

WINDY VILLAGE HOA

November Update

GREAT NEWS!

The Amendment passed unanimously with all owners chosen option 1.

1. Assessment of \$3,000 per unit. Payable 2/1/09 at no interest. Quarterly dues will remain at \$960.00 per quarter for 2010.

This allows us to move forward with projects below. Please refer to estimated table for each project.

Project	Start	Projected Completion Date	Status
1. Front Steps	11/16/2009	12/11/2009	
2. New Rails and Post for walkways	12/14/2009	2/12/2009	
3. Repair Landings	12/14/2009	2/12/2009	
4. Parking Lot/fresh gravel under ocean front units/pipe laid for front future irrigation	March	March	
5. Additional landing for bottom of front steps	April	April	
6. Deck Flooring/Carpet?	TBD	TBD	
7. Grounds maintenance/Clean fresh look	April	April	
a.) fresh gravel on side of building under units 1,2,3	April	April	
b.) finish staining steps	Oct	Oct	complete
c.) picnic table and new nicer chairs for pool area	April	April	
d.) finish painting underneath building/ repair clean/paint any unsightly areas	April	April	
e.) Clean inside siding (twice a year) May & Oct	Oct cleaned	May	
f.) stain new steps	TBD	TBD	
g.) pool latch (weather proof)	April	April	
h.) Irrigation for plants around building	TBD	TBD	
i.) curb appeal	TBD	TBD	
j.) new pool vinyl fence	TBD	TBD	
8. Repair Walkway (area walking to beach)	March	March	
9. New Door for pool room	April	April	
10. Cut grass approximate 10' from property line (approval given by NMB)	March	March	
11. Internet – fix connection by placing a repeater unit in B5. This will give corner a better signal.	November	November	complete
12. Check on pulley system for transporting luggage up stairs.	TBD	TBD	

2010 HOA Meeting Oct 2, 2010 at 9:30 am

General Information

Reminder: If you have not installed new windows, all windows are to be replaced (to approved standard specs) by 1/1/2010. A monthly late fee of \$50 will apply after this date. If you are having trouble meeting this deadline, please communicate with a board member. However, we did ask homeowners at least paint your windows' FRAMES white until they could be replaced. Windows will have to be special ordered and must match existing new windows. Units A3, B3, C7 Carefree Exterior # 843-399-1390 Windows will have to be measured and special ordered – allow 4 weeks

FYI Anyone selling a unit has to have approval of HOA first per Master Deed.

Elevator Study – deemed too expensive at this time (for copy of study – go to www.ramresorts.com – Windy Village.)

www.ramresorts.com Windy Village for many updates:

HOA work day Saturday April 10, 2010 8:30am – 3:30pm

Please help us work on property to complete projects on list.

The same people show up to help all the time. THANK YOU, however we are all owners, let's see some new faces.

Parking Passes appear to be helping. Parking Passes are required for JUNE, JULY & AUGUST. Owner is responsible for guest to use parking passes. Ask rental units to limit to 2 vehicles. Additional free public parking up the street. (near 38th South Ocean Blvd area)

A Good Neighbor parking policy will be placed on refrigerators in each unit (completed by February 2010) Basically says be a good neighbor if you have one car do not take up two spaces. If you have two cars double up underneath building.

Internet instructions will also be printed for each unit.

A second router has been placed in B5 – the connection is named Windy Village 2 - If you are experiencing a low signal, try this connection. The second router can be moved to another location if necessary.

Pool News: FYI, the pool had another leak. The leak has been repaired at a cost of \$2,400.

A Windy Village HOA group bulletin board has been established. GO to the site: yahoo groups.com; in the search box ENTER Windy Village; and follow instruction to Join this group. UPDATES and HOA info will be published on this site. SUGGEST you save as book mark. PLEASE use this site to enter HOA interest items.

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