

WINDWARD POINTE *BREEZE*

SPRING 2022 - COMMUNITY UPDATES & REMINDERS - PAGE 1

MESSAGE FROM OUR HOA PRESIDENT

Greetings neighbors. As a resident of the community since 2005 I have enjoyed watching our neighborhood evolve, especially in the last few years. Always bittersweet to say goodbye to residents moving away, yet always fun to meet new residents and see a new generation of kids growing up in our community. I see a tremendous amount of pride in our neighborhood with residents not only replacing roofs and windows, but adding porches and sunrooms. We have a thriving community, and the work the social committee has done to host social events over the last year has been wonderful. The more participation we get between neighbors while out for a walk, during social events, and during HOA meetings the more our neighborhood blossoms. Please always feel free to send the board a note through the Grandchester website, come to a meeting held the first Thursday of every month 7:30PM at the pool (weather permitting, and if not, at the Black Dog bottle shop), or get involved with a committee. We are a resident run community, and the more involvement we have the better!

Best Regards, Dennis McBride

A NOTE FROM OUR NEWEST BOARD MEMBERS

We welcome our new treasurer, Neely Hukill to the HOA Board. She and her family have been part of the Windward Pointe neighborhood since 2010 and look forward to many more years in the community.

We welcome Chris Errichetti, Social Committee Liaison to the HOA Board. Chris says; "Our family moved down to Holly Springs from Connecticut in August 2020, purchasing their house through Zoom viewings with our realtor during the middle of the pandemic. We love it down here! The community is beautiful and our neighbors are awesome! I work for IBM as an infrastructure architect and my wife Jen is a speech pathologist for Little Bean Speech. Our son Anthony goes to Holly Springs Elementary School and he loves kindergarten!"

If there is anything that your HOA Board can do for you or answer any of your questions or any of your concerns, please let us know at wp-bod@grandchestermeadows.com.

COVENANTS SUBCOMMITTEE

From the Winter Edition of the Windward Pointe Breeze: "The next steps for the Covenants Subcommittee are to release a survey for owners to vote on potential Covenant changes they feel may be needed to ensure we spend our energies on the most important revisions. Once the board approves the survey, it will be sent to owners. The committee will review the results and then will work with Grandchester to benchmark changes to covenants."

The survey was emailed out last week to all owners. Please review the covenants and the information about the purpose of the survey before filling it out the survey. The survey is also linked on the [Windward Pointe HOA website](#).

"The goal of the survey is to understand the neighborhood's primary concerns in regard to updating our covenants. The survey is not binding in anyway, and residents aren't voting for anything yet. This is just to make sure the covenants Subcommittee focuses on what seems to be the most pressing issues."

If there are questions, please notify your HOA Board.

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READY FOR POOL OPENING

In preparation of the pool opening, we are planning a 'clean up' day at the pool toward the middle to end of April, depending on the weather. Notes will be sent out asking for you all to help with the many tasks to get our pool ready for opening. We will be power washing the pool house, the pool deck and the pool furniture, painting the pool house walls that were not painted last year, planting new plants in the large pots and other spring cleaning and touch ups that will need to be accomplished. Please be on the lookout for a note of request for help and consider lending a hand for an hour or for the morning.

POOL RULES

With the pool opening fast approaching, we would like to remind our neighbors that in order for the pool to operate for the safety and enjoyment of everyone that lives in Windward Pointe, we have rules that we all need to observe.

The Windward Pointe Pool rules are posted in a couple of places on the walls of the pool house and are also posted on the Grandchester management companies web site. We should all refresh ourselves with the hours of the pool the pool is open, behavior while at the pool, attire for children and adults. Also, if you are planning on a 'pool party' you will need to register on the Grandchester website so that your neighbors will be notified of the extra folks at the pool for that day. If there are any questions regarding this, please email your HOA Board.

If you would like to help plan events, research for new furniture, etc., please email wp-pool@grandchestermeadows.com

HOLLY SPRINGS ROAD WIDENING PROJECT

As most of you probably know, Holly Springs Road that borders our property at the pool has been scheduled to be widened to four lanes. Currently, it will be at least two years before work will begin. The town will be contacting us over the next year to give us more particulars and to begin talks about what Windward Pointe property will become part of the widening. We will be fully compensated for any and all properties and landscaping (including our sign) that we may lose. As we receive more information, we will pass this onto all of you.

A link to the Town information page is linked on our Windward Pointe website; <https://www.grandchestermeadows.com/windward-pointe/>

POOL OPENING - MAY 14

We have turned our clocks forward, Spring 2022 is officially here, lawnmowers can be heard around the 'hood', lemon aide stands are starting to popup – though there is one more thing that is coming, soon.

OPENING DAY of the Windward Pointe Pool is May 14th. Can I hear a 'Oh Yeah!'

POOL KEYS

Over the next few weeks and if you are near the pool, please verify that your pool key will open the door. The lock will still be on the gate but you can still test it as you would normally enter the pool. If it does not work access the Grandchester website and request a new one. If you have lost yours, please request a new one. Our newest neighbors, if the previous owners did not leave a key for you, please also let us know. This way we can get a head start and not delay you entering the pool for the 2022 season.

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OUR HOME MAINTENANCE

With spring in Holly Springs arriving, maybe sooner than we thought it would have, it is time to start our planning for outdoor work in our yards and our homes. While our winter was not too bad this year, the cold weather always takes its toll on our properties.

Please take some time and slowly walk around your yard and ask yourself; do the bushes or trees need trimming, do I need to remove the fall leaves and pine straw from the roof and gutters, time to clean up the lawnmower, maybe it's time to give the outside siding a good cleaning, remove the broken sticks to the curb for the town to pick up. Maybe the gutters need to be cleaned out - maybe the front door and/or shutters needs a fresh coat of paint - maybe the mailbox needs some attention. I am sure there are many other things you may come up with.

With our homes slowly approaching the 30-year mark, some of our properties (including our common areas) maybe be looking a little worn. As you may have noticed we are working really hard around the pool, the landscaping and the upkeep of the buildings to keep them fresh. Maybe this is something that may be needed around your home.

A couple of months ago Grandchester Meadows commenced a monthly drive through Windward Pointe and will be observing our properties. If they happen to see a deficiency, you may receive a notice from them. These notices will list what they see and the explanation of why the notice was sent. If you receive a notice, please look over the issue and correct what was stated. If you feel that the notice was sent in error, please let Grandchester or your HOA Board know.

Thank you for working to get our neighborhood be one of the premiere developments in town.

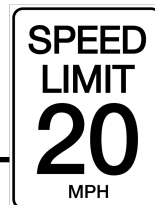
LANDSCAPING

Again, as most of you may have heard and have seen, we have a new landscaping company that started the first of this year.

They are in the process of performing major pruning of greenery around the pool and at the Sonic entrance of Windward Pointe.

They will continue with 'touch ups' over the next month. JBH Landscaping will be putting down a layer of mulch over the next month, too.

With the Holly Springs Road widening, the road will come closer to our pool and pool house. If you have ideas on how we might get a head start on some plantings, or just interested in landscaping (most needed are ideas, not necessarily on your hands and knees in the dirt) and would like to share your ideas, please email wp-landscape@grandchestermeadows.com.



DRIVING IN THE COMMUNITY

There seems to be an increase in speeding all over town in recent times. As more and more cars travel along Cayman this is especially true in Windward Pointe. We have many, many young children that walk and play along our streets. If a car is traveling more than the posted 20 MPH speed limit, there is a greater chance of not being able to stop if a child should run into the street without looking! Please, please, as you drive in Windward Pointe ***SLOW DOWN.***

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SOCIAL COMMITTEE

As many of you know and have seen, we have resurrected the Windward Point Social Committee this past year. From the Halloween and Christmas decorations, the special Christmas visit from the guy in the read suit, to the much heralded and successful Book Worm Challenge a few weeks ago. Great work folks!

Book Worm Challenge Winners:

1st Place Winner: Ada S.
2nd Place Winner: Molly K.

Raffle Ticket Winners:

Evelyn Kate R., Poppy Z., and Kade O.

Our next Windward Pointe event will be:

The Bunny Hop Egg Hunt!

You should have received a flyer on your mail box last week.

Saturday April 16th 1:00 to 3:00 pm at the Community Pool

(Rain Date: Saturday, April 23rd - Same time)

It's time to hop til' you drop! Spend a fun afternoon meeting the Easter bunny, finding hidden eggs with prizes, enjoying delicious snacks, socializing with your amazing neighbors, and more. Please bring your own basket/bag for the egg hunt.

We are egg-cited to see you there!!

If you would like to join the Social Committee to plan or just help with any of the upcoming events, email them at: wp-social@grandchestermeadows.com.

COMMON AREA MAINTENANCE

Over the last year we have been working hard on improving the look of our common areas; repairs at the pool, general upkeep of our buildings to keep all in good working order. If you would like to help in this area, please email: wp-maintenance@grandchestermeadows.com.

GENERAL THOUGHTS

As Dennis reminded us in his note to us, we are a community with a history of neighborhood pride and activism and in being 'Windward Pointers'. With this pride we have always been engaged in who we are and what our neighborhood should be.

One of the ways to do this is to attend the monthly HOA meetings. Notices will be sent out prior to each meeting. Minutes of all our meetings are on the Grandchester Meadows website for everyone to review. Please see the "Document Index" page from the main website: www.grandchestermeadows.com/windward-pointe/

Another way we can become involved with our neighborhood is to join your other neighbors in helping and attending social events, pool planning, landscaping or maintenance committees. Also, please let YOUR HOA Board know your thoughts, your ideas, or any concerns. We need you!