

VILLAGES OF WINDING CREEK QUARTERLY NEWSLETTER

July 30, 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,

As you know, in May we held our annual HOA meeting by the pool deck, and I wanted to share the results of the election of trustees and a few updates.

If you recall one of the agenda topics was to elect 5 board trustees to help manage the homeowner's association. I'm happy to report that we did in fact have five people step up and continue to manage our homeowner's association.

Here is the new board representing the homeowner's association for the community and their Title roles:

Brent Davis - President

Scott Maney - Vice President

Andre Tagliamonte - Treasurer

Jason Head - Secretary

Geoff Lofthouse - Board trustee

All of us have a one-year term.

Cindy Hess with Towne Properties will continue to manage our association and no other changes in that group.

Brent Davis, 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: 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

Community Concerns / Status of
the Community

Committee Updates

Community Concerns:

We are continuing to have issues circled around the pool fitness and club area. We would like to remind all homeowners of the pool rules below. It is *all of our responsibility if you see something, to speak up. We all own this pool and amenities.*

1. There is no lifeguard on duty.
2. Age requirement: Children under the age of 10 are NOT permitted at the pool unless under the direct supervision of their parents, guardian or an accompanying adult that can perform lifesaving measures. *(This change is per our HOA Attorney, using litigation precedent as a guideline. We realize this is a point of contention as our Covenants state 16 as the minimum age. Parents, please be mindful of the responsibility you have when sending children to the pool unsupervised).*
3. Each registered address is allowed 2 guests per visit per day.
4. Access is ONLY through the gates on the North side of the Clubhouse and gate between the fitness and clubhouse area using your access key fob. All residents must have their key fob to gain admittance to or use the pool. If you do not have your fob, you may be asked to leave the pool area and return with your key fob. Please do not open the gate for others at the gate without their fob.
5. All persons using the pool must have a towel. Towels may not be used to reserve chairs.
6. Pool furniture may not be moved from its original location, except for slight moves within the same area provided the furniture is returned to its original position.



7. No alcoholic beverages or glass containers are permitted inside pool fence. Food and beverages are allowed in designated areas and must be kept a minimum of 10' away from the edge of the pool. All litter must be deposited in trash containers.

8. Smoking is not permitted within the pool fence.

9. Running, pushing or horseplay is prohibited on the pool deck. Diving or jumping into the pool is also prohibited.

10. To aid in the quiet enjoyment of all, headphones must be used for all radios and other electronic devices.

11. Pets are not permitted in the pool area with the exception of service dogs.

12. Persons with open sores, cuts or communicable diseases may not enter the pool.

13. Children in diapers must wear swim diapers and swimsuits in the pool.

14. Large rafts or inflatables are not permitted. Coast Guard-approved personal flotation devices are permitted.

15. During threatening weather the pool area (entire fenced in area) should be cleared for thirty (30) minutes. Re-entry when threatening weather has concluded, in accordance with the National Lightning Safety Institute standards, deems conditions are safe.

16. POOL PARTIES AT OUR COMMUNITY POOLS ARE PROHIBITED!!

Status of the Community

Our community continues to grow with just over 933 homes occupied of the 1030 total homes slated. here are 14 lots left to sell and 97 lots to develop. Those 97 lots will be completed in the next 70 days. Plans are to have the community built out by 2023.

· All The Walking paths and basketball court have now been re sealed.

· Now that the pool season is in full swing, we are asking everyone to contribute to the cleanliness of the pool area. It is very important not to eat any food in the pool as that is creating issues with our filtration system. Please keep food away from the pool and on the grassy area and be sure to promptly dispose of trash in the provided trash receptacles.

· For this season we have extended the pool hours to open at 9:00 AM and close at 9:00 PM daily.

1.

Committee Updates:

VWC Grounds: 2022 Updates

Scott Maney, Grounds Chairperson

- We have had a very busy quarter with our landscaping crews in full effect of maintaining our grounds. One of the main goals is to help protect and increase residential property values throughout the community. Below our list of items that are in the works or have been completed.
- We had the vendor replace the three trees at the Lytle-Five Point entranceway.
- Currently in progress - “holding the line” cut back of invasive honeysuckle growth to keep walking paths clear and accessible.
- All of the dead Pine trees on the back side of Crooked Creek / Winding Run have been removed and top seeded with grass seed.
- During the storm earlier this month, we removed over 10 trees that were damaged and brought down within the common area.

VWC Community Events

Summer Bash turned out to be a great success within the community. The weather was ideal, and the turnout was fantastic. Thank you for all the volunteers who help support this event and thank you for the community on endorsing events like this that bring the neighborhood closer together.

The “Fall Festival” is up next followed by “Winterfest”, and Santa Claus pictures.

Please note that the Community Team needs more good volunteers. 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.

Friendly Reminder:

Homeowners Association Dues are due Quarterly. The last day to pay for Q3 is 10/1/2022.