



## **Windsor Oaks Board News - August 2022**

The Windsor Oaks Board of Directors held its monthly meeting Tuesday, August 9, 2022. Minutes of the Board Meeting will be posted on our website at [www.windsoroakscharlotte.com](http://www.windsoroakscharlotte.com) and on our VINE portal <https://app.mycmg.com>, after approval by the Board.

Windsor Oaks, represented by Tolly Pruitt and Mike Ferry, is continuing to work with the Project Manager of the new road on the plans for the Bryant Farms Rd Extension. The city is aware of our need to access our wells, and perhaps will allow us some input on the roadway lighting. A survey of our southern property line is being considered to better understand our relation to the road right of way.

From preliminary opinions of residents, it seems homeowners do not believe it would be of value for our community to have an off-duty police officer sporadically patrolling the neighborhood. Having a police presence in our community was being considered by the Board, since several residents have had mail stolen out of their mailboxes, some doorbells rung in the middle of the night, and objects thrown at a few front doors.

Five years ago, graffiti appeared on the inside of the brick wall along Rea Rd. At the time it was thought that if the writing was removed, it would only be replaced with more graffiti. Apparently, the writing cannot be seen from the home that overlooks the brick wall. It is only visible if one stands on the berm overlooking the wall. So, it was decided to do nothing about the writing. A resident has commented recently how unattractive it is to our neighborhood. So, an estimate will be acquired to assess the cost of removing the paint from the brick wall.

Though the detention ponds in our community are relatively out of sight and seemingly inconsequential, it is important that they are functioning properly and fully maintained to manage the water that is constantly flowing through our property. The

Board has decided to change retention pond management companies. As of November 1, 2022, Dragonfly Pondworks will be our new retention pond maintenance contractor.

Thomas Anderson has recently taken over the supervision of the irrigation system. It is a 23-year-old system, consisting of 2 wells, 5 clocks/controllers, 20 battery-operated controllers, approximately 80-90 zones, and over 1500 sprinkler heads. The complexity of the system is enough to cause problems, however, sand/dirt can also get into the system to slow the flow of water at sprinkler heads. The Board is looking into installing a sand trap at the wells to filter the water before it gets to the heads. The hope is that this would allow a freer flow of water at each residence.

A related issue is that red clay is not good for fescue lawns. Clay is not absorbent, but is slick, and water runs off it. Even though fescue goes dormant, or sleeps, at temperatures of 90 degrees and above to protect itself, it appears to be doing fairly well at this time of the summer.

As US Lawns finishes its last month with Windsor Oaks, it is hoped the company will be able to clean our beds of the shooters (or runners) that grow from the underside of the youpon holly shrubs throughout the neighborhood. In addition, we would like for them to trim the illiagnus that grows on the north side of the property along the white fencing, to trim the tall bamboo nandinas, and to fill some holes along the white fencing at 8246 WRD.

The Landscape Committee will walk around the property with the new landscape committee, Granite Hills Landscaping, the week of August 22<sup>nd</sup> to assess the current status of the landscape and determine the needs of the community. Granite Hills will begin managing our landscape on September 1<sup>st</sup>. They are asking that residents NOT engage, direct, or question the workers. If homeowners have questions or problems they would like addressed by the company, they are to email the Landscape Chair, Julie Thomley, [julie2884@att.net](mailto:julie2884@att.net).

Being aware of a number of low hanging or dead branches in the community, the Landscape Committee has requested Schneider Tree to trim or remove targeted limbs on some pines, oaks, and crepes. There are also about 13 dead shrubs at various residences which will be removed by US Lawns, hopefully, by the end of the month.

When renting the Clubhouse for an event, homeowners need to be reminded the rental does NOT include the pool or the pool deck. Too, the Pool/Clubhouse Committee is asking during the summer season that non-residents coming to the Clubhouse please carpool to the Clubhouse with the residents utilizing the Clubhouse. It is important to leave parking places for residents who wish to use the pool in the summer. Parking is typically not an issue during the winter months.

Continuing to keep the Clubhouse in top shape, Mary Wintzer has had lighting repaired and many lightbulbs replaced. The Committee under her direction is also looking to replace the tile in the foyer with luxury vinyl planks that will not break, are easy-care and durable.

If residents have questions about Windsor Oaks, their property, or Cedar Management, they are encouraged to attend the monthly **Concerns and Violations Meeting** at the Clubhouse. The members of the Board will meet with any homeowner from **1:30 to 3 PM on the 3<sup>rd</sup> Monday of each month** to answer any question he/she might have or hear any recommendation.

Please remember **the speed limit in the neighborhood is 17 mph**. Also remind your friends and family that visit to keep the speed limit. We have many people moving through the community who do not have quick response times. Please be considerate and cognizant.

Enjoy the rest of your summer!

