



Winds of Change

Next Windbrooke HOA Board Meeting

The next HOA Board meeting will be held on Thursday, September 30th at 6:30p.m. at our management company's office in Cary. The office is located at 1183 West Chatham Street (at the corner of Chatham and Old Apex Road, next door to the Abbey Road Grill). The first 30 minutes of the meeting will be open to homeowners to attend. The agenda will include a financial update, including the completion of our reserve study, as well as an update on the Dickson lawsuit.

Painting and Siding Repairs

Pre-painting siding repairs (followed by painting and deck sealing) will begin in the next few weeks for the following buildings: 118-124 Windward, 221-227 Windbyrne, 229-235 Windbyrne, 237-243 Windbyrne, 222-226 Windbyrne, and 214-220 Windbyrne. The buildings scheduled are based on the Community's 5-year painting schedule (picking off where we left off, these buildings were originally scheduled for painting in 2009).

Upcoming Roof Work

The Board is currently working with RoofWerks to begin work on the following buildings: 213-219 Windbyrne, 221-227 Windbyrne, 229-235 Windbryne, and 222-226 Windbyrne. These buildings were determined to be first priority in completing the roofing of the Community due to at least one known (and unrepaired) leak within one or more units per building. The remaining roofs to be finished will be scheduled over the next three years, using replacement dates as determined by the reserve specialist.

Retaining Wall Replacement

As a result of the reserve study, the Community's retaining walls are scheduled to be replaced in the next 3 years. It is the Board's desire to replace the existing railroad tie structures with a more permanent concrete block stone wall. We are currently working with different vendors in the hope of having one of the walls replaced by the end of 2010.

Your Windbrooke HOA Board,

Katie Zechmeister
Mary D'Apollonia
Katie McKenna