

VILLAGES OF WINDING CREEK QUARTERLY NEWSLETTER

OCT 20, 2022

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

Hello VWC,

The board has been very busy these last couple months. We have been finalizing contracts for 2023 and beyond. Namely Landscaping, Irrigation, Turf maintenance, Pond Maintenance, Fountain Vendor, Pool Vendor, Holiday lighting, Legal, Collections, and cleaning services. The board has spent countless hours making sure that we are getting the quality that we deserve as a community. There will be some changes in the next year. We are hopeful that the changes are seamless but would appreciate a certain level of patience with the new vendors as there will be a learning curve associated with getting to know this community.

There are a lot things to consider when putting contracts out for bid. These decisions are not ones the board takes lightly. Budget, quality and service levels are certainly at the top of mind.

Budget decisions have been made for 2023. Be on the lookout for emails and hard copies of the 2023 budget. The hard copies will come with your annual HOA packets that will include your Payment coupons for 2023. If choosing to pay quarterly (\$218.75), please note that quarterly payments are due Jan.1, April 1, July 1 and Oct. 1. You can also pay the \$875 in one payment Jan. 1, if you would prefer.

Brent Davis, President

OCT 20, 2022

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
deontaburden@towneproperties.com

Customer Service Administrators:
Julie Schafer: julieschafer@towneproperties.com
Susan Pardoe: susanpardoe@towneproperties.com

NEWSLETTER HIGHLIGHTS

Welcome Message from President
/Communications Chair

Community Concerns/ Updates

Committee Updates

Community Concerns:

A quick note about dues. Delinquencies continue to be a huge issue within the community. There are roughly about 10% of the community that either do not pay their dues on time or do not pay at all. This creates a huge gap in the association finances, that must be pulled from other community improvements, or from building a much-needed and required Community Reserve Fund. We do have collection policies in place, but there are also fees associated with this. Ultimately, not paying dues on time or not at all, hurts the entire community. At the end of the day, all residents must pay dues. We are each accountable to those dues.

Everyone that lives here moved here for one reason or another. We believe that this community is one of the best in Ohio, and the goal of this board to keep it that way. However, we need each and every one of the residents of VWC to help us achieve that.

Community Update: The developer has notified us that the final phase has been delayed until May 2023.

We have noticed a few broken or damaged mailboxes around the community, and also those with missing or faded mailbox numbers.

The MailboxMan has installed hundreds of mailboxes here in VWC. If you need these services, email or call Jon Dumford, jondumford@gmail.com, 513-265-2614.



The Community Events Team would love to report a smashing success with this year's fall fest. Julie Kirnec and Cindy Achs, took the lead on this event. Thank you!! This year we had a live band, food trucks, and many other activities for the entire community.

On December 4th the Community Events Team will be again hosting "VWC Pictures with Santa" This is a great for everyone to bring their kids and get pictures with Mr. Claus himself. There will be gifts, and a raffle for the entire community to enjoy.

These events are sponsored by the HOA with a budget, and we are confident that these great family fun events will continue. As mentioned previously, if you love these community events, please volunteer. It literally takes a village to pull these events off, and it is challenging when only a handful of people are willing to help. "More hands make light lifting".

***In regards to the Community Events Team, in 2023 we will need a new Chair, to lead this team. Anyone who is interested in serving the community in this capacity should reach out the board expressing interest.**