



## Windsor Oaks Board News - July, 2021

The Windsor Oaks Board of Directors held its monthly meeting July 13, 2021. Minutes of the Board meeting will be posted on our website [www.windsoroakscharlotte.com](http://www.windsoroakscharlotte.com) after approval by the Board.

Due to his years of experience as an engineer and project manager, Tolly Pruitt made a presentation to the Board, regarding issues related to the building of the Bryant Farms Road adjacent to Windsor Oaks. He has researched many documents about the building of the road and brought maps, pictures, and graphs to the presentation. He reiterated that each owner in Windsor Oaks owns 156<sup>th</sup> of the property. However, he stated that the building of the road cannot be stopped. He advised that we choose one person to be a liaison between Windsor Oaks and the City project engineers, as well as hiring an attorney, so that the interests of our community can be managed.

Tolly Pruitt also has researched many city documents and Charlotte's tree ordinances to see if he could find any documentation stating that our wetlands are governed by any authority. He could find none. He, then, wrote an email to the US Army Corps of Engineers, asking if trees that were growing from the wetlands could be trimmed. The Regulatory Project Manager from the US Army Corps of Engineers said that trees growing from the wetlands CAN be hand-trimmed (i.e., handsaw or chainsaw) without prior authorization from the Corps. If, however, the HOA wished to remove the trees from the wetlands, an authorization from the Army Corps would be required. The Board will now consult with Schneider Tree to arrive at a "best practices" policy for the trees which grow on the Windsor Oaks property.

### **Architectural Management Committee:**

Recently, twenty water valves have been replaced. However, for more efficiency, the Committee has been working to install a Master shut-off valve in each building (4 adjoining homes) in the community. The first master valve was installed in Building 28. They are

installing about 1-2 boxes/yr at the cost of about \$1500/building. The expenses are paid from any surplus the Committee may have at the end of the year.

The brick wall on Elm Rd, which was hit by a car last month, has been repaired.

The start of the Gutter Replacement project has been delayed to Monday, July 19<sup>th</sup>, due to having difficulty acquiring materials for the job. The vendor will determine the order of installation on the 19<sup>th</sup>.

### **Landscape Committee:**

Recently, US Lawns completed a Property Inspection of Windsor Oaks, doing an assessment of the property and how it is being maintained. The condition of the property only attained a 75% approval rating. The Board did not think this was an acceptable rating. Further, the Board asked if they could also rate the performance of US Lawns over the last 3-6 months. The documents will be acquired, so the Board can record their assessments of the condition of our landscape. It is, then, hoped that the landscape maintenance will be improved.

New battery-operated timers will be installed in several areas on the property to make the irrigation system more efficient.

The Landscape Committee voted to enlarge the bed of flowers at both entrances. In both the winter and summer, twice as many plants will be planted in all 3 flower beds. Since this is the first thing seen when anyone comes onto our property, we wish to make more of a statement with the flowers. We want owners to feel proud of our community and for visitors to be impressed with the investment of energy and attention to detail that is put into our property.

Over the last months, both the Landscape Committee and the Board have continued to discuss the possibility of a group of individuals (from the Board and/or the Committee) walking around our property to assess how homeowners are following-through with the newest Rules and Regulations. It seems that the Landscape Committee will be organizing an effort to look over the property in the Fall.

## **Pool and Clubhouse Committee:**

Mary Wintzer, Chair of the P/C Committee, came to the Board Mtg to present several issues concerning the Clubhouse:

1. The A/C that failed Saturday night, the 10<sup>th</sup>, has been fixed. The capacitor on the new A/C had to be replaced.
2. Eastway Lock and Key will soon be replacing all the locks, hinges, and dead bolts on 8 doors of the Clubhouse. Many of them do not work properly, so this will be a welcomed change to those who use the Clubhouse regularly.
3. The main meeting room of the Clubhouse will be painted on July 16-17. There are several repairs to be done first. Then, all the walls, ceiling, trim, and mantel will be painted.
4. Windsor Oaks has hired Charlotte Commercial Cleaning to clean our Clubhouse twice/mo. With all the summer events and more open protocols re: COVID-19, the use of the Clubhouse has greatly increased. The committee is pleased with the job the new company is doing.

The Board wishes to encourage all owners to be cognizant of their pet's impact on the community. Please be careful about the noise level of your pet and its elimination habits on the lawns. Each owner is responsible to remove their pet's waste when it occurs on pine straw, concrete, or grass.

It is wonderful that so many are taking advantage of our beautiful pool this summer! Just a reminder: all invited guests to the clubhouse must be accompanied by the resident. Please keep invited guests to a reasonable number, so as not to interfere with the enjoyment of all residents. Also, the pool area must be left clean and neat; dispose of all trash and recyclable in the appropriate containers.

***Enjoy your summer!!***

