



WWW.WINSLOWBAY.ORG

THE STATE OF THE BAY

April 2016

From the President's Desk:

Dear Winslow Bay,

2016 has been off to a busy start. The tennis courts have been completed and we have courts that you will be proud to play on. The basketball hoop will remain where it is. PLEASE, as always only use devices on the tennis / basketball courts that have rubber wheels. NO Hard wheels on the courts; (no roller or inline skates, roller blades etc.) as they can and will damage the brand new surface of your courts. Let's all look out for one another's investment in the new courts and keep the hard wheels off the courts, please!

Soon, a new playground will be installed in between the tennis courts and the parking lot providing easier access to the playground especially while pushing a stroller. After that, we have a fence project that is going to make this neighborhood look good and feel proud.

We will be looking for some volunteers to assist us with this project and are going to work together with the social committee to make it a fun experience.

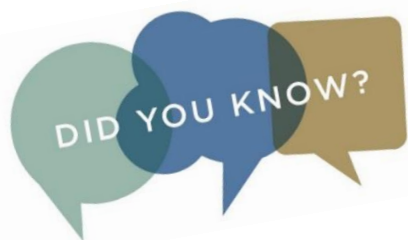
Speaking of volunteers, did you know that the Winslow Bay HOA Board of Directors and Committees are 100% volunteers from our neighborhood? This helps keep us from having to hire an outside party to "police" our great neighborhood and keeps our annual dues from becoming disproportionate with the amenities we receive. We get a very good bang for our buck in our Lake Access Community; tennis courts, basketball hoop, a great swimming pool, clubhouse (available to rent), boat storage and much more included in our annual dues. I would like to thank Cindy Baubach who has served on the HOA Board for the past couple years and

recently as President in 2015 for her service and efforts for Winslow Bay.

Among other things, Cindy is instrumental in getting our doggie bag stations emptied and new benches installed. Along with Cindy, we should all thank some past and present Winslow Bay volunteers, Fred Knopple, Stoney Ratliff, Roy Boone, John Wilson and Ken, Judy and Matt Carson and Raif Todd. They have been pillars for this community for years and continue to do so. We have a strong group of Committee leaders and members in place for 2016. Keep an eye out for more improvements and events in the upcoming months. Let's continue to look out for one another and have some fun in 2016!

Best Regards,

Dusty Law – WB HOA President



- ✚ The Community-wide Yard Sale will be April 30th from 8am – noon.
- ✚ The tennis courts have been completed and are now open for use. The new playground will be started within the next two weeks.
- ✚ The Social Committee has some fun things planned this year beginning with a neighborhood-wide celebration for the opening of the tennis courts and new playground tentatively scheduled for June. Stay tuned for more details!
- ✚ Winslow Bay has a closed Facebook page where neighbors can post about important things happening in the community. If you'd like to be added, please send an email to winslowbayhoa@gmail.com.

- ✚ The City of Mooresville has specific ordinances regarding parking on city streets. These ordinances (along with others) do pertain to Winslow Bay streets:
 - No parking within 30 feet of a stop sign.
 - No parking within 5 feet of any driveway.
 - No parking in front of or within 15 feet of a fire hydrant.

Should you have questions or need more information, please visit The Town of Mooresville's website at <http://www.ci.mooresville.nc.us/>.

- ✚ NO motorized vehicles allowed off road in any HOA Common Areas - NO ATVs, motorcycles, etc. This has been in place since the beginning of time so as much as we all want to have fun with our kids, please take them somewhere that is appropriate. Your neighbors that walk their children and pets in those areas thank you in advance.
- ✚ For those middle school or high school students that need community service hours for school, there are many projects around the neighborhood that could use your help! Why not knock out your hours while making the neighborhood a better place to live? If interested, send an email to winslowbayhoa@gmail.com.



Need Party Space?

The club house is available at no charge for community events as long as no items are sold and the event is open to everyone. A cleaning deposit is all that's required.

For private events, a refundable security deposit of \$300 and non-refundable rental fee of \$50 are required. For these events, a rental agreement is required and must be submitted one week prior to rental. Visit www.winslowbay.org and click on "Community – Rent the Clubhouse" for the rental agreement.

Be sure to check out the club house calendar for available dates and times BEFORE submitting your rental agreement and funds.

Club house rental is only open to Winslow Bay residents 21 years of age or older.



Architectural Review Committee

The Architectural Review Committee is responsible for reviewing architectural requests, making site inspections and approving or disapproving all architectural requests.



Improve the Community!

If you have suggestions or a concern regarding our community, please share it with the HOA Board by emailing winslowbayhoa@gmail.com.



Receive Email Updates!

For emailed updates regarding community events and news, sign up at www.winslowbay.org.

Making Improvements to your Home?

If you wish to make an improvement, there is a form that you must submit to the Architecture Review Committee (ARC). The form must be submitted along with a basic drawing, color samples, pictures as necessary. The committee will review and provide approvals or request plan changes and submit to the Board for final approval. The Board is required to review and respond to all requests within 30 days of receipt. No work should commence before receiving written approval from the ARC. If no response is given within this time period, the homeowner may proceed with the plan as if approved.

Some things that need ARC approval are (but not limited to):

- Changes in exterior color or materials
- Major landscaping
- Fences
- Outbuildings
- Landscape lighting
- Driveways/Parking pads
- Recreation/sporting equipment
- Swimming pools
- Non-permanent children's play equipment

Complete steps outlining the process for architectural changes can be found on the Association's website at www.winslowbay.org.

Community Walkthrough

During the week of June 1st, the Architectural Review Committee will be conducting a neighborhood walk-through. The purpose of the walk-through will be to familiarize all committee members with the homes in the community and to identify any unapproved changes or maintenance concerns (fences, landscaping, pressure washing, or other items in disrepair). Upon completion, findings and recommendations will be given to the Board of Directors to initiate remedial action for any violations.

Special attention will be paid to (and expected Board action on):

- Overall appearance of home's landscaping; overgrown or dead bushes, bare patches on lawns or excessive weeds.
- Appearance of home – moldy or dirty siding and garage doors.
- Debris or junk left on lots.

New Architectural Standards have been published. This document supplements the Master Covenants in outlining homeowner responsibilities and restrictions. This document is enclosed and is also available on www.winslowbay.org.

Please take this opportunity to take a look at your property and touch up any areas that need attention. It is in everyone's best interest to maintain the appearance and beauty of the neighborhood and your cooperation is greatly appreciated.

Helpful Tip: A solution of 3 parts water, 1 part bleach and small amount of dish soap sprayed on with a tank sprayer will make your home sparkle and keep the mildew away. Rinse after solution soaks for a few minutes.

In Other News....

Mooresville Police Department "MPACT" initiative

The Winslow Bay HOA Board of Directors is proud to announce that we are among the first community in Mooresville to participate in The Mooresville Police Department's new initiative called "MPACT"; Mooresville Police and Community Together. In conjunction with MPACT, the Mooresville Police Department is developing the MPACT Information Sharing Network (MPACT- ISN), an independent email network that will facilitate their expeditious communication with the community, increase community awareness, and assist the Mooresville Police and Winslow Bay Community Together in identifying, reporting, and appropriately responding to the community's concerns and criminal activity within. The network will serve as a conduit for the distribution of virtual real-time information, community awareness and safety bulletins, and the notification of any relevant event affecting the Winslow Bay community, in part or as a whole. When a significant incident or crime occurs that may affect our Winslow Bay community, the information will be immediately emailed directly to the Winslow Bay HOA Board of Directors; and we will then disseminate the information to the HOA via email in a more than expeditious manner.

Vandalism to our Fence / Destruction of Property in Winslow Bay

Vandalism to our fence or any portion of our Winslow Bay Community will not be tolerated. We have recently stepped up our efforts to find and prosecute anyone kicking out the boards along our fence and have already caught an individual. After a few meetings with the Mooresville Police, the individual and his Family, the Board of Directors offered a fine of \$250.00 and 8 Hours of Community Service in our neighborhood in lieu of the misdemeanor he would have been charged with. We have already collected part of the funds (he got a job and is paying the penalty himself) and the individual has performed half of his community service hours. The case will remain open until all has been completed and paid as agreed. Please spread the word, if someone is found damaging property in Winslow Bay there will be action taken, no exceptions.

Boat Ramp and DBS Gate

To all residents: Do not push open gates - you will be responsible for any repair expenses. If your remote does not open the gate, please check to make sure your remote battery is not dead - they need to be replaced every couple of years. Please send an email to winslowbayhoa@gmail.com regarding any gate issues and we will seek to repair them as soon as possible. We have had a number of issues this year with both gates which are both currently working.

Power Water Craft Slip Lottery

The HOA has 4 slips available to rent for PWCs (wave runners and jet skis). The cost is \$250.00. If you are interested please email winslowbayhoa@gmail.com by **May 10, 2016**. If we receive more than 4 entries, we will hold a drawing for the 4 spaces. Rental fees must be paid immediately and the property address must have a zero balance with the HOA.

AROUND THE NEIGHBORHOOD



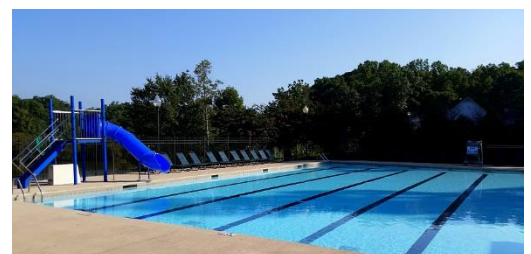
Keep an Eye Out

If you see any suspicious activity in the neighborhood, please call Mooresville Police Department at 704-658-9056 or 704-664-3311. As always, if it's an emergency, please dial 911.



Street Light Out?

Please go to the [Duke Energy website](http://www.dukeenergy.com) to request a light repair. You may also submit a request by visiting www.winslowbay.org, clicking on Community – News & Info – Street Light Issue.



Clubhouse Pool Opening

We will open the Winslow Bay Pool once we have received our health insurance certificate from the Iredell County Department of Health and Safety. The tentative date is May 15th. Please check the HOA website for updates www.winslowbay.org.

Important Contacts

Winslow Bay HOA

PO Box 5473

Mooresville, NC 28117

winslowbayhoa@gmail.com

Dusty Law (President) –

704-677-6615

Raif Todd (Vice President) –

704-778-6822

Cindy Baubach (Secretary) –

Clubhouse Chairperson

Ken Carson – 704-660-7577

Pool Facilities

Raif Todd (Chair) – 704-778-6822

Erica Pisauro (Co-Mgr/Pool keys) –
episauro@gmail.com

Taylor Stamm (Co-Mgr/Pool keys) –
tstamm@gmail.com

Architectural Review Committee (ARC)

Kevin Wise (Chair) – 828-244-9385

Thomas Cole Todd – 704-883-6057

Raif Todd – 704-778-6822

Joe Castro – 770-500-9037

Sandy Castro – 954-673-4532

Boat Storage

Michael (Sully) Sullivan – 704-575-4999

Social Committee

Dusty Law (Chair) – 704-677-6615

Leah Wise (Newsletter) – 828-238-1415

Alicia Suddreth (Events) – 704-909-9267

Cinamon Law – 704-677-9101

Michele Plaisance (Yard Sale Chair) –
704-488-3249

Playground Committee

John Wilson – 704-838-6347

Ken Carson – 704-660-7577

Landscaping Committee

Dusty Law – (Chair)



Newsletter printing sponsored by:



THE LAKE TEAM
REAL ESTATE

MICHELE PLAISANCE
BROKER/REALTOR®

michele.plaisance@thelaketeam1.com
704.488.3249

thelaketeam1.com