Replacing our existing siding in approximately five years, in order to build up our reserves, again with keeping siding replacement at a minimum during those years before replacement
- Continuing to replace siding on a board by board basis until all siding is replaced

After the presentation, the owners at the meeting were asked to vote, by anonymous ballot, which strategy they recommended the Board pursue. The investigation of replacing our existing siding in the next year was selected by 76% of those owners present.

The Board has voted to create a Task Force to investigate all types of siding available, including obtaining bids for each type. This Task Force will be made up of owner volunteers and is open to all owners. If you would like to be part of the Task force, please contact John Davis at jdavis@windbrookehoa.org.

This is a very critical project due to the significant 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 voted to create a task force to rebid the property management contract. This task force will consist of volunteer owners. The first task for the group will be to create a list of the required services to be competitively bid. Once completed and approved, the group will obtain bids from area property management companies. 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.

The Board is looking for volunteers to help with this process by serving on this task force. If you would like to volunteer, please e-mail John Davis at jdavis@windbrookehoa.org.

MULCH

The HOA Board investigated providing mulch under the shrubbery outside individual units, and pine straw around the trees and in the common areas. This research was conducted in conjunction with the reserve study in order to determine our ability to meet our long term financial obligations through the current level of owner dues. The Grounds Committee assisted the Board by obtaining competitive bids for the mulch and pine straw labor.

The Board unanimously voted **not** to provide mulch for the following reasons:

- 1) The results of the reserve study indicated that the current level of owner dues very probably will not be sufficient to pay for the upcoming bylaw-required capital expenditures for roof replacements, retaining wall replacements, siding upkeep/replacement and asphalt road maintenance.
- 2) At the owner meeting regarding the reserve study, the owners present were asked to rank possible upcoming needs for our owner dues on a scale of 1 (most important) to 4 (least important). The provision of mulch by the HOA received the lowest ranking in terms of importance, with an average rating of 3.4.

The Board is currently investigating, with the help of the committee chairpersons, having a Volunteer Day for laying out pine straw around the base of trees and in the common areas ONLY, as in the Silverton community.. If we are successful in signing up enough volunteers, the Board will pay for the purchase of the pine straw. This volunteer effort will save us all approximately \$700 annually. If you would like to volunteer for this event, please e-mail Communications Committee Chair Susan Berger at Susan.Berger@sas.com . Following the work hours, the Board will sponsor a free lunch for all volunteers. Hot dogs, chips, drinks and dessert will be provided by the HOA.

Additionally, the Board has worked with our current landscaping company to obtain a purchase price of \$76 per owner for this company to put down a base of 2 inches of triple shredded mulch under the shrubbery at the front and side of the units. The landscapers have asked that we attempt to schedule one day for them to complete all owners' requests. If you are interested in this option, please e-mail John Davis at jdavis@windbrookehoa.org.

The February Owners Survey contained a question that requested the owners choose between two options for mulch, Triple Shredded Mulch or Small Pine Bark. Owners overwhelmingly voted for Triple Shredded Mulch as their preference. The Board has had motions presented to provide a "Mulch Recommendation" or a "Mulch Policy" as a reference for owners who desire to put mulch in their gardens, however, the Board has been unable to come to a consensus on whether the mulch decision should be a "Policy" or a "Recommendation." Should the Board decide on a "Mulch Recommendation" it is important that owners know the various materials that could be chosen by individual owners. They are listed below.

There are probably many types, but those below are what is available at Lowe's Home Improvement at the corner of NW Maynard and Evans Road.

- Triple Shredded - comes in Pine Mulch and Hardwood Mulch
- Pine Bark Nuggets - decomposes less quickly due to the larger nugget composition
- Premium Mulch (this is a brand name) - comes in Brown, Red, Black and Green
- Marble Chips - white
- River Pebbles - tan/brown

Should the Board decide on a "Mulch Policy" the preferred type of mulch would be clearly outlined for owners. For example, a Policy could include Triple Shredded Mulch only.

WINDBROOKE'S GARBAGE COLLECTION

THE DUMPSTERS ARE EMPTIED EACH **WEDNESDAY**.

The board would like to make the community aware that Windbrooke Townhomes does NOT contract for waste removal. The community's waste is removed by the Town of Cary using a private contractor and is paid for by individual owners (or renters) in their water bills.

During holiday seasons, or as folks move in or out, the dumpsters can be overloaded with garbage. **If you have excess garbage, or the dumpster is full, your garbage can be taken to:**

WAKE COUNTY CONVENIENCE CENTER, located at 266 Aviation parkway, is 2.4 miles from Windbrooke or about a 6 minute drive (according to Google Maps). The web site is wakegov.com or you can Google "Wake County Convenience Centers." This site is very helpful and gives information about days and times the centers are open as well as acceptable and unacceptable materials. These convenience centers are trash and recycling drop- off stations open to all Wake County residential customers. Wake County does not charge residents to use these facilities.

DIRECTIONS:

At Windbyrne and Evans Road, turn Right .

At Aviation Parkway, turn Left. Destination will be on the Left.

PLEASE REMEMBER:

- Do not park in front of the dumpsters as the truck cannot maneuver to pick it up.
- Read and follow the rules posted inside the dumpster enclosure:
- Dumpsters are private property for use only by residents
- NO TRESPASSING. All violators will be prosecuted.
- Report trespassers to POLICE: 469-4012 (if in unrecognized vehicle, write down license tag number and type of vehicle)
- No dumping of hazardous materials
- Nothing left outside of dumpster
- Flatten all cartons/boxes
- RECYCLE1
- Close dumpster doors and wooden gates.

****PLEASE**, Do not leave items that don't fit into the dumpster inside the enclosure—even if you think that someone else "might" use them or don't want to go to the trouble to dispose of the items yourself....such as grills, wheelchairs, computers, plywood, packing boxes, etc. When the HOA gets involved and has to pay to have those items taken away, that costs all of us.....this is the individual owner's responsibility.

RECYCLING AT WINDBROOKE

Windbyrne Townhomes participates in the Town of Cary recycling schedule. This helps keep our dumpsters free for

household garbage. Place your recycling bin at curbside on alternate Wednesdays. Windbrooke follows a "yellow" schedule of Wednesdays for pick up. If you do not have a recycling bin or need a larger one, call the Town of Cary at (919)469-4090 and they will provide one.

The Town of Cary has a web site that is very informative at: www.townofcary.org. Cary also has a Citizens Convenience Center that accepts a variety of solid waste, recycling and yard waste to drop off for proper disposal. This center can be accessed at www.townofcary.org/Departments/publicworks. This site gives days and hours of operation plus lists of acceptable materials, hazardous waste materials, etc. Some items such as appliances may have a disposal fee.

DIRECTIONS: 313 N. Dixon Ave.

At Windbyrne and Evans take a Left.
Right on NW Maynard.
Left on Carousel Lane
Take the 3rd Right onto Madison Ave.
Left onto N. Dixon
Destination on the Left.

NOTE: If you recycle, please remove your emptied recycled container by Thursday morning.

WE WANT YOUR E-MAIL ADDRESS!!

Printing and mailing costs the community money – and is not as reliable and time efficient as e-mail. We can communicate critical news quicker via email.

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%2526sq%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.