

VILLAGES OF WINDING CREEK QUARTERLY NEWSLETTER

December 28, 2021

Villages of



Winding Creek

Welcome message from President/Communications Chair

Message From The President:

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

The entire Board of Directors wishes you and your families a Happy Holiday Season!

We would also like to thank all the many volunteers that helped the community launch all the events this past year.

Our Annual HOA meeting will be Tuesday May 17, 2022 with a rain date of Tuesday May 24, 2022, and will be held on the pool deck.

In this newsletter, we will be sharing what the board has been working on to enhance the overall lifestyle at VWC.

Andre

VWC HOA

Board Members:

Andre Tagliamonte: President

Brent Davis: Vice President

Scott Maney: Secretary

Lance Oakes: Board Member

Katie Culbreth: Officer

Jason Head: Officer

Property Management Company:

Towne Properties

Contact:

Sr. Association Manager: Cindy Hess, CMCA:
cindy@towneproperties.com

Customer Service Administrators:

Sarah Luttrell: sarahluttrell@towneproperties.com
Susan Pardoe: susanpardoe@towneproperties.com

NEWSLETTER HIGHLIGHTS

Welcome Message from President
/Communications Chair

Status of the Community

Committee Updates

Status of the Community:

Our community continues to grow with just over 880 homes occupied of the 1030 total homes slated.

There are 936 total lots developed with 20 lots pending sale. Plans are to have the community built out by 2023.

By now, every homeowner should have received their HOA quarterly dues coupon and the VWC 2022 budget. We continue to build financial strength in our homeowner's association.

We were excited to launch our community website in the fall. This gives all homeowners the ability to pay their HOA dues online and to see what's happening within the community quickly. We tried to automate every option: direct access to the board members, event calendar, a direct path to fill out architectural improvement forms, and report violations.

Check it out!

www.villagesofwindingcreek.com



Inside the clubhouse we are replacing the outdated and worn-out furniture, which should arrive in early 2022.

We also revised contract with Rumpke to reduce litter fly-away from clubhouse dumpster.

We updated the landscaping contract to include some additional maintenance of landscaping around the neighborhood.

We updated the entire Wi-Fi system both in the clubhouse and in the fitness area to accommodate for the growth in the community.

Lastly, we upgraded the holiday decorations at all four entrances to the community, as well as new outline lighting for the clubhouse.

This year we completed an insurance review and determined we did not have the appropriate insurance coverage. With the guidance of a new underwriter, we are now appropriately covered in all areas.

On the amenities side of our community, we had both pools painted this year. Look at the beautiful pictures on page 5!! They were long overdue, and we had several cracks in the bottom that the vendor repaired. We should have a wonderful swimming season next year.

In addition to this, we have purchased additional pool lounge chairs to meet the growth within our community. The lounge chairs should arrive before the 2022 pool season starts.

Committee Updates:

VWC Grounds: 2021 in Review

Scott Maney, Grounds Chairperson

Common-area grounds maintenance in conjunction with common area improvements and enhancements help protect and increase residential property values throughout the community. 2021 was a successful year for grounds activity in the Villages of Winding Creek. Some 2021 highlights include:

- Institution of regular drive/walk-arounds with our grounds vendor to address common-area problems, locations of community concern, and in order to maintain vendor accountability.
- Application of grass seed community-wide to stabilize and enhance turf in common areas.
- Addition of herbicide to mulched beds to maintain a uniform, weed-free appearance, and reduce weeding man-hours.
- Contracting for “holding the line” cut back of invasive honeysuckle growth to keep walking paths clear and accessible.
- Installation of new streetscape landscaping enhancements at the trailhead and drainage culvert on Whispering Stream Court as well as “under the power lines” on Cobble Brook Drive.
- Construction of a new sidewalk to promote pedestrian safety and connectivity along Crooked Creek Drive, between Winding Creek Boulevard and Cobble Brook Drive.
- Repair of several trip hazards on common asphalt paths and the pedestrian ramps at the clubhouse, as well as sealcoating and re-striping the clubhouse parking lot.

Looking ahead to 2022, upcoming projects include:

- Sealcoating of all common asphalt paths community-wide, as well as the only private lane in the community, Boulder Creek Court.
- Treating several dozen trees for both pests and fungus to protect our existing tree stock.
- Planting of seasonal flowering annuals at all four entranceways three times per year: spring, summer, and fall, in to add color and interest to the entrance beds.
- Bringing new ponds and landscaping on-line along the newest VWC section, Winding Creek Boulevard, east of the clock tower, and bringing it up to community standards.

As always, if you see an area of grounds concern, please send us a message via the “contact us” tab on our website, www.villagesofwindingcreek.com



Committee Updates:

VWC Community Events: 2021 in Review

Brent Davis, Community Event Chairperson

The Community Events Team was super busy planning events for our community in 2021. We settled on 4 events and spread them out to ensure the community could benefit from all events.

First up was the return of the "Easter egg hunt" on Saturday, April 3rd. The kids were super excited and had lots of fun!

Next was "Summer Bash" on August 28, which was highlighted by a bubble machine. The weather was perfect for this event and food, fun, and games was just what the community ordered up.

The "Fall Festival" on October 9, had a great resident turnout. Lots of work went into this event, and we are grateful for everyone who contributed.

Lastly, we just put a bow on the year with our very own "Winterfest", which had an awesome Santa Claus with a photographer.

The events this past year were fantastic, and we are hoping to have more events next year!

Please note that the Community Team needs more good volunteers. This past year was a real struggle when it came to the day of event with preparation and facilitation. Without a group of people that will be willing to help for these events next year, we will not be able to organize them. Everyone loves to come enjoy the fun of the events, so please consider chipping in to help next year so that these can continue. Many hands make light work! Lots of volunteers means less work for each person and the ability for the HOA to continue to sponsor events for the entire neighborhood.



If you would like to get involved with this fine group, please reach out, via the resident FB page.

The Community Events Team is having its first meeting on Wednesday January 26, 2022, at 6pm, at the clubhouse. At this meeting we will be discussing possible 2022 events, along with some other housekeeping things to make the 2022 events a little more manageable.

A special thanks needs to go out to the Community Events team Chair in 2021, Jamie Kaun. She so graciously volunteers her time to coordinate and to facilitate this group. Thank you, Jamie!

Friendly Reminder:

Homeowners Association Dues are due Quarterly. The last day to pay for Q4 is 12/30/2021, and Q1 Dues will be due no later than 3/31/2022

2022 Community Events Calendar will be released by February, so please look for the details on our website: www.villagesofwindingcreek.com

