



Windsor Oaks Board News - May 2022

The Windsor Oaks Board of Directors held its monthly meeting Tuesday, May 10, 2022. Minutes of the Board Meeting will be posted on our website at www.windsoroakscharlotte.com and on our VINE portal <https://app.mycmg.com>, after approval by the Board.

The Board will be meeting with some of the project managers for the Bryant Farm's Rd Extension on May 19th. This meeting will give the Board a chance to look at preliminary designs for the road before they are 60% complete. They have a number of questions to ask the project managers about the road's impact on Windsor Oaks, so the meeting should be informative.

Due to the increase of large cracks in our roads, RAM Paving will be going through the neighborhood before long to repair them. The community will be notified when the repair will occur.

Over the last 2-3 months, several Windsor Oaks residents have had mail stolen out of their boxes. Unfortunately, checks were in some of the correspondence. The checks were bleached and re-written for thousands of dollars against the signer's bank account! Fortunately, the banks reimbursed the homeowners. However, due to this breach of security, the Board is **strongly** encouraging all homeowners to **never** place letters or bills with checks in them in your mailbox to be picked up by the postman. If a resident must mail a check, don't place the envelope in the mailbox before 1 PM or overnight. Because the security of our homeowners is always top priority for the Board, there was discussion at our meeting of our need for a security guard or an off-duty police

officer to monitor our neighborhood. The issue will be looked at more carefully in the future.

Cedar Management, our association management company, is a very large company. In fact, they service over 900 HOA accounts. That's why it is important when you contact Cedar to always identify yourself as a resident of Windsor Oaks, Charlotte, as well as your name, address, email and/or phone number.

You have certainly noticed the orange tape on fence posts and railings throughout the community over the last couple of weeks. These designated pieces need repair, so Southlands Fence will be tightening and replacing the boards throughout neighborhood.

The AMC Committee has also identified that fascia boards underneath the slanted roofs on our homes need replacing. We have 20+-year-old homes, and paint will not be sufficient to repair them. A higher quality aluminum, such as was used in our new gutters, will be installed. The project was approved by the Board (with 2 abstentions for the AMC Committee members on the Board) but will likely not be completed until 2023 or 2024.

New companies for garbage collection and landscaping and pool maintenance are being assessed. There are many factors to be considered in deciding on the best company for our situation and community. As decisions are made, residents will be informed of any changes.

There are only 3 units left in the community that have not been inspected for termites. Thomas Pest Control is working with these homes to make sure that all units in WO are assessed for the presence of termites.

The sidewalks and curbs from Elm Ln to Rea Rd will be power washed on May 26th-27th. This will not include Ludwell Branch Ct or the side streets in the community.

Unfortunately, Windsor Oaks does not currently have a representative with US Lawns. Our basic needs in the community like mowing, blowing, and trimming of shrubs will be carried out. It is more specific needs and requests that may not be immediately addressed. There is also a problem with the electricity to our wells, so until this issue is fixed, the irrigation system will not be working. Thus, if you find that plants or grass look somewhat parched, it would be helpful if you could water them, until the problem with the wells is resolved. Thank you!

The pool furniture has been cleaned for the summer season! A new pump and motor for the pool have been installed. However, due to their not being connected to power, there has been a slight delay in the opening of the pool. The P/C Committee is working on this issue, so the pool may be opened in the next week or two. Also, Mike Ferry has worked very hard to pressure wash the pool fencing and deck and the walkway and wall around the Clubhouse. You might tell him how nice they all look!

All the flags are ready to be placed for the Memorial Day weekend. May all have a safe and enjoyable weekend!

