

VILLAGES OF WINDING CREEK QUARTERLY NEWSLETTER

March 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

URGENT MATTER: Last year we contracted a new law firm to help guide the board in the transition from our neighborhood being developer-controlled to being resident-controlled. During this process, we discovered that the Bylaws are written in a way that limits board members to one-year terms. That means we will have to elect a new board every year. As you can imagine that becomes VERY challenging to manage in a community this large. It takes at least 6 months to become fully acclimated to the responsibilities of the Board will greatly impede the progress our Board can make if it is turning over every 365 days.

The remedy is to add an amendment to our bylaws resulting in multiple- year terms, with members rotating off every year, to keep continuity. This amendment will require 75% approval from the homeowners via a proxy vote. We are working with our legal team on the language. We will be sending a letter in the mail and updating our Facebook page, and if necessary be going door to door to receive approval for this important amendment. We appreciate your support in making this change.

We will be electing 5 board members at the May 17th Annual HOA meeting, which will be held at 6:00 p.m. on the pool deck. We have a rain date of Tuesday May 24, 2022.

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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:

Julie Pardoe juliepardoe@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 892 homes occupied of the 1030 total homes slated. There are 96 lots left to be developed with 42 lots left to sell. Plans are to have the community built out by 2023.

Below is a summarization of all the activities happening within the community:

1. Developer Loan payback – Outstanding debt \$271,500

a. The board negotiated with the developer and the developer has agreed to a settlement offer of \$225,000 which is to be paid over 20 months at 0% interest

b. The developer has also agreed to install 7 Street lights in Springs, Section 4.

c. The developer also agrees to step away from any duties of the HOA board including board seats.

2. Clock Tower - as stated in last quarter's newsletter, we have contracted a company to repair the entire clock tower. This includes new updated electric circuit and all the parts necessary for the clock tower to function for a very long time. In addition, we added LED lights to enhance the appearance. Cost of project: \$20K

3. Pool Heaters - the board has agreed to replace both of the pool heaters so we have an enjoyable pool season. We felt it was the prudent thing to do since both heaters have had chronic issues. Cost of project: \$10K.

4. Pool area - in February we received the 30 new additional lounge chairs which are on property now. This was a budget item that we approved last year.

5. Clubhouse furniture - all of the clubhouse furniture has been replaced with updated furniture. This was a budget item that was approved last year.

6. The board upgraded the entire Wi-Fi system in the Clubhouse and Fitness Center.



Committee Updates:

VWC Grounds: 2022 Updates

Scott Maney, Grounds Chairperson

- GroundsPro is in the community starting their spring cleanup and getting the community ready for grassing cutting, edging beds, and mulch.
- From last season we will press forward with 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

VWC Community Events

Brent Davis, Chair

2022 Updates:

- We have three main events this year:
 - Summer Bash: June 11
 - Fall Festival: Oct 1
 - Pictures with Santa: December 4
- The committee is in search of more volunteers to facilitate the events throughout the year. Please contact Brent Davis with any questions, or reach out to Jamie Marie (Jamie Kaun) via the resident FB Page.



Friendly Reminder:

Homeowners Association Dues are due Quarterly. The last day to pay for Q1 is 3/31/2022, and Q2 Dues will be due no later than 6/30/2022