

# WINDWARD POINTE *BREEZE*

## SUMMER 2022 - COMMUNITY UPDATES & REMINDERS - PAGE 1

### LANDSCAPING

Summer is definitely here. Everything is green and growing. Our landscaping company will be cutting the grassy areas almost weekly and a couple of times over the summer will trim the trees and bushes to keep our property looking good.

One thing that you probably noticed, we did not put out mulch, this spring. This had been planned but with the unexpected expense of replacing the backflow valve, we decided to forgo this until next spring. I know some the areas look a little sparse, but bear with us until next year and we will be back on a regular schedule for mulching.

As we are all aware with the Holly Springs Road widening, the road will come closer to our pool and pool house. We need your ideas on how we might get a head start on some plantings, or if you are just interested in landscaping - most needed are your ideas, but if you are a on your hands and knees in the dirt person, we would like to know this too. If this interests you, please email [wp-landscape@grandchestermeadows.com](mailto:wp-landscape@grandchestermeadows.com).

### HOME MAINTENANCE

Please take some time and slowly walk around your property and ask yourself; do the bushes or trees need trimming, is my grass getting too long, are there weeds that should be dug out, maybe it's time to give the outside siding a good cleaning. Do fall leaves and pine straw still need to be cleaned from the gutters or my roof? Does my front door and/or shutters need a fresh coat of paint? All homeowners should make sure all lawn areas and homes are pleasing in appearance to maintain our curb appeal.

A few months ago, Grandchester Meadows commenced their monthly drive through in our community. If a deficiency is noted during a drive through, you may receive a notice. These notices will list what violation was identified, the applicable guideline, and a correction date. If you feel that the notice was sent in error or need to request additional correction time, please let Grandchester Meadows know.

Thank you for working to keep our neighborhood a beautiful place to live.

### QUARTERLY DUES

No one likes to write checks for their expenditures, including me, but the quarterly dues that are paid to the HOA helps keep our neighborhood looking and operating at the best that it can be. Our dues pay for the upkeep of the pool, landscaping (cutting grass, trimming trees, etc.), electricity and water, internet and telephone, insurance, general and future maintenance of the properties, our management company, social committee events and many other smaller things. So, please remember all of this when you write those checks. We cannot properly operate our neighborhood if our dues are not current.

As a reminder our HOA dues are to be paid quarterly. Payments are due by the last day of the following months - **January, April, July and October**. If past these dates then a late payment could be applied monthly. Additionally, pool privileges could also be removed. Please help us keep our neighborhood the best in town.

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### POOL RULES

We would like to remind all of our neighbors (adults and minors) that in order for our pool to operate safely and for the enjoyment of everyone that lives in Windward Pointe, we have rules that we all need to observe. See below for a link for our rules.

<https://www.grandchestermeadows.com/wp-content/uploads/2019/05/WWP-Pool-Rules-2019.pdf>

The Windward Pointe Pool rules were emailed to everyone prior to the opening of the pool and are posted in a couple of places on the walls of the pool house. We should all refresh ourselves with the hours of the pool the pool is open, behavior while at the pool, attire for all that will be using the pool.

Our pool is for WP residents, their children and their guests. Please do not allow nonresidents that are not carded access to our pool – those that may follow you into the pool that are not with your family.

Access in and out of the pool is to be via the front gate, only. The back gate is for emergency access only. No one other than WP Pool contractors should be going in or out of this gate and should be tightly closed at all times.

If you would like to help at the pool; research for new furniture, suggest updates or fixes, etc., please email the Board and representative will be in touch: [wp-pool@grandchestermeadows.com](mailto:wp-pool@grandchestermeadows.com).

### SOCIAL COMMITTEE - SAVE THE DATE

Please join us for Windward Pointe's "Sizzlin' Summer Luau" on **Saturday, July 30th (5:00 to 7:00 pm)** at the community pool.

Ty's Whole Natural Food Truck will be there to serve delicious food. You can also enjoy fun games, cool drinks, Hawaiian photo opportunities, and more. Everyone who comes will receive a free Hawaiian flower lei.

Hope to see you there for this special event!

If you would like to join the Social Committee to plan or just help with any of the upcoming events, please email them at: [wp-social@grandchestermeadows.com](mailto:wp-social@grandchestermeadows.com) and a board member will reach out to you.

### POOL PARTY

Your pool is open for use, not just for you and your family, but also for use on special occasions that you would like to share the area with your friends.

Please see the link below for a form that you will need to fill out and submit prior to this type of usage. We ask that you limit the number of guests so that your neighbors who may also be at the pool are crowded out.

Please be responsible for the area and clean up after your use. <https://form.jotformpro.com/GrandchesterMeadows/pool-party---date--payment-center-->

### POOL KEYS

If your key does not work, access the Grandchester website below and request a new one. It will be reactivated or a new one will be created and swapped for your old key. If you have lost yours, please request a new one, there will be fee for lost keys. If you are new to the neighborhood and if the previous owner did not leave a key for you, please let us know and we will create a new one for you. [https://www.grandchestermeadows.com/windward-pointe/pool\\_wwp/](https://www.grandchestermeadows.com/windward-pointe/pool_wwp/)

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### WHY DID THE POOL OPEN LATE?

The old backflow valve (*a backflow valve is a valve that is between our property-pool, bathrooms, etc.-and the town's main water supply. The valve will not permit contaminated water from flowing backward into the town drinking water*) that was installed when the pool was first built in 1994. It was determined to be faulty and had to be replaced. We worked with the town to delay the replacement of the old valve to allow us to open the pool if the old valve tested positive, but in the end, it did not test positively.

All of this took time, arranging time with the town, lining up an inspector and then having the old valve tested twice because missing parts for the old valve, working with a utility contractor and the town to acquire permits, have the valve installed and then inspected and approved by the town. Be assured your board did everything possible to get the backflow valve replaced as quickly as we could.

The new valve has been located outside of the area where Holly Springs Road will be widened so no additional work will be needed by us.

We are required to have the backflow valve tested yearly. This will be scheduled early in the spring of each year to make sure that any issues that may come up are taken care of early so not to delay the opening of the pool.

If there are any questions regarding this, please contact your Board:  
[wp-bod@grandchestermeadows.com](mailto:wp-bod@grandchestermeadows.com).

### NOTE FROM BOARD MEMBER PATRICK WILLIAMS

We have lived in Windward Pointe since 2009. My wife, Ashlee and I have three children (19, 11, and 9) and numerous pets. I teach college-level English literature and composition, and Ashlee works for the Department of Agriculture. Our oldest child recently graduated from Holly Springs High School and is currently pursuing a career in comedy. Our younger children both attend Pine Springs Preparatory Academy. I have served on the board since 2020.

### NOTE FROM KALYN ROBBINS - OUR HOA MANAGER

While I have been involved behind the scenes with your community since 2014, in recent months, I have transitioned into the Lead Manager. Now I work directly with your Board on all day-to-day operations, manage the vendors, the website and attend the monthly Board Meetings - so come say "Hi!". I currently hold the "Association Management Specialist" designation through NC-CAI and am getting ready to celebrate 14 years in the industry. I enjoy going to Board meetings and watching each group set goals and get them accomplished.

I am a NC native - I grew up in Four Oaks, but have lived in Wake County for the last 15 years. David and I have three children (11, 7 and 2) and we live locally in Apex. In my free time, aside from spending time with family, I enjoy going to concerts, Geocaching, CrossFit, baking and jigsaw puzzles (1000+ pieces!).

### BOARD MEETINGS

Monthly HOA Board meetings are always open to everyone that call Windward Pointe their home. We normally meet on the first Thursday, 7:30PM, of each month -in the spring at the WP pool and during the winter months somewhere inside in town. Meeting notices are sent out a few days ahead as reminders.

We will have a pre-budget for 2023 meeting in a few weeks (July 19 via Zoom) and our annual meeting where new board members are voted on in October.

This is your community, so your involvement is encouraged; at the monthly meetings, on committees and helping as can with projects around the neighborhood.

Hope to see you all soon.

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### POOL HOUSE MAINTENANCE

We had planned to do some updating of the pool house prior to opening of the pool. But with the backflow valve replacement going on and no water at the pool we were not able to do what we had thought. We still plan to power wash the pool deck, clean the walls within the pool enclosure and some general housekeeping over the next few weeks. We will be putting out a call for help soon, please watch for this and all the help would be greatly appreciated.

**If you would like to help with the maintenance of the pool and common areas of our neighborhood, please email [wp-maintenance@grandchestermeadows.com](mailto:wp-maintenance@grandchestermeadows.com) and a board member will be in touch.**

### HOLLY SPRINGS ROAD WIDENING PROJECT

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

### COMMUNICATION

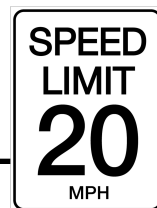
As most know, we have a Face Book page that was created by one of our neighbors for use to relay messages for yard sales, family things, and just saying Hi to other neighbors. Not all Board members are on FB, thus do not receive messages via FB. So, we ask that all questions that may be directed to the Board or Grandchester, or that would involve the workings of our community be submitted via the Grandchester website or in email to [wp-bod@grandchestermeadows.com](mailto:wp-bod@grandchestermeadows.com). This way all of the board members and Grandchester will be copied and someone from the board will be get back to you.

### ARCHITECTURAL COMMITTEE UPDATE

Beginning with this newsletter we will list all of the submitted and/or approved architectural committee requests. While items such as repainting your home the same color, or maybe replacing an existing deck are not required, submitting your request will notify not only your immediate neighbors but surrounding neighbors as they know what you are planning to update your property. It's the neighborly thing to do.

So far for 2022 we have had a total of 9 requests and of those nine, five of them have come in this past quarter. As you can see from the below the requests are improving individual properties, but also removing some of the aging trees in our community.

**Summary of Requests:** 1 Driveway Extension; 1 New Patio; 1 Fence Replacement & Tree Removals



### DRIVING IN THE COMMUNITY

As we all know from the posted speed limit signs on our neighborhood streets – the speed limit at all times and on all of our streets in Windward Pointe is 20 MPH. No exceptions.

With summer here and our kids being out of school, walking to and from the pool and friends houses and school, it is imperative that we all maintain the 20 MPH while driving on our streets.

Please help us keep our neighborhood and our kids safe by slowing down.