

WINDWARD POINTE *BREEZE*

SPRING 2024 - COMMUNITY UPDATES & REMINDERS - PAGE 1

YOUR HOA BOARD

Have you noticed in many of the past newsletters and sprinkled over the current newsletter you will see the words 'your' and 'our'? Why did I do this? It's not about folks that live in other communities. The Board and all the committees that you hear and read about are comprised of your neighbors that live here. too.

Your neighborhood needs you to help manage what goes on Windward Pointe, how our neighborhood's common area will look, how your quarterly dues are spent, what the future of your neighborhood will look like.

We need your help and vision. How about joining the Board, or at the minimum joining one of the committees to help with all that is going on in your neighborhood.

Want to help shape what your neighborhood looks like in the years to come, let me (Larry) know your thoughts about 'our' neighborhood. If you don't, someone else will.

Upcoming Board Meetings

March – Tuesday 5th, 7:00PM,
Home of Larry O'Neal

April – Tuesday 9th, 7:00PM,
W.P. Pool – changed due to
school's spring break

May – Tuesday 7th, 7:00PM,
W.P. Pool

*Reminder: Minutes from all
the meetings are posted
online for viewing.

New Yard Waste Pickup Update

I (Larry) attended a meeting with several other Holly Springs neighborhood HOA representatives last month at town hall.

During this time, the town representatives talked about the new yard waste collection that will start the first week of March, on the same day as recycle (every other week) with the new brown cans that were delivered to us in January.

I have noticed driving through our neighborhood that several of you are still placing yard waste at the curb. The town will no longer pick waste at the curb. All yard waste must be placed in the brown can and placed at the curb on the same day as recycle.

I also noticed that a few of the new yard waste cans were overfilled – sticks and limbs over the top of the can, therefore the lid was not able to close. As you saw the town bypassed your pick up. The waste cannot be loaded more than six inches from the top of the can, thus the lid will close properly.

I visited the yard waste center on Rex Road. It is located about 15 minutes from W.P, not too far from HSHS. This where all the yard waste will need to be taken if it will not fit in the brown can or if you have more than will fit in the can.

If there are any questions, please direct them to the town of Holly Springs at:
<https://www.hollyspringsnc.gov/196/Yard-Waste>

NEWSLETTERS

The next Newsletter will be published in June – the Summer edition (June-July-August). If you have suggestions for articles, would like to write an article(s), assist publishing this newsletter, or help with the distribution of the newsletter to our neighborhood - please let us know. All input is greatly appreciated.

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SOCIAL COMMITTEE

"Be My Windward Valentine!" Event

Everything was coming up roses throughout Windward Pointe on Valentine's Day!

Cupid distributed 45 Valentine grams and treats from thoughtful neighbors. The messages were very sweet, kind, and touching. Love and kindness definitely shine brightly throughout our Windward Pointe Community!!!



LIST OF 2024 COMMUNITY SOCIAL EVENTS

March 23rd - "Hop Til' you Drop!" (Egg Hunt with the Easter Bunny!)"

July - "Sizzlin' Summer Luau!!"

Including food truck services, access to the pool, and fun luau activities

October - "Monster Mash Bash!"

This event will take place due to popular demand - Costume Contests, pumpkin decorating, games, apple cider, and more). Halloween yard decorating contest will also take place.

December - The Candy Cane Carolers will sing sweet Christmas melodies throughout the neighborhood. The event will conclude with a fun Holiday evening party with cookies, cocoa, and good friends.

**REMINDER - Your Social Committee is always looking for new ideas for events for our neighborhood and/or to lend a hand with some of the things that are being planned. If you would like to join in on the fun, please email: wp-social@grandchestermeadows.com.

TOWN EVENTS & HAPPENINGS

March 16th – Town wide yard sale at Ting Park. Advanced registration required.

www.hollyspringsnc.gov/register and use activity code 1462901.

March 23rd – Annual Spring Fling at Ting Park, 10:00AM. Just show up for some family fun!

From 7-9PM, Adults are invited to join our adult flashlight egg hunt, Hoppin' Hunt for Grownup Peeps! Geared for ages 21+ Indulge in timeless yard games like Jenga, cornhole, and mini golf during this night of laughter and competition among friends. **\$20, pre-registration.**

April 12-14 – Annual Battle of Badges at Ting Park. Free Event

May 3rd – Annual International Food Festival, 5:00-9:00PM, Outdoors Cultural Center

May 11th - Wild about Nature - 1-4PM at Sugg Farm - Go WILD with this free family nature event.

Each Saturday, Farmers Market - 9:00AM to Noon until May, then 8:00AM-Noon - at Cultural Center
For more specifics on these events, go the town website hollyspringsnc.gov.

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HOLLY SPRINGS ROAD WIDENING PROJECT - No Updates

See below what we have received from the town engineering staff concerning the construction/widening for Holly Springs Road at Windward Pointe. We, as a neighborhood, will meet with town representatives ahead of any work. In addition, we will meet with them to discuss the area's that will be 'taken' with the widening and how Windward Pointe will be compensated for the property, landscaping and sign. More as we hear.

Quote "...currently we are working on finalizing the construction plans, that will most likely take until the end of this year. Towards the end of this year (2023), we should be starting the property acquisition (right-of-way and easements) process. That generally takes a good year. That puts us in the first half of 2025 for construction."

Development of Property Behind Windward Pointe – Main Street Vista

Your HOA Board has been in touch with the engineering company McAdams over the last several months. The latest questions to them and their answers are below.

We will continue to work the Town to get answers to our questions and concerns with the development that has been approved that will be built behind several of our homes.

My question to the engineering company of when construction may begin.

"I don't have a construction timeline to update you with. We have yet received Construction Drawing approval and have no heard from the client when they attend to start construction"

My question to the engineering company about saving existing trees with the buffer area. I've asked this several times to them and the town.

"As mentioned during the public approval process, the site grading will not allow existing trees adjacent to Windward Pointe to be saved, this is why we beefed up the planting requirements."

My question to the developer who will maintain the plantings in the buffer area. McAdams is the engineering company and will not maintain the plantings. We will have work with the town to make sure the plantings are maintained and replaced if they die.

My questions to the engineering company where the 6-foot security fence will be placed.

"The fence will be placed along the property line and the required landscaping will be placed inside it."

One question that was asked, but no answer was given (the engineering company probably does not know) – after the clearing of the land and the plantings of the buffer trees/shrubbery – will the rest of the buffer property remain natural and be allowed to grow. It is my hope that this will be the case. We will work with the town to see if this can be done.

Questions? Please let us know and we will do our best to find an answer for you.

TOWN COUNCIL

Every month the first and third Tuesday, 7:00PM in the council chambers on second floor of Town Hall, our elected Town Council meets and discusses things that have and will affect our town.

If you have not attended one or it has been some time since the last time since you attended, you are encouraged to attend and let our town officials know how you feel about what is going on in Holly Springs during the form at the beginning of the meeting. Your comments could be something you are concerned about or to let them know they are doing a good job. All owners are encouraged to attend and help shape our shared community.

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POOL COMMITTEE

While the pool area looks a little bleak this time of year, it will not be too long before preparation will begin for the opening of our pool - the 2024 season will officially start on **May 18, 2024.**

We will also have a clean up day or two before pool opening - currently planned for May 4th and 11th - both Saturdays. The pool company puts out the pool furniture, but us volunteers are in charge of the planters and plants, power-washing the pool deck and readying the bathrooms. We are also hoping to install new gutters on the pool house this year but we need volunteers! Look for an email or sign up notice closer to the dates! **Many hands will make light work.**

If any questions please reach out to the Board or the Pool Committee directly using their group email: wp-pool@grandchestermeadows.com

LANDSCAPING COMMITTEE

As Spring approaches and grass and plants surrounding the W.P. Pool, our landscaping company, JBH, is hard at work getting our property in tip-top shape.

Later in March we will have fresh mulch spread around the pool entrance and the Sonic entrance to our neighborhood.

During our workday before the pool opens, it would be a good time to put down some new plantings that will help brighten our areas. If you would like to help with this or have ideas what you would like to see planted, look for the notes about the WP workday.

INSPECTIONS & MAINTENANCE OF OUR HOMES – Repeat from Winter Newsletter

I believe that we are all aware that Grandchester Meadows (our management company) has monthly drive through of W.P. The management representative will be looking for general upkeep items on the exterior of the home and any lawn maintenance that may be needed. At times, trash cans / equipment storage or parking concerns are also noted.

Homeowners will be notified of any violation or exception within 24 hours of the inspection and pictures will be included with the notifications. Your HOA Board is also sent a copy of the inspection with a list of notified addresses. A general summary of the inspections will be noted in the monthly HOA Board meeting minutes following the inspection

I know that this sounds like an old record that has a scratch on it and keeps repeating itself, but...

While most of our yards and our homes are in pretty good shape, we need to keep on top of all the chores around our homes. This will help keep the appearance up for our future neighbors. Windward Pointe is one of the most sought-after neighborhoods in Holly Springs.

Please, we all need to do our part to keep our neighborhood looking its best.

If there are any questions as to what you might need to do, have questions concerning an exception that has been noted for your property, or if you have trouble performing what is needed to keep your home and yard looking its best, please contact your HOA board.