



Windsor Oaks Board News -October 2023

The Windsor Oaks Board of Directors held its monthly meeting Tuesday, October 10, 2023. 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 City of Charlotte has decided to allow the Board of Directors of Windsor Oaks HOA to enter an agreement to sell the land for the Bryant Farms Road Project instead of negotiating with 156 individual homeowners. The agreed upon value is \$350,000. City council must approve this agreement, but it is unlikely not to approve because staff has recommended approval.

Carolina Pest gave a presentation about their company and the Sentricon system of traps. Carolina Pest termite inspections will be December 4 thru 12. Inspections will include inside, outside and your garage. Schedule will be email blasted and delivered to your drop box. Once again, this *inspection is mandatory*.

The Landscape committee reports that True Green will apply weed killer once more this fall. Schneider tree continues to trim trees and Granite Hills our shrubs. New plants have been installed at the front of the clubhouse.

The Pool and Clubhouse Committee reports that AQUA TECH will be our new pool contractor starting in December. Our pool has a leak and AQUA TECH will begin the process of determining where the leak is located. Minor changes in the Pool rental agreement will take effect in January mainly dealing with limiting the parking spaces available to renters. Flags will be placed out for Veterans Day. Thank you, Veterans. This month the Lunch Bunch will meet at Midwood Smokehouse Restaurant, 123410 Johnston Rd, Friday November 27 at 11:30. Contact Bobbi Diller 321-543-5880 For reservations.

The AMC committee reports this has been a difficult year for our reserves.

Un Budgeted: \$6,696 for Elm Lane wall repair, \$26,682 for Back Flow valve, \$66,023 for irrigation repairs \$17,967 Bryant Farms Road.

Budgeted: \$61,865 Gutters, \$70,810 Rhino Shield.

About \$250,000, that is real money!!!

To save reserve funds we will postpone minor road sealing until next year.

Meet with the Board Meeting is the third Monday of the month 1 to 2:30 PM.

The next Board meeting will be 2 PM November 14

PLEASE DO NOT FLUSH KLEENEX OR DISPOSABLE WIPES
SEWER BLOCKS ARE COSTING HUNDREDS OF DOLLARS TO FIX
YOUR MONEY IS GOING DOWN THE DRAIN