

Winslow Bay Banner

www.winslowbay.org

OCT/NOV 2006

Check out YOUR neighborhood's website!

If you haven't checked it out yet, what are you waiting for? Winslow Bay is part of the world wide web! Thanks to Joan Finn for our beautiful website. Check this site often for everything that is going on in Winslow Bay:

- calendar of community events
- calendar of clubhouse and pool rental availability
- contact information for all committees and board members



WWW.WINSLOWBAY.ORG

- swim team information and meet results
- rules, regulations AND

FORMS pertaining to the Architectural Review Committee

- rules, regulations AND FORMS pertaining to the Boat Storage lot.

- complete copy of the Covenants, Codes and Restrictions for Winslow Bay

This site is constantly being developed and information is being added. If you have ideas or information to post, please contact a board member or Joan Finn.

Sounding Board...Notes from the WBHOA

The Board would like to thank Jim Petrosky for his service to the neighborhood. Jim has worked hard to make Winslow Bay a better place to live, however, for business/personal reasons Jim has tendered his resignation from the board.

Larry Stamm has assumed responsibilities as President for the next two years, Pat Weddington has been appointed to finish out the remaining term of one year for Jim Petrosky. Proxies will be mailed shortly to every homeowner along with the 2007 budget. I highly encourage every member

of Winslow Bay to pitch in and help with the ever growing needs of our community. If you are interested in filling the vacant board seat please announce your candidacy and encourage your supporters to complete a proxy on your behalf or come vote at the December WBHOA general Board meeting on Wednesday, Dec. 6 at 7 pm in the WB Clubhouse.

Remember we need a quorum (66% of homeowners in attendance or returned proxies) to complete a successful vote and fill the Board vacancy, Please do not miss the December meet-

ing or at the very minimum complete and mail your proxy !!!

Also, please notice our new procedures for handling violations of our Covenants controlling architectural issues as well as our Boat Storage areas on pages 2 and 3 along with the letter that you will receive if in violation of our CCRs.

Best Regards

Larry Stamm
President WBHOA
larry_stamm@hotmail.com

COMMUNITY

CALENDAR

Sat., Oct 14—Fall Bazaar, Wahoo Donut Sale and Neighborhood Garage Sale

Sun., Oct. 15—7 pm — meeting at clubhouse to plan Haunted Trail—if you can help, please attend

Sat., Oct. 21—7 pm -Adult Halloween Costume Party at the Clubhouse

Sat., Oct. 28—5:30 pm—Haunted Trail for Kids in park/woods

Tues., Oct. 31—Happy Halloween—Trick or Treat night

Wed., Nov. 1—7 pm—Monthly WBHOA Board Meeting at Clubhouse

Thurs., Nov. 23—Have a safe and Happy Thanksgiving!

Wed., Dec. 6—7pm—Annual WBHOA Board Meeting—be present to vote in new board members and adopt the 2007 proposed budget

KUDOS KORNER

Say Thanks to your neighbors:

Joan Finn—for our FANTASTIC website

John Finn and Jim Cusimano—for their WINNING swim team management

Stoney Ratliff and his crew: John Wilson, Jim Cusimano, Ken Taylor, Doug Bassinger, Fred Barnard and Ken Carson—for repairing all 270 fence posts in ONE day on Sept. 22!

Karen Ratliff—for planning the awesome block party for us on Sept. 22—see all her helpers inside on page 3!

Larry Stamm—for stepping up from WBHOA Secretary to WBHOA President to serve our neighborhood!

Playground Update

The playground committee has been assessing the condition of our playground. Some items have been repaired like the tire swing, but in general, it is in dire need of being replaced. It is old and splintery and becoming unsafe for our children!

This item is due to be addressed in the 2007 budget year. We are currently looking for quotes on new



playground equipment. In the meantime, we will keep repairing it.

The Playground Committee is currently working on a recommendation to the Board. If you have any contacts or know how we can obtain new commercial quality set at a reduced price, please

contact someone on the playground committee or a board member ASAP!

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.

CCRs and the Architecture Review Committee

Please remember that each homeowner received a copy of the Winslow Bay Covenants, Codes and Restrictions when you purchased your home. This is legally binding zoning that is attached to the deed to your property. The CCRs should have been supplied by your real estate agent at closing. The CCRs have been posted on the Winslow Bay website for your convenience and easy referral!

The CCRs control what improvements you can and cannot make to your home. 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. If no response is given within this time period, the homeowner may proceed with the plan as if approved.

Neither the ARC committee nor the WBHOA board can be responsible for things that have been allowed to happen in the past. The new ARC committee and the board are doing their best to

move forward and uphold the Winslow Bay CCRs.

Items that require approval are fences (see CCRs for types allowed and setbacks

required), storage buildings, home additions, pools, sunrooms, screen-rooms and siding changes. The ARC will follow the new process for violations detailed on page 4 of this newsletter and will send a letter to homeowners informing them of their non-compliance and the process to correct.

NOTE: Satellite dishes do NOT require ARC approval but MUST be placed according to the CCRs—check them and please move yours if it isn't in compliance—it protects yours as well as everyone's property values to do so.

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: Satellite dishes MUST be on the rear of your house or NOT visible from the front of your house!!

Pool Hall

The pool closed for the season on Sept. 17th. The self-management of the pool this summer has been a great success—saving our association approximately \$12,000. The Pool Committee is investigating pump room maintenance issues as well as purchasing pumps instead of leasing equipment as we have in the past.

We will begin interviewing lifeguards

for the 2007 season in January so get the word out to any lifeguards that you know!

If you can help us put the cover on the pool, have knowledge of pools or contacts in the pool business who could be of assistance, please contact a committee member. 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

We're on the web!
www.winslowbay.org

Social Scene

Block Party Wrap-Up:

Big thanks to our Winslow Bay party planner extraordinaire....Karen Ratliff! The Neighborhood Block Party on Sept. 22 is sure to become an annual occurrence. Thanks as well to Jamie Strysko and Kelly Golden for face painting; Safari Bob; the balloon man; Beth & Jim Cusimano; Deirdre & Ken Taylor; Dawna & Bruce Golden, Hugh Cating; Paul Crosby; Jeff Busse; Robin & Jerry Frye; Julie Moretz; Larry Stamm and Melissa Hinely! It was a great success, we had a great crowd and we can't forget Stoney Ratliff doing karaoke!

Winslow Bay Fall Bazaar & Community Wide Garage Sale: THIS Sat., Oct. 14 from 8am—noon! Put your balloons on your mailboxes on Friday nite to be ready—signs are already up! This WILL be advertised in the LN Neighbors as well as the Mooresville Tribune! The Wahoo swim team will be selling donuts—order yours in ad-

vance from your favorite swimmer or come to the clubhouse Sat. am. If your swimmer did not get a trophy—please pick it up Sat. Oct. 14 at the clubhouse!

Have a home based business? Rent a table at the clubhouse for the Fall Bazaar and make your neighbors your customers too! Winslow Bay's own Cecil Cline will be signing his new book! Come shop early for Christmas gifts without leaving Winslow Bay!

HALLOWEEN HAUNTINGS:

Adult Costume Party at Clubhouse on Sat., Oct. 21 at 7 pm. Bring appetizers and/or desserts and BYOB! Bring on your baddest, most bewitching costume to fool your neighbors! This is sure to be a GREAT time for all so hire a sitter and come have fun with us!

The Annual Haunted Trail is Saturday, Oct. 28th at 5:30! It gets better every year—we can't wait



to see what new scares await Winslow Bay this year! Young children go through before dark and then after dark, the real ghouls come out!

Lots of helpers are needed to plan and set this trail up during the day on Saturday. If you can help with this or with the adult party, please give party planner extraordinaire, Karen Ratliff a call at 704-660-5351.

DON'T FORGET:

Planning meeting for Haunted

Trail this Sun., Oct. 15 at 7

p.m.—we need helpers—teens

included! .

Keep Winslow Bay Beautiful!!

The landscaping committee has been busy repairing fences and planning landscaping for the retaining wall behind the pool as erosion control.

The Sept. 22 work day was a huge success with all 270 fence posts strapped! HUGE thanks to Stoney Ratliff and his crew: John Wilson, Jim Cusimano, Ken Taylor, Doug Bassinger, Fred Barnard and



Ken Carson!!!

The landscaping will be done in two phases. The first phase will occur this fall with retaining wall improvements. Plans are being made to address the neighborhood entrance—expect improvements in the spring—the board is budgeting now to address this in 2007.

WE NEED HELPERS!!

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.

Having a Party?

One of the amenities that Winslow Bay residents have is our very nice clubhouse. Recent improvements include new carpet and tile in the bathrooms - thanks to David, Winslow Bay resident and owner of Earth, Wind and Fire Tile. The dishwasher has just been replaced as well—big thanks to John Wilson for installation. New indoor furniture is being proposed as a 2007 budget item.

Take advantage of this great amenity!. For a \$50 rental fee and a \$300 refundable security deposit, you have a great place for your holiday gathering that has a covered outdoor area, kitchen area with sink, dishwasher, refrigerator/freezer and bar serving area. No need to rent tables either as rectangular and round tables and plenty of chairs are included. Holiday dates will fill up fast so book now. Rental time is 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 at: www.winslowbay.org!

Call Beth Cusimano 704-662-0297 or jimcusimano@adelphia.net to reserve your date and give your contract and reservation fee to.

Proud sponsor of this newsletter:

**Marty Cook
Cook Appraisal
Services**

104 Alameda Circle
Mooresville, NC 28117

Phone: 704-677-2212

Fax: 704-663-6828

E-mail: martycook@alltel.net

Residential Real Estate Appraisals

Wanna know what is going on in Mooresville? Go to:
www.ci.mooresville.nc.us.

If you are interested in encouraging curbside recycling in Mooresville, you can register your comments at this site and our commissioners will see them!

**Who 'ya gonna call?
Board Members:**

Larry Stamm 704-660-1320
larry_stamm@hotmail.com
Pat Weddington 704-506-6876
pat@golake.com

Clubhouse Rental:

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

Social Committee:

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

Olgo Lingo 704-660-1354

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 Committee:

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

ATTENTION: Important Boat Storage Information

It has become apparent that the Boat Storage parking lot needs some attention. There are many spaces for which we have no owner information. In some cases, we have found that there are items that belong to people who do not even live in Winslow Bay. Please remember, this lot is a great amenity that our community offers so that our homeowners can park their boats safely and keep them out of the driveways and streets. (Please remember that boats should not be left in the driveway or street for more than a 24 hour period.) According to our covenants, boats have first priority when it comes to assigning spaces. For example, if there are no empty spaces and a homeowner needs a space to park a boat, then a space with a car, truck, RV, etc. will need to be vacated to make room for the boat.

In an effort to tidy up the boat storage parking lot, we need you to submit your current registration information for ANY items parked in this lot. Please remember that our covenants require that all vehicles, including boats, trailers, cars, trucks, RVs, wave runners, utility trailers, etc. need to have a CURRENT registration. If you have something in your space that does not get registered, it must be documented. Please submit a detailed description of the item(s). Also, along with your current registration information, we need you to include your name, address, phone number, e-mail address and space number(s). Once your information has been received, you will be sent a sticker to put on your item in your space. The sticker will match your space number. Also, there will be a page on the Winslow Bay website (www.WinslowBay.org) that will let you know that your

information has been updated.

Please submit this information to Ken Taylor at 118 Spartina Court by **October 30, 2006**. The Boat Storage Application form is included with this newsletter for your convenience.

We will then update the website. Any spaces that have items in them that do not have the appropriate documentation will be subject to further action up to and including being removed at the owner's expense. (Please see Process for Violations on the website.) We certainly don't want to have to remove anything from the lot, so please submit the required information. We are all neighbors and we all need to help get this situation under control. If there are any questions, please speak to Ken Taylor (704) 662-6490.

New Process for Violations

This procedure will be followed for enforcement of both architectural and boat storage covenants and has been approved by the WBHOA board per the power granted to the Board by the CCRs.

STEP 1- Appropriate Committee will send form letter to homeowner (place in newspaper slot or on flag of mailbox). Example: Item parked in boat storage space without proper documentation. Result: Letter from Boat Storage Committee requesting current documentation. Possible remedies: Provide proper documentation; request appeal meeting with WBHOA Board; remove violation item. (appeal meeting with Board will be for the homeowner to present the circumstances of the violation with a proposed remedy including a deadline. The Board will have the sole decision on the outcome of the appeal.)

If there is no response, or the infraction is not remedied in 7 days, go to step 2.

STEP 2- Certified letter from WBHOA Board demanding that infraction is remedied within 7 days. If no response and/or infraction not remedied in 7 days, go to step 3.

STEP 3- If Boat Storage issue - Letter from WBHOA Board initiating process to remove items at the owner's expense.

STEP 3- If Architectural issue - Letter from board initiating \$50 per day fine until infraction remedied. Non-paid fines will be levied against homeowner deed.

STEP 4 - Use of facilities ex: pool and clubhouse discontinued and Homeowner pays past due fines when closing at sale of home.

Please contact a board member if you have any questions concerning this process.