

Winslow Bay Banner

www.winslowbay.org

JAN/FEB 2007

HAPPY NEW YEAR!

From the President's desk:

Thanks to all who attended the annual meeting! We did have a quorum and were able to elect a new board member and approve the 2007 budget!

Congratulations to Ken Carson, newly elected to the Board (3 year term) as Secretary, Pat Weddington is now our VP (1 year) and Larry Stamm is now President (2 years).

We need to form a few committees and need volunteers:

1) Boat ramp/dock repair and upkeep: I believe this committee could achieve great satisfaction from this project !
2) Water line to pool committee: This committee will solicit 3 bids from contrac-

tors to run a water line from the Dock to our swimming pool, thus saving the WBHOA several thousand dollars by reducing the sewer charges that are paid on all the pool water each year!

3) Park clean-up: many have suggested that the woods in the park need to be "thinned" or cleaned up. This committee will determine if this should be outsourced or completed with volunteers, If we choose to outsource , we need 3 bids.

For 2007, dues are \$544.50. Dues will be split into 2 payments , the first due Jan 15th and the second due on Feb 15th, A \$50 late fee will be assessed for EACH late payment!

Eg: \$272.25 not paid by Jan 15th becomes \$322.25 due = \$594.50 due Feb 15th,,adding \$50 late fee every month there after. WBHOA has retained the services of an attorney for collecting fees this year, and will attach fees to the homeowners deed if not paid on time. The board will NOT be going door to door or making collection calls this year.

Please consider volunteering this year to make your neighborhood the best that it can be! If you are a new resident, it is a great way to meet your neighbors!

Best Regards,
Larry Stamm
President WBHOA
larry_stamm@hotmail.com

A double jet ski trailer in need of repair and parked in the gravel area of the Dry Boat Storage has remained unclaimed and will be removed if the owner does not contact Ken Taylor at 704-662-6439 by January 31st.

COMMUNITY CALENDAR

Wed., Feb. 7—7 p.m. Monthly WBHOA Board meeting at WB Clubhouse

Wed., Feb. 14—Happy Valentine's Day!

Wed., Mar. 7—7 p.m. Monthly WBHOA Board meeting at WB Clubhouse

KUDOS KORNER

Say Thanks to your neighbors:

- John Wilson has power washed, and installed a new slide and swings on our playground Swing set! He has also ordered and received the new replacement doors to the swimming pool pump room, plus installed the new dishwasher in the clubhouse!

- Ken Taylor has done a great job in getting the boat storage in order with minimal impact to neighbors and no towing so far!

- Karen Ratliff and all her helpers for a GREAT Haunted Trail and Halloween Party—see pg. 3!

- Jim Cusimano fixed the 911 phone!

- Jim Piazza, Mark Sumner and Curt ?? Pressure washed, repaired and stained the bridge in the park!

More updates to Winslow Bay's website!

Go to www.winslowbay.org. This is the "go to" place for all things Winslow Bay! New additions include:

- addition of Covenants, Codes and Restrictions
- addition of a suggestion box. If you have suggestions for the community, make them here and the board will receive them and refer to the appropriate committee

- archive file of newsletters beginning Fall 2006

- Email Network—sign up to receive email communications from the board and happenings within Winslow Bay

Plus...

- community event calendar and of clubhouse/pool rental availability

- contact info for all committees and board members

- swim team information

- rules and regs AND forms to submit to Architecture Review Committee

- rules, regs AND form pertaining to dry boat storage lot

Many thanks to Joan Finn for our excellent design and constant website maintenance. Reach Joan at 704-658-9399 or

joanfinn@roadrunner.com.

IMPORTANT:

Please note that the PO Box listed on the letter to mail your homeowner's dues to is incorrect!!! Please mail your dues to:

Winslow Bay
HOA

P.O. Box 5473

Mooresville, NC

State of the Playground

Some maintenance has recently been done to the playset.

John Wilson has pressure washed the swing set, installed a new slide and installed new swings. This will keep it safe for a little while longer while the board decides the best course of action.



The Playground Committee will be installing French drains to ensure proper drainage around the playset in January or February. Check the website or contact a committee member for a scheduled work day.

Playground committee members:

Victor Pisauro 704-799-0246 or

ddoozerdog@aol.com;

Jim Piazza 704-663-7137 or

ncpizza@adelphia.net;

Ken Carson 704-660-7572 or kencarson@adelphia.net;

John Wilson 704-838-6347;

Eva Schutt 704-660-3396 or keepitschutt@aol.com.

A.R.C. = H.E.L.P. for Y.O.U.!

It has come to our attention that letters from the Mooresville Police dept. have gone to some homeowners with basketball goals on the street. **Neither the WB Board nor the Architecture Review Committee took action to cause these letters.** Basketball goals in the street are prohibited by City Ordinance because the roads are owned and maintained by the city—and enforcement is handled by the city—NOT Winslow Bay!

The Architecture Review Committee is here only to provide guidance to homeowners and to uphold the Winslow Bay Covenants, Codes and Restrictions pertaining to the improvements you can and cannot make to your home.

We are happy to announce that the Winslow

Bay CCRs are now available as a (large) pdf file and can be downloaded from www.winslowbay.org! If you don't have a copy and are planning a project, check this out!

If you wish to make an improvement, there is a form that you must submit to the Architecture Review Committee (ARC). This form will soon be available on our website but until then,

please contact a Committee member for one. The form must be submitted along with a basic drawing (doesn't have to be professionally done—just give the dimensions and a visual). The committee will review and provide approvals or request

plan changes within a week and submit to the Board for final approval. The Board is required by the CCRs to review and respond to all requests within 45 days of receipt.

Please keep in mind that neither the ARC committee nor the WBHOA board can be responsible for things that have been allowed to happen in the past.

NOTE: Satellite dishes do NOT require ARC approval but MUST be placed on the rear of your home or so NOT visible from the front of your home.

ARC members:

Mark Sumner 704-662-6162 or

marksum@msn.com

Chris Contino 704-658-9160 or

ccontino@adelphia.net

Jim Piazza 704-663-7137 or

ncpizza@adelphia.net

REMEMBER: The ARC Committee is here to HELP YOU!! If you have any questions about adding sheds, fences, pools, decks or any other structure, call a committee member!

Pool Hall

We will begin interviewing lifeguards for the 2007 season soon so get the word out to any lifeguards that you know! We encourage Winslow Bay teenagers 16 and over to get their lifeguard training and apply to be a lifeguard.

For 2007, we will be purchasing a chlorination system so we can continue to self manage the pool (the old system was leased from the previous pool maintenance company). The pump will also

be repaired. A new handrail will be installed on the steps in time for 2007 pool season. Plus, watch for re-strapped chairs plus new tables and umbrellas around the pool this summer as the old, damaged and broken ones are replaced. These items were included in the 2007 budget.

Check the website for a swim team planning meeting to occur in February!

Get ready for swim season 2007!

Pool Committee members:

Deirdre Taylor 704-662-6439

deirdre2@alltel.net

John Finn 704-658-9399

johnxfinn@adelphia.net

Jim Cusimano 704-662-0297

jimcusimano@adelphia.net

Social Scene

Word on the street is that this year's Haunted Trail was the best EVER! Many thanks to Winslow Bay's party planner extraordinaire, Karen Ratliff for planning and coordinating this!

Plus, lots of fun was had by all who attended and participated! Thanks to all who helped with the Haunted Trail AND the Adult Halloween Party!

The Fall Bazaar and Community-Wide Yard Sale had very high participation with MANY families taking advantage of the free advertising.

The Easter Egg Hunt will be Saturday, April 7—watch future newsletters for more details—we do need an Easter Bunny—call Karen Ratliff if you can help!

The Spring Bazaar will be early May! If you are a home based business with a product or service to sell, contact Karen to participate in this event and market your offerings to your neighbors!

Social Committee:

Karen Ratliff 704-660-5351 or klwr@att.net

Landscaping Beautification Projects 2007

The wood fence sections blown down between the dry boat storage lot and Target are being replaced now. Insurance covered this.

We have budgeted for planting on the retaining wall behind the pool as erosion control PLUS a \$5000 entrance beautification project for the Winslow Bay entrance. This big entrance project will

involve lighting—if you know anyone in that business, please contact us ASAP!

WE WILL NEED MANY HANDS AND HELPERS! This is YOUR neighborhood—please help us make it look even better! Watch your newsletter and the website for work dates this Spring!

If you can help with these projects or have ideas or contacts for plant materials, call a committee member:

Stoney Ratliff 704-660-5351 or stoney.ratliff@att.net

Eric Lodge 704-663-3197.



Classy Clubhouse!

Recent upgrades have been made to the Clubhouse and more are budgeted for 2007. A new dishwasher was recently purchased Thanks to John Wilson for installing. For 2007, new furniture will be purchased and the kitchen is being painted now.

Winslow Bay residents are able to use the clubhouse for private functions. There is a \$50 rental fee and a \$300 refundable security deposit. Plenty of rectangular and round tables and chairs

are available for use. Rentals are for 24 hours from 10 am to 10 am.

We have a new contract that clearly states what you need to bring and what clean up is required. The contract and the calendar of available dates is available online: www.winslowbay.org!

We need a helper to assist with inspection of the clubhouse before and after rental events. Very little time would be required—please contact Beth if you can help!

CLUBHOUSE FURNITURE FOR

SALE: 2 sofas, 2 end tables and

one square coffee table— \$300

OBO. Contact Larry Stamm 704-

660-1320

Call Beth Cusimano 704-662-0297 or jimcusimano@adelphia.net to reserve your date.

Girl Scout Recycling Project



Local Girl Scout Cadette Troop 222 has presented Winslow Bay with an opportunity for on-site recycling of plastic bottles and aluminum cans.

Big green bins are in the common area near the boat storage lot for collection of our plastic bottles and aluminum cans. This Recycling program will run from Jan. 1 to Mar. 1.

The Cadettes will be responsible for removing the recyclables on a regular basis and maintaining the area of the bins.

Please help the troop out and use these bins. It saves you trips to the transfer station and helps the environment!

Slow Down!

Please remember that the speed limit in Winslow Bay is 25 mph!

No matter what time of day, children and adults are out, please don't endanger your neighbors!

It's not just the teenage drivers speeding in our neighborhood!

If you are interested in forming a team to approach the city of Mooresville about installing a stop sign at Glencoe and Foxtail, please contact a WBHOA Board member!



Looking for an agent who KNOWS
Winslow Bay?

Anacka Kominek
Realtor
ERA Wilder Realty

109-C Williamson Road
Mooresville, NC 28117
Phone: 704-663-4050
Cell: 704-682-6839
E-mail: anacka@alltel.net

Resident of Winslow Bay!

Who 'ya gonna call?

Board Members:

Larry Stamm 704-660-1320
larry_stamm@hotmail.com
Pat Weddington 704-506-6876
pat@golake.com
Ken Carson 704-660-7577
kencarson@roadrunner.com

Architecture Review Comm:

Mark Sumner 704-662-6162
marksum@msn.com
Chris Contino 704-658-9160
ccontino@adelphia.net
Jim Piazza 704-663-7137
ncpizza@adelphia.net

Clubhouse Rental:

Beth Cusimano 704-662-0297
jimcusimano@adelphia.net

Social Committee:

Karen Ratliff 704-660-5351
klwr@att.net

Boat Storage Committee:

Ken Taylor 704-662-6439
ktaylor5@alltel.net

Landscaping Committee:

Stoney Ratliff 704-660-5351
Stoney.ratliff@att.net
Eric Lodge 704-663-3197

Pool Comm/Swim Team:

Deirdre Taylor 704-662-6490
deirdre2@alltel.net
John Finn 704-658-9399
johnxfinn@adelphia.net
Jim Cusimano 704-662-0297
jimcusimano@adelphia.net

Webmaster:

Joan Finn 704-658-9399
joanfinn@roadrunner.com

Newsletter Editor:

Pam Cook 704-663-6828
pamcook@alltel.net

Dry Boat Storage Update

Thanks go out to everybody who has submitted their current owner information for their items in the Dry Boat Storage. We are happy to say that all items in the boat storage are accounted for and almost all items have current information updated. Here is a brief update of the status of the Dry Boat Storage:

Past concerns:

- There were several undocumented items in the DBS.
- Needed better communication.
- Access code is known by too many people

Steps to resolve concerns:

- Had everyone re-submit their current registrations to identify all owners, update their information and identify items that were in violation of the covenants.

- Had some violating items removed

- We now have approximately 94% of all items properly documented. The rest are pending and should be complete very soon.

- Collected email addresses to enhance communication

- We now send an email confirmation of receipt of owner info.

- We will send email reminders about renewing registrations
Joan Finn has added a webpage to www.WinslowBay.org for boat storage information.

We are starting to implement Jim Coughlin's idea of identification stickers that match the space number.

Plans for 2007:

- Install a card reader system
- Enhance security
- Unlike access code, this can-

not be given out to everybody

- Can "turn off" access if item is in violation

- We will need to charge \$20.00 per card, per year. One card per family.

- Add a suggestion box to the Boat Storage webpage to promote communication and improvement

- Periodic review of registration information and send email reminders to update. This should eliminate the nuisance of the mass requests for owner information.

Please let us know how we are doing - good or not-so-good - so that we can continue to improve this common amenity.

If you have any questions or concerns, please contact Ken Taylor at ktaylor5@alltel.net or 704-662-6439

Highlights of 2006

1. Inspection of pools and pier integrity by licensed engineering firm. Pool in good shape!
2. Third Party Audit of Books. Books in Good Shape!
3. Fixed Clubhouse Bathroom floors with new tile. Drains properly and looks good!
4. Clubhouse improvements include: new carpet; new dishwasher; mini fridge and vacuum replaced, replaced locks and contracted with cleaning company
5. Pool actions include: took management in-house—not easy but successful; replaced winter cover anchors; replaced pool slide and stanchion; replaced pump room doors (still need installed); closed pool ourselves; replaced hand rail; repaired electrical outlets in pump room; replaced pool gates and locks and pressure-washed surrounding pool area.
6. Formed new committees: Playground and Newsletter
7. Violations process created for ARC and Dry Boat Storage issues.
8. Updated website to include: CCRs; ARC forms (soon); Dry Boat Storage forms and slot assignment info; suggestion box; all WBHOA contacts; violations process and all things Winslow Bay!
9. Dry Boat Storage area up to speed with almost everything accounted for!
10. Great Fun Parties: Easter Egg Hunt; Summer Block Party; Haunted Trail, Halloween Party; Garage Sales and Wahoo Donut Sales.
11. Best Haunted Trail to date!
12. All street lights in the neighborhood repaired!
13. Brought in Mooresville Mayor Thunberg and commissioners for a neighborhood meeting in November.
14. 911 phone at pool repaired
15. Rewrote Clubhouse Rental Agreement and posted on website.
16. **Kept costs down by doing most work ourselves while preserving the integrity of our neighborhood!**