



Windsor Oaks Board News - September 2022

The Windsor Oaks Board of Directors held its monthly meeting Tuesday, September 13, 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.

Tolly Pruitt, Windsor Oaks Special Representative for the Bryant Farms Rd Extension, has resigned from his duties. In leaving, he said he thought it "prudent for WO to know the boundaries of WO property before the project team stakes their locations." In a similar mind, the Board has hired surveyors who will survey the southern boundary of our property from Elm to Rea Rd. The survey is scheduled to take place on September 26th.

The visible graffiti inside the brick wall along Rea Rd has been successfully removed. Several other graffiti exist behind the brick wall further down in the same location, but they cannot be seen by any homeowner.

Committees are already forming their budgets for 2023. WO Annual Meeting or Budget Ratification Meeting will be held on November 15th from 7-8 PM. Please place the date on your calendars and plan to attend. Homeowners will be able to ask questions about Windsor Oaks expenses and how their money is spent. There is no requirement for a quorum to be present at the meeting; however, the 2023 annual budget will be ratified.

It was determined that the BarBQ on August 27th was a real success! Around 40 residents attended, enjoying delicious BarBQ, homemade desserts, and neighborly conversation. It was a good time for new residents to meet neighbors and begin to get to know other homeowners.

Get your last swim in the pool in the next 2 weeks, as the pool will closed on Friday, September 30th. It has been an active summer season, and many have taken advantage of our heated pool and activities. Twice a week more than 10-12 have been participating in water aerobics, and once a month water volleyball enthusiasts gather to beat their opponents. Not only has it been great exercise, but wonderful times to laugh and be together.

A decision will be made by the Board by the end of the month between 2 bids for our waste contract.

The Pool and Clubhouse Committee has decided to allow Trident Pool Company to continue to manage and service the pool. One of the reasons this company was chosen was its agreement to repair the pool's flooring. The pool will be drained, the rough grout surface will be smoothed and dried, and the pool refilled. The tarp will be placed on the pool during the winter months, so that the space will be ready for opening next Spring.

The Social Committee is planning a **Pizza Party on October 15th**. It is hoped that many will put the date on their calendars. More information about the gathering will come through a community-wide email.

Mary Wintzer will be stepping down from her position as Head of the Pool and Clubhouse Committee at the end of the year due to health concerns. Mary has done a superb job as head of the committee and in charge of all things related to the Clubhouse and Pool. Please remember to tell her how grateful we are for her hours of service and attention to detail she has displayed since April of 2021. It is Mary's selfless attitude and kind ways that have helped to make Windsor Oaks a lovely place to live.

Several on the Pool and Clubhouse Committee and others who use the Clubhouse have thought it time to replace the entire flooring inside the Clubhouse. There is a crack in the entryway, and some think the carpeting looks tired and worn out. Estimates for replacing the flooring (about \$17,000) and samples of laminate flooring with a wood finish have been gathered. After deliberation among the Committee and the Board, it was decided to wait another year or two before tackling the project.

The Architectural Committee is continuing to keep our community in top shape. Caulking of the junctures between concrete and brick in the entryway and driveway will

occur at the last half of WO units that have not already been caulked. Rhino Shield will repair and paint all the rake fascia throughout the community. Gutters will be blown off mid to late December. In addition, the vinyl siding above the porch and under the roof will be power washed, and 4 buildings will have new master shut-off valves installed. Do tell those on the AMC Committee how much we appreciate their keeping our neighborhood looking and working the best!

Windsor Oaks HOA Master Liability insurance policy and its Directors & Officers Liability policy have been renewed for 2023, with WestField Insurance Co and Philadelphia Insurance Co.

The Landscape Committee apologizes for the unattractive look to the property over the last months. US Lawns did not perform up to standard, while all summer they were playing "catch up" on their services. Taking over September 1st, the new company, Granite Hills, has been mowing, edging, and spraying for weeds. However, it is important to inform all residents that Granite will **not** be regularly mowing one day/week, as US Lawns did. They will mow over a **2-day period** and could be delayed a day or two due to rain. Over the next month, services of overseeding, aerating, and fertilizing the turf will be occurring. Trimming of shrubs will also be occurring soon.

The end of August Schneider Tree visited 12 homes to trim or remove trees and branches which were dead or hanging over roofs. The result has been a neater look to each yard. When Schneider or Granite Hills are trimming or removing limbs, they request that residents stay at some distance away from the work and workers. Work with the large limbs can be dangerous, so please do not question or engage the workers.

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 3rd Monday of each month** to answer any question he/she might have or hear any recommendation.



