



October 2011

Winds of Change

A Publication of the Windbrooke Townhomes HOA

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

PROPERTY MANAGEMENT COMPANY CHANGE

Our new property management company, R. S. Fincher, will start managing our property on November 1st. Our new property manager is Beth Harvey. Watch in your mail for dues payment information – if you have direct drafting of your bank account, you will have to change the draft before the November payment is made.

MONTHLY DUES INCREASE

The board has approved an increase in the monthly dues from \$145 to \$150 per month, effective November 1st. This will be reflected in the dues payment information that you receive from R. S. Fincher.

This is the first dues increase since January, 2008. The board must increase dues to cover the increase in our operational expenses due to inflation, which historically has averaged 3% per year. Our annual operational expenses average \$75,000 per year and most expenses increase each year.

Your board has attempted to keep our expenses down by rebidding the property management contract (savings of \$4,500 annually); rebidding the property insurance policy (savings of \$2,300 annually); purchasing the shingles directly from the distributor for the spring roof replacement project (one time savings of \$5,500); using volunteers to put out pine straw (savings of \$600 annually); and having the newsletter creation and distribution and our website management performed by owner volunteers. We will continue our efforts to stay on top of our expenses but we must increase our reserves for upcoming capital projects such as the remaining roof replacements and the siding replacements.

ANNUAL OWNERS MEETING

Please mark your calendar for the annual owners’ meeting set for December 7th at 6:30 PM. It will be held in the Oak Room of the Bond Park Community Center. More information, including maps, will be sent soon.