



# *Winds of Change*

A Publication of the Windbrooke Townhomes HOA

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

## **QUARTERLY OWNERS MEETING AND COOKOUT**

A cul de sac party will be held at the end of Windward Court on Wednesday, September 28<sup>th</sup> at 6:30 PM for owners and renters. The HOA will cook hamburgers and hot dogs on the grill. Sides and desserts will be a pot luck type setting where the owners and renters bring their favorite dish.

After dinner, at approximately 7:30, there will be 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.

## **RESEARCH ON REPLACEMENT OF SIDING**

The board has created a Task Force of six owners who have volunteered to investigate all types of replacement siding available, including obtaining bids for each type, as well as explore installation contractors. This task force has received information on available products from siding vendors and is scheduling bids from installation contractors.

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

## **PROPERTY MANAGEMENT COMPANY CHANGE**

The board created a task force of four volunteer owners to rebid the property management contract. This group researched over 60 area property management companies and obtained bids from five companies that fit our qualifications. Board and task force members reviewed the bids and met with the five companies for a presentation and discussion of their services.

Based on this research and meetings, the board has voted to change our management company to R. S. Fincher in Apex. This is a company that manages 43 properties in Cary and Apex and has been in business since 1994. Our current property management company is requiring a 90 day termination notice so the new company will not take over until December 1<sup>st</sup>. More information will be mailed to you as we get closer to that date.

We realize that a change in management companies will require each owner to change their dues payment processing. That is why we spent so much time and effort in researching each company and attempting to find a company that will be our long term partner for our community. In addition, the \$4,500 annual savings in changing property management companies will help us to keep our dues at a reasonable level while addressing the

upcoming capital expenditure needs.

The board would like to thank the owners who volunteered for this task force and worked so diligently to find the right solution.

### **RETAINING WALL REPLACEMENTS**

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.

The four shorter retaining walls have been completed and are at:

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

The start date of the replacement of the higher walls on the right side of the 200 block of Windbyrne Drive will be communicated to everyone as soon as it is scheduled. Thank you in advance for your patience during this process.

### **FALL TREE REPLACEMENTS**

There are trees in the small common areas that jut out into the parking lot whose roots are growing under the concrete sidewalk and causing cracks and/or pushing the sidewalk up and creating dangerous walking conditions. Nine of the trees causing the most damage will be taken down and replaced with 6-8 foot crepe myrtles during the months of October and November. The location of these trees are most closely in front of the following units:

100 Windbyrne Drive  
111 Windbyrne Drive  
205 Windbyrne Drive  
234 Windbyrne Drive  
102 Windward Court  
108 Windward Court  
116 Windward Court  
123 Windward Court  
126 Windward Court

In addition, the tree in front of 104 Windward Court will be removed as it is dying.

The board would rather not remove these trees but must maintain safe conditions and protect our properties from damage. Please contact any board member if you are uncertain which trees will be replaced or if you have any questions or concerns.

### **FALL RESEEDING**

Brighter Horizons will be aerating, fertilizing and reseeding our grass areas during the month of September or early October.