

VILLAGES OF WINDING CREEK QUARTERLY NEWSLETTER

May 24, 2024

Villages of



Winding Creek

The Villages of Winding Creek newsletter is sent out by email from Towne Properties and posted on our community website quarterly.

Welcome message from President/Communications Chair

Dear Residents,

I hope this letter finds you well and excited for the coming summer. Last week our community held it's required annual meeting at the clubhouse. There were 38 households represented at the meeting which amounts to roughly 4% of the community. During the meeting we welcomed our new board members Andre Tagliamonte-Secretary and Lou Laquaglia-At Large. This is in addition to current members Jason Head-President, Phil Fox-Vice President, and Jenifer Hodge-Treasurer we also thanked Scott Maney and Christen Walden for their tireless service to the community in the past year(s). We also took the time to answer community members questions. We also spoke to several exciting upgrades and enhancements that have recently been completed, all aimed at making our community an even more enjoyable and comfortable place to live.

First and foremost, I'm thrilled to announce the installation of brand-new fitness equipment in our community gym. Whether you're a seasoned fitness enthusiast or just starting your journey towards a healthier lifestyle, these additions are sure to enhance your workout experience and help you reach your fitness goals.

Furthermore, I'm pleased to report that we have a new cleaning crew in place for both the fitness center and clubhouse. We are committed to maintaining a clean, safe environment for all that enjoy these amenities.

In addition to the fitness equipment, we've also invested in the improvement of our outdoor spaces. Our new gravel paths have allowed for a smoother walking and bike riding experience and are now more accessible and aesthetically pleasing than before. We also have all our fountains throughout the community in working order.

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VWC HOA

Board Members:

Jason Head – President

Phil Fox – VP

Jenifer Hodge – Treasurer

Andre Tagliamonte – Secretary

Lou Laquaglia – Trustee

Property Management Company:
Towne Properties

Contact:

Sr. Association Manager: Deonta Burden
deontaburden@towneproperties.com

Customer Service Administrator:
Susan Pardoe: susanpardoe@towneproperties.com

NEWSLETTER HIGHLIGHTS

Message from President

Community Updates

Grounds and Developer
Updates

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But that's not all! Our parking lot has undergone a much-needed re-paving, providing smoother and safer driving conditions for all residents and visitors. Additionally, the repair and sealing of our paved trails ensure that they remain in top-notch condition for walking, jogging, or biking.

Exciting news for our pool enthusiasts - we now have a new pool gazebo in place to provide additional shade, allowing you to enjoy our pool area comfortably. Plus, we've added a pool monitor to ensure the safety and enjoyment of all residents and guests using our pool facilities. This monitor, on duty from 11am - 7pm seven days a week will ensure that only those living in the community and in good standing may access the pool. The monitor will also provide spot checking of trash and bathroom cleanliness throughout the day. We hope that this helps everyone enjoy the pool while limiting vandalism and unruly behavior.

These upgrades represent our ongoing commitment to enhancing the quality of life for everyone in our community. As always, your feedback and suggestions are invaluable to us. If you have any questions, concerns, or ideas for future enhancements, please don't hesitate to reach out. You can reach the board by utilizing the contact page on our website at www.villagesofwindingcreek.com, or you can find our individual email addresses on the "about the board" page.

Here's to fun summer, and vibrant future for our community!

Warm regards,

Jason Head

President

Villages of Winding Creek, HOA

VWC MARKET UPDATE

JAN 1 2024-PRESENT

Waynesville Schools

\$430,000 Median Sold Price

Number sold: 1

Median sq ft: 2448

Avg Days on Market: 63

Centerville Schools

\$575,000 Median Sold Price

Number sold: 3

Median sq ft: 4634

Avg Days on Market: 44

Springboro Schools

\$520,000 Median Sold Price

Number sold: 5

Median sq ft: 3536

Avg Days on Market: 40

Developer Update:

The final phase of development is in process. Most of the underground utilities are completed and lots will be designated for sale.

Pool Opening – Mark your calendar. May 24th. The pool will be open. For the Memorial Day Holiday.. Hours of operation will be 9:00 AM to 9:00 PM daily.

Your Grounds Update:

Walking paths have been sprayed as of May 14.

As of May 16 all fountains are back in place.

As of this week the sprinkler systems have been brought online but are not running yet because we are getting plenty of rain at this point in the season. There is one section around the clock tower that requires some extra attention to bring online.

The rework of the north entrance landscape on 48 is almost complete. They are finishing it this week and are clearing out some invasive areas and accenting the walls to where they can be seen.



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