

WINDWARD POINTE *BREEZE*

WINTER 2023 - COMMUNITY UPDATES & REMINDERS - PAGE 1

Message from Our HOA Board President – Larry O’Neal

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.

New Yard Waste Pickup Update

The Town of Holly Springs is asking us to provide feedback, thoughts and/or questions about the upcoming Yard Waste Cart implementation happening in the Spring of 2024.

In short, all residents will receive a new brown 95 gallon cart for collection of yard waste. Owners can please grass, leaves, pine needles, twigs, sticks, branches, and other yard waste items in these bins.

Items that are not currently collected as yard waste should not be placed in yard waste carts. These items include dirt, root balls, mulch, concrete, rocks, construction debris, pallets, and all sizes of lumber, including mailbox posts.

There is a FAQ section on the Town website about this change. To learn more, click here: <https://www.hollyspringsnc.gov/2658/Yard-Waste-Cart-FAQs>

Please send your feedback to your HOA Board (wp-bod@grandchestermeadows.com) by next Wednesday, December 20th so that we can combine all of these responses to the Town. We will update you with the town’s responses. Thank you!

2024 HOA Board of Directors

At the December HOA Board meeting the following Windward Pointe residents were appointed to your HOA Board.

Chris Errichetti – Secretary
Dennis McBride – Member at Large
Larry O’Neal – President
Lesa O’Neal - Treasurer
Donnie Wilson – Member at Large
Sheila Knurowski – Member at Large

If you have any questions, please let us know at:

wp-bod@Grandchestermeadows.com

2024 Board Meeting Schedule

- January – Thursday, 4th, 7:00PM, Black Dog Bottle Shop *Note change to Thursday for January
- February – Tuesday, 6th, 7:00PM, Black Dog Bottle Shop
- March – Tuesday 5th, 7:00PM, Black Dog Bottle Shop

WINDWARD POINTE *BREEZE*

WINTER 2023 - COMMUNITY UPDATES & REMINDERS - PAGE 2

Updates on Town of Holly Springs Projects:

Development Of Property Behind Windward Pointe:

The Main Street Vista project was formally approved by the Holly Springs Town Council at the November 21st meeting. If you have not seen the magnitude of this development, go to the Holly Springs Town website and view what this will look like. Currently, the developers plan to clear cut their property to the property line of the adjoining Windward Pointe homeowners. With this 'clear view' we will be able to drive down Cayman Ave and plainly see these buildings. Your HOA Board is working with the developer to see if we can gain a few more concessions – here's hoping. Stay tuned.

Also, remember we have many more acres that are undeveloped that are adjacent to many homes on cul-de-sacs and main streets that are just waiting for prime development. Thoughts?

Holly Springs Road Widening:

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."

Landscaping

Our contract landscaping company, JBH, has been working hard for us for the last two years and we believe that they have done an excellent job in our common areas. We renewed their contract for 2024 with a slight increase in their fees.

If you see the folks from JBH in our community, please be sure to thank them for their hard work in keeping our neighborhood looking as good as it is.

We are planning a lot of new plantings next spring to further brighten up the areas around the pool. If you have suggestions or would like to be a part of the future planning of the common areas around the pool or at the Sonic entrance to W.P, please let someone on the landscaping committee know. wp-landscape@grandchestermeadows.com.

Newsletter: The next Windward Pointe Breeze will be your Spring edition for March-April-May.

If you have suggestions for articles, would like to write an article(s), assist with the publishing of your quarterly newsletter, or help with the distribution of the newsletter to our neighborhood please let us know. All input is greatly appreciated.

WINDWARD POINTE *BREEZE*

WINTER 2023 - COMMUNITY UPDATES & REMINDERS - PAGE 3

Inspections and Maintenance of Our Homes

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.

Maintenance & Pool Committee

We believe that we had a great year at the pool. The Pool Committee did an outstanding job with keeping everything picked up, the flowers were outstanding and it was great that we had very few real issues this year. YEA!!!

A big shout out to the Pool Committee and all W.P. residents for a fun and safe year.

Put next year's pool opening on your calendar - Saturday, May 18, 2024.

If any questions please reach out to your HOA Board or the Pool Committee at wp-pool@grandchestermeadows.com

We will have a clean up day the week before pool opening – cleaning and setting out furniture, new gutters, plantings for pool, deck, power wash pool deck and ready the bathrooms. Look for notices next spring. Upcoming planned work at our pool will involve installing new filters before 2025. That will not keep us from opening on time.

If there are any questions about the pool or if you see work that still needs to be done, please let your HOA Board know at wp-maintenance@grandchestermeadows.com

WINDWARD POINTE *BREEZE*

WINTER 2023 - COMMUNITY UPDATES & REMINDERS - PAGE 4

Social Committee

The Monster Mash Bash! - Spiders, ghosts and goblins, oh my! This year's Halloween Party was a huge smash as approximately forty neighbors joined together for pumpkin decorating, fun Halloween games, creative costume contests, and more. Each attendee received a free mask, beaded necklace, pumpkin, and craft materials. The best part of the event was seeing each child's face light up since every costume contest participant won a prize this time. Congratulations to all of these winners and a special thanks to everyone who attended. **All of you Windward neighbors make these events spectacular and extra memorable!**

UPCOMING EVENTS

December 16 2023, 5-7 at the WP Pool - "It's the Polar Express Christmas Party!" There will be a special viewing of the Polar Express movie at the community pool. Everyone who attends receives a Polar Express ticket and hot chocolate; Santa Claus will also hand out bells and candy canes).

2023 Christmas Yard Decorating Contest will take place again this year. Judging will take place toward the end of the week of December 18th to December 22nd.

Riding around the neighborhood we can see many of you have already decked out your yards. Great Job!

February 2024 - "Be My Windward Valentine" Grams (Email the social Committee about the neighbor or family member you would like to surprise along with a message and we will cover the rest including delivery of treats!)

April 2024- "Hop Til' you Drop!" (Egg Hunt with the Easter Bunny!)

May/June 2024 - Community Helper Celebration! Meet and applaud special members of our community (first responders and government officials) who make Holly Springs a special place to live. A special community volunteer event at the Holly Springs Food Cupboard will also be arranged.

August 2024 - "Sizzlin' Summer Luau!!" (Including food truck services, access to the pool, and fun luau activities.

October 2024 - "Monster Mash Bash!" will take place again due to popular demand- Costume Contests, pumpkin decorating, games, apple cider, and more). Halloween yard decorating contest will also take place.

December 2024 - 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.

If you would like to help with any of the planned events or would like to join the fun your Social Committee is having, please let them know at wp-social@grandchestermeadows.com.