

VILLAGES OF WINDING CREEK QUARTERLY NEWSLETTER

FEB 7, 2023

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

Happy New Year! We are looking forward to springtime. As mentioned in previous newsletters, the board continues to work on behalf of the community to ensure we are following policies and procedures to keep VWC the best it can be. Over the winter months, the board spent countless hours ensuring that our financial liabilities were in line with the income from the association fees. We as a group have made a number of adjustments to foster a strong financial foundation. We also believe we have positioned the association in FY23 without any increases to your annual dues. As many of you know, inflation is driving up all day-to-day costs to operate our community. Those costs involved utilities, maintenance, and all of the vendors that support the work to maintain the community in the standards that attracted all of us to it. We are still in need of a community events coordinator to manage all the events this calendar year. If someone wants to volunteer, please reach out to any board member so they can explain the duties you would need to carry out. Without a team lead or a stable of volunteers, the community events that we've had in the past will be impossible to pull off this year. Lastly, All of us wish you a happy and healthy 2023.

Brent Davis-VWC HOA President

VWC HOA

Board Members:

Brent Davis: President
Scott Maney: Vice President
Andre Tagliamonte: Treasurer
Jason Head: Secretary
Geoff Lofthouse: Board Trustee

Property Management Company:
Towne Properties
Contact:

Sr. Association Manager: Deonta Burden
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Customer Service Administrators:
Julie Schafer: julieschafer@towneproperties.com
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NEWSLETTER HIGHLIGHTS

Welcome Message from President
/Communications Chair

Community Updates

Committee Updates

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Annual Meeting – May 2nd, 2023, 6pm Clubhouse Pool Area

The Annual Homeowners Association Meeting will be held at the Clubhouse Pool area on Tuesday, May 2nd at 6pm. Information regarding the annual meeting will be available from Towne Properties.

There will be Five board positions up for election, in accordance with our covenants and restrictions. Once again, we are asking all homeowners to attend this meeting as it is critical to the future of not only the board of directors but also the community. Notice will be sent out 30 days before the meeting however we wanted to make sure all of you have this information to accommodate your schedule to attend this meeting.

Community Updates:

As many of you are aware, there is high speed fiber broadband being installed throughout parts of the community. Many homeowners have called Towne properties to request their yards to be repaired. Please be aware that the HOA has no responsibility whatsoever to homeowner's yards. The company doing the work is in the easement of each homeowner's yards. You should direct all inquiries to Point Broadband.

The clock tower was repaired in November of last year and is now fully functional.

Several amenity updates to the clubhouse and fitness center have been completed, including outdoor lighting to illuminate the pool and entrance areas of the Clubhouse and fitness center.

We just completed installation of a new bike rack between the clubhouse and fitness center. There will also be an additional one added in the same area before pool season.

Developer Update:

From the developer... the plan is still to construct the final phase this year depending on how the housing market is looking. The developer owns the model house, and it will be on the market for sale starting March 1st. Ryan Homes will build a new model once the final section of lots is started.

Grounds Update:

Much work has been done in the off-season to continue the transition from developer-selected to resident-vetted grounds vendors. Most recently, the Board has selected new vendors for pond maintenance, fountain service, snow removal, lawn and landscape services, and irrigation maintenance. The comprehensive RFQ process was designed to incorporate value-added enhancements while being fiscally mindful. As with any transition, we are sure there will be a learning curve, so

please be patient with our new team. The Board, however, is confident that the new vendors, with a history of quality HOA service, will maintain and enhance the common areas here in The Villages of Winding Creek.

The Board was pleased to expand holiday lighting earlier this winter to include the evergreen trees around the clocktower area, as well as illuminating the Lytle-Five Points entrance, building upon the holiday lighting introduced to the entranceways and clubhouse last season. Meanwhile, your grounds team is looking forward to seeing spring annuals planted at all entranceways and fresh mulch to usher in warmer temperatures. Looking ahead, an assessment of deferred maintenance items, including paths and hardscapes, will occur later this season.

As always, grounds-related compliments or concerns are welcome via our website, www.villagesofwindingcreek.com and click "general contact".

