

VILLAGES OF WINDING CREEK QUARTERLY NEWSLETTER

Sept 7, 2021

Villages of



Winding Creek

Welcome message from President/Communications Chair

Hello Fellow Residents of Villages of Winding Creek!

Welcome to the first edition of our Quarterly Newsletter!

This newsletter is planned for quarterly release electronically. We are working with Towne Properties on an option for those in our community who prefer a paper mail option. Our hope is to improve communication with our residents and create a one stop shop for all things VWC!

We are excited that our neighborhood is thriving, and more residents than ever are engaged in neighborhood activities and want to make our neighborhood the most desired place to live in the area. We currently have 814 homes occupied in neighborhood, with 53 more pending occupancy at the time of this writing. The development is slated to be completed in early 2023.

This newsletter will be broken down into the following categories: Status of community, Operations, and Committee updates.

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

Community Events Calendar

Status of the Community:

We are now over 75% completed as a Community, and the Homeowner's Association is in the process of being moved from Developer-Controlled, to Resident Controlled.

The Board has requested a full audit to be completed by Towne Properties before accepting the liabilities of the HOA from the Developer to the Resident HOA Board. The audit is expected to be completed in the next few months.

The Board has hired the Law Offices of Kaman and Cusimano to guide us through some decisions and to make sure we are compliant with state regulations. These attorneys are experts in Homeowner Association Law. This includes covenants violation procedures, and insurance policies for the community.

The Board recently appointed two new Officers: Katie Culbreth and Jason Head. The Role of Officers is to help provide additional input in decision making for the Board.

While the Board takes input from Officers, the Officers do not have voting rights on the Board.

HOA committees have been formed. Each Board member is chairing a committee: Brent Davis is Chairing the Community Events Committee, Scott Maney is chairing the Grounds Committee, and Andre Tagliamonte is chairing the Communication Committee. Please reach out to a Committee Chairperson by email if you have interest in volunteering on a committee.

Andre Tagliamonte, Communications Committee:
Andre@tcgwork.com

Scott Maney, Landscaping Committee:
scott.maney01@yahoo.com

Brent Davis, Community Events Committee:
brentdavis44@gmail.com

Committee Updates:

We are in the process of purchasing additional lounge chairs for the pool area to accommodate our growing community. We plan to have the pools painted this fall as part of general maintenance and aesthetics of the pools. Pools will close at the end of the day on 9/26/21 for the season.

This fall (currently confirmed dates are 9/20-9/22 with rain dates of 9/27-9/29) we will be repaving the clubhouse parking lot, the basketball court, and the walking paths. We are also installing a sidewalk on the northeast corner of the intersection by the Clock Tower.

Our current landscaper, Groundscape, continues to improve every week, ensuring the community looks the best it can. We have monthly meetings with them to evaluate their work. We have various areas that will receive additional hydroseeding on bare spots.

Additional regrading will occur behind Whispering Stream Court to address erosion due to removal and replacement of trees.

The irrigation system is up and running except two parts- near the intersections of Social Row and Cold Spring, and Winding Run and Crooked Creek. Lines were cut during the construction process and are slated for repair.



New Website

VWC Website will be launched in the next month or so. The Website will allow for submission of architectural forms for approval, paying dues, and community announcements as well as communication with the Board. The eventual plan is to discontinue the use of Facebook as a way to communicate with the HOA.

Community Events Calendar

September:

- **9/9-9/11: Community Yard Sale 8am-3pm**
Contact kristen_tyler@yahoo.com
to be included in list of homes participating
- **9/26: Pool Closes at the end of the day for the season**

October:

- **10/9: Fall Fest 5-9pm**
Food Trucks, Fire Pit, Games, Bounce House

December:

- **Sunday 12/5 Winter Fest 3pm- 7pm**
Santa, Candy Cane Hunt

Friendly Reminder:

Homeowners Association Dues are due quarterly. The last day to pay for Q3 is September 30, and Q4 can be paid anytime before 12/31/21.