



Windsor Oaks Board News - October 2022

The Windsor Oaks Board of Directors held its monthly meeting Tuesday, October 11, 2022. Minutes of the Board Meeting will be posted on our website at www.windsoroakscharlotte.com and on our VINE portal <https://app.mycmq.com>, after approval by the Board.

Carolina Surveyors has completed the survey of Windsor Oaks southern boundary from Elm to Rea Rds. For homeowners who would like to view the boundary, wooden stakes tethered by pink tape every 25 feet or so mark the edge of Windsor Oaks. Because most of the evergreen trees are within our boundary, it is hoped they will not be taken with the building of the new road.

In 2023, Windsor Oaks will have a new waste contractor, Active Waste. Collection of our recyclables and trash will occur very much as it has in the past at WO: one large trash bin and one small recyclable receptacle.

The 2023 WO Budget has been passed by the Board of Directors with a 9% increase in HOA fees. The increase is due, for the most part, to the new waste contractor and new landscape company. Certainly, inflation with increased prices for labor, fuel, and supplies factors into the higher costs. However, the Board also wished to provide a higher quality of service than was provided by past companies. If homeowners have any questions about the new budget, they are encouraged to attend the Budget Ratification Meeting on Tuesday, November 15th at 7PM in the Clubhouse. Tom Anderson, Board Treasurer, will present the budget, explain expenses, and answer all questions regarding how funds are spent at Windsor Oaks. The Board is cognizant that homeowners are on limited budgets and is careful in the spending of all WO resources.

Many homeowners have found it difficult to remember when their homeowner's insurance is due and how to post it to the correct email. Because of this, a Master List of

each homeowner's insurance, the due date, and how to post the new insurance policy is being formulated. It is hoped that a letter can be drafted to each homeowner, reminding them of the insurance due date, and how to post the Declarations Page of their insurance to Cedar Management. Homeowners will be notified as this Master List is finalized. The Board wishes to make this process a much easier one for all homeowners.

Cedar Management has developed a new "Clubhouse Calendar" software. Each resident will be able to log into the calendar to view activities, but also to post new activities to specific dates. The Board voted to participate in the trial of this software. Homeowners will be notified when the calendar is available and how to use the software. Potentially, changes to our WO clubhouse calendar could be more accessible and expedited.

The pavement between Bldgs #38 and #39 on Grand Oak Dr. is crumbling. Consequently, the entire section of this strip of road will be repaved. Residents will be contacted regarding the timing of this repaving.

There are new paint colors for our front doors! Starting December 5th residents can view the colors displayed at the Clubhouse. If a homeowner so wishes, he/she can change the color of the front door; however, the cost of the paint and who paints the door is the owner's responsibility. Also, beginning December 5th owners can purchase and install a storm door that has a built-in retractable screen. Please see the updated R&Rs, dated 10/15/2022, for full details on the paint colors and storm door options. The new R&R document pages will be delivered to your paper box by mid-November.

Aeration, overseeding, and fertilization of the turf was completed on October 6th; however, please be aware there will be no mowing for 3 weeks to allow time for the seeds to germinate. All schedules of the irrigation are working, so that should help us to have nice green grass.

Small, wire flags are being placed throughout the neighborhood, where plants have died. Homeowners are being asked their preference of shrub to be installed in the spaces. Their choice is, then, written on the flag. Granite Hills will be installing new plants in October and November. Choices of plants can be found in the Landscaping section of the R&Rs. If a homeowner wants to plant a shrub that is not on the list, the Landscape Alteration Form can be completed and given to someone on the Landscape Committee.

Consideration will be given to these plants to see if they would be appropriate to include in the WO landscape. Only shrubs that grow less than 3 feet high are being considered.

Mary Fehrs has been named the new Pool and Clubhouse Committee Chair. Windsor Oaks wishes to thank Mary Wintzer for her service as chair, and all the ways she has improved the pool and clubhouse. It is hoped that she will return to being Head of P/C in the future.

While the pool is not being used, maintenance will be performed to keep it in good condition. The sand will be changed in the pool filter, an anode on the heater line will be installed, and small sections of the deck will be repainted. The pool will also be drained, the bottom being assessed for possible polishing.

Do keep a watchful eye on your pets. A coyote was sighted in the detention pond on Monday, October 10th.

The flower beds at Elm and Rea Rd entrances will be updated. A designer from Granite Hills has made suggestions for the winter beds, which the Landscape Committee hopes will be pleasing to the community.

