

WINDWARD POINTE *BREEZE*

FALL 2022 - COMMUNITY UPDATES & REMINDERS - PAGE 1

ANNUAL MEETING

The 2022 Annual Windward Pointe Homeowners Meeting, **Wednesday, October 5th - 6:30 to 7:00 Social Hour – Meeting beginning at 7:00.**

A packet was mailed to each homeowner with information concerning the upcoming annual meeting. Among other things, we will have a Social 'half hour', a time to meet and talk with your neighbors with provided drink and snacks before the meeting, the State of the Neighborhood given by your HOA President, Update from Committees, Nominations and Elections of new Board members and at the end an Open Forum for any neighborhood questions.

Please make plans to attend this meeting and help guide the future of your neighborhood.

If you cannot make the meeting, please send in your proxy via US mail or online at Grandchester Meadows website.

If you did not receive a proxy packet, please let Grandchester Meadows know by sending them an email to manager@grandchestermeadows.com.

WHAT/WHO IS YOUR HOA BOARD?

After living in Windward Pointe for many years, we are still surprised to hear several different responses from our neighbors to this question.

One recent response to this question was: The HOA board is a paid group of people that work for Grandchester Meadows and carry out their orders.

Simply put, the Windward Pointe HOA board are your neighbors (fellow Windward Pointe homeowners) that volunteer their time, energy and efforts to make Windward Pointe a better place to live. The HOA board is nominated and elected by you (residents) each fall during the Annual Meeting.

Grandchester Meadows is our community management company and they carry out the wishes of the HOA Board and not the other way around. Grandchester Meadows is there to assist the HOA board manage our neighborhood; helping with any legal issues that may come up, giving advice on issues and concerns during the year and assist the Board with the finances of our community.

If you or your neighbors have questions about the workings of the HOA Board or how the relationship works between the board and Grandchester Meadows – please don't rely on rumors – let someone on the board know your concerns. You can submit a concern form on the website (Board gets copy in real time) or send an email the Board Members directly at wp-bod@grandchestermeadows.com.

QUARTERLY DUES

As a reminder, the 4th quarter HOA dues are due in **October**. Please send your final 2022 payment of \$115 before the end of October.

The 2023 budget is being finalized and will be shared with the community soon. The dues for 2023 will increase to \$126.50 per quarter. This increase is to cover the rising cost of maintenance contracts, vendors, materials, etc. If you have re-occurring payments set up with your online bill pay, please be sure to edit this payment amount before the January payment.

A formal notice about this increase will be shared later in October with the budget but we wanted to get the word out to all owners now.

WINDWARD POINTE *BREEZE*

FALL 2022 - COMMUNITY UPDATES & REMINDERS - PAGE 2

SOCIAL COMMITTEE - UPDATES, UPCOMING EVENTS & DETAILS

“The Sizzlin’ Summer Luau!”

It was wonderful seeing approximately 80 neighbors join in the fun at the summer Luau on July 30th! Partygoers enjoyed delicious food from Ty’s All Natural Food Truck services, painted sun-catchers, took Hawaiian photos with fun props, played summer games, and splashed away in the community pool. Most importantly, everyone had fun talking with one another, meeting new neighbors, and coming together as a community.

“Let the Holly Hunt Begin!”

Join us for this unique scavenger hunt by finding hidden stickers, answering questions, or completing tasks to support the Holly Springs Community. If you complete at least 3 items on the log in any of the following sections (“Just the Facts”, “Are You Up to the Task?”, or “Riddle Me This”, you win at least one prize. Place your completed logs in the mailbox at 509 Sandy Point Way by October 1st. Happy hunting neighbors!

Upcoming Social Events 2022

- “Monster Mash Halloween Bash!” Saturday October 29th- Enjoy costume contests, pumpkin decorating, Halloween games, apple cider, snacks, and more. It will be spook-tacular!
- “Haunted Harvest Decorating Contest” October 22nd through October 30th
- “The Candy Cane Carolers!” December 17th- Christmas Caroling along Cayman Avenue followed by treats and hot cocoa at the pool. **Need at least 7 carolers for this event.*
- “Busy Little Elves Decorating Contest”- December 16th through December 23rd
- “You’ve Been Kringle!” Throughout the month of December 2022- Leave a surprise treat inside two neighbor’s mailboxes along with a special poster to display outside. Let’s see how far the chain spreads within our community!

Events for next year will be outlined in the Winter 2023 newsletter that will be published in early January.

Your Social Committee is always looking for new ideas for events for our neighborhood and/or to lend a hand with some of the things that are being planned. If you would like to join in on the fun, please email: wp-social@grandchestermeadows.com.

ARCHITECTURAL COMMITTEE UPDATE

Please see below four Architectural Requests that were received from Windward Pointe residents for the 3rd quarter – July, August and September.

- 1.Exterior modification – adding a dormer to the front of the house and finishing the attic.
- 2.Exterior Paint Change
- 3.Exterior Paint Change and Driveway Extension
- 4.One Tree Removal

WINDWARD POINTE *BREEZE*

FALL 2022 - COMMUNITY UPDATES & REMINDERS - PAGE 2

UPKEEP OF YOUR HOME & OUR NEIGHBORHOOD

As most of us know, our neighborhood, Windward Pointe, will soon be 30 years old. With age, just as with just about everything, including our homes and yards, there is need to be on top of the upkeep.

With fall coming and the cooler weather, this will be a prime time to get outside and look around your home.

Does it need to be power washed?

Do you have some siding or trim that need replacing?

Has it been so long that you can't remember when your house was last painted?

Fall is the prime time to have your yard over seeded in order to have a bright green lawn next spring.

How about the trees or bushes around your house – are they getting overgrown and need trimming? Are your trees or shrubbery hanging into your yard from neighbors' yard?

Leaves will soon be falling, as well as pine straw. Our neighborhood will look so much nicer when these leaves and pine straw have been raked and placed at the curb for the town to pick up.

Don't forget the leaves and pine straw that accumulate on your roof and gutters, too.

If there are any questions as to what you might need to do, or if you might have trouble doing what is needed to keep your home and yard its best, please contact your HOA board.

NEIGHBORHOOD COMMUNICATION

As most of you know, the Windward Pointe Facebook site is administrated by a couple of folks that live in Windward Pointe – Grandchester Meadows does not review this page. The majority of your HOA board members do not review or have access to the site, either. While the FB site is a good place to share news with neighbors, share recommendations, offer pictures of your latest family adventure; we all must remember that this is not the 'official' Windward Pointe communication site.

With that being said, if you have questions about something going on in Windward Pointe, have concerns, or just want to say hi, please let one of your Board members know at wp-bod@grandchestermeadows.com. Please do not post questions on the FB site. Your HOA board and our community management company Grandchester Meadows is here to help make living in the best neighborhood in Holly Springs even better than it is.

Also, Grandchester Meadows regularly sends out notes about happenings of the neighborhood for everyone that lives in Windward Pointe. If you have not been getting these notes, or if you are new to the neighborhood, please let them, or one of your Board members know and you will be added to the list.

NEW LANDSCAPER - JBH LAWCARE

While we did not get all the things accomplished, we had hoped this year – mainly due to the timing and the expense and uncertainty of the replacement of the backflow valve – we think overall our new company has done a great job.

Later this fall/winter we will continue pruning and digging our old growth and replacing with new plantings.

If you would like to work with the landscaping committee or have questions about the landscaping in our common areas, please email them at wp-landscape@grandchestermeadows.com and someone will get back with you.

WINDWARD POINTE *BREEZE*

FALL 2022 - COMMUNITY UPDATES & REMINDERS - PAGE 3

DRIVING IN WINDWARD POINTE

While at the pool, attending monthly HOA meetings, or just walking in our wonderful neighborhood, you can see that there are many more children that live here in Windward Pointe than just a few years ago.

With so many children walking, running and riding their bikes in our neighborhood we must ALL be on the lookout at all times and be prepared that at any moment a child could run out of a yard or from behind a parked car into the street. It only takes a few seconds of non-attention and we could have a major incident.

Some interesting facts - At 20 mph (speed limit in WP) during perception and reaction time, on average a vehicle will travel 45 feet (30 feet per second x 1.5 seconds). Once the brakes are applied, it takes approximately 19 feet to come to a stop, for a total distance of 64 feet. At 25 mph the distance you will travel increases to 85 feet before stopping. At 30 mph the distance increases to 109 feet.

As you drive in Windward Pointe, please, please be very careful and do not drive above the posted 20 mph – as you can see even a small increase in speed increases the time and distance you will need to stop your vehicle. The life you save could be your child or your neighbors.



POOL NEWS

As most of you heard, our pool season was extended this year but not as long as anticipated due to weather brought on by Hurricane Ian. But good news and for your planning, the pool will be opening, next year, **Saturday, May 13, 2023.**

Also, as most of you have seen, our Pool Committee has done and continues to do a wonderful job this season – from helping with some cleaning and straightening, to planting the colorful flowers we see around the pool. YEAH!!!

We plan to increase the number of plantings in pots inside the pool, new year. As well as planting some plants outside the fence to continue to brighten things up for next year and the years in the future. We are obtaining estimates for painting and repair work around the pool house and bathrooms, too, prior to the opening of the pool next year.

If you would like to help with the Pool Committee or have questions – this year and/or next year, please email wp-pool@grandchestermeadows.com and someone will get back with you.

COMMUNITY SURVEY - LARGE SCALE IMPROVEMENT PROJECTS

All of W.P. should have received a note from Grandchester Meadows with a link to participate in a community wide survey. The survey asks you to rank several 'Big Ticket Item' projects that have been suggested. Please complete as soon as you can and please include in suggestions you may in the area indicated. If you did not receive the link to the survey, please let Grandchester or your HOA Board know and we will send you a copy. The survey is also posted on the main [Windward Pointe webpage](#).

WINDWARD POINTE *BREEZE*

FALL 2022 - COMMUNITY UPDATES & REMINDERS - PAGE 4

PETS

Some of the complaints that we on the Board hear on a regular basis are about our beloved pets. We love them and want to care for them. But at times our pets can upset our neighbors. We all must be constant in our vigilance to keep them from upsetting our neighbors – dogs barking too much, leaving our dogs waste in others yards, leaving waste in our own yards, and cats roaming outside our properties are a few things we hear about.

Please be considerate of your fellow neighbors. Animal nuisances and control issues should be reported to the Holly Springs Animal Control Department: (919) 557-9111. Please let us know if there are any questions or concerns regarding this.

DEVELOPMENT OF LAND BEHIND WINDWARD POINTE

As many you may have heard, either from the presentation that the development company gave us a few months ago, or from someone in our neighborhood, there are plans to build a mix of townhouses and businesses in townhouse style buildings behind the upper end of W.P. on property the abuts several residential homes on St. John and Trinidad Courts.

The plan is be to build something like Main Street Square – this is the development on the corner of Hwy 55 Bypass and Main Street.

We have been in contact with the Town of Holly Springs Planning Department and a representative of the developer and have been told that the next step in the process will be to have a public hearing on the rezoning of the property from a mix of zoning to a Mix Local Business. The Public Hearing has not been scheduled, but we are being told that it will be around November 15th.

Prior to the 'Hearing' a blue 'Public Hearing' sign will be posted at the entrance of the property on Holly Springs Road and we think on Main Street. Also, the W.P. residents that have their properties border the proposed development will receive letter in the mail giving the details of the hearing and next steps.

As we learn of any solid updates on the process, we will let all homeowners know. Any questions, please let your HOA Board know.

HOLLY SPRINGS ROAD WIDENING PROJECT

The section of Holly Springs Road that is at the entrance of Windward Pointe – Cayman Ave and Holly Springs Road is not scheduled to begin construction until sometime in 2024 according to the town web site.

We (HOA Board) have been in contact with the Town of Holly Springs engineering department and we were told that they will be in touch with us months before construction will begin giving us ample time to work with them on how this affects our intersection, the sign and our property. As we learn more about the time line, we will keep everyone advised.

NEWSLETTERS

The next Newsletter will be published in January – the Winter edition (Jan. Feb. Mar.). If you would like to help in anyway, have suggestions for articles, writing articles, or help publishing your quarterly newsletter, distribution of newsletter to neighborhood please let us know. All input is greatly appreciated.