

## Wyndchase Homeowners Association

1/30/17

Fellow residents,

We will be holding annual Wyndchase Homeowners Association meeting at the Fellowship Church Barn at the corner of McClellan and Pleasant Plains, Saturday, 6:30 March 4, 2017. Come meet other residents in the neighborhood, help elect a new board and volunteer for any committees you may have an interest in. If you have questions you can reach us via e-mail at WyndchaseHOA@gmail.com.

### 2016 Positive achievements:

- Security system installed on the front entrance. We have installed this system to increase security and protect our entrance from vandals. This system is also a criminal deterrent as it can record incoming and outgoing vehicles from the neighborhood as well as documenting those who wish to drive through the landscaping instead of staying on the road. The security system has also decreased our yearly insurance costs and should give all of our residents a better sense of security while saving us money.
- HOA Dues collection is at an all time record and most of the liens filed for dues and legal fees have been closed.

### 2017 Meeting topics:

Safety, security and the beautification of our neighborhood will be reviewed and this is also the time when the residents are encouraged to discuss pet projects or pet peeves pertinent to the neighborhood. It is an opportunity to meet your fellow neighbors, learn about the workings of your Homeowners Board, have a say in how the neighborhood is managed and how we spend your HOA Dues. We have approximately 300 houses in the HOA at this time and less than 10% of those participate in the HOA meeting which will govern the entire subdivision.

- Our treasurer of the past several years is leaving. We need someone to assume the duties and will detail them in the meeting.
- We will hold the general HOA Board elections. If you desire to be part of the Neighborhood Board of Directors please let us know.
- We will discuss obtaining a Management Company to manage the financial details, dues collection and reports.
- In general we will discuss how we wish to move forward with the financial management of Wyndchase Subdivision.
- We need to curtail the use of golf carts and 4-wheelers on the streets, especially at night and by juveniles. We have asked for more police patrols and stricter enforcement of the traffic laws in regards to these violations.
- The Jackson Police department and the BOD have received numerous complaints about speeding, particularly down Wyndchase and Stornaway. Due to the speeding complaints it is possible we may see a number of stop signs placed on Wyndchase and/or Stornaway.
- Remember all trailers, boats, recreational vehicles and utility equipment must be stored behind a privacy fence in the back yard. Please be respectful of your neighbors and keep your property in good appearance.
- There is an active Architectural Review Board monitoring requests for building projects, complaints and violations.
- Building projects must be approved by the ARB prior to starting. Approval letters for building projects should be processed within a couple of days.
- Letters from the BOD will be sent for covenant violations allowing time for remediation. Subsequent warning letters issued by the HOA attorney will result in the charges being added to the homeowners account.
- There have been several suggestions for neighborhood projects, one a request to hold neighborhood block parties and another to further develop the neighborhood watch program, and we also have our holiday decorating committee.
- If you need construction equipment and trailers in the front of the house for some period of time in relation to repairs, improvements or moving, a note to the HOA board can save all of us a lot of time.
- Garage Sale, lost pets and other notices are not allowed on street signs, lamp posts, on the brick or trees or in the flowerbeds in the common areas. These will be removed immediately when found.

Please plan to attend and voice your opinion on these topics or additional concerns you may have.

Sincerely,



George Gompf, President Wyndchase HOA