

Winslow Bay Banner

www.winslowbay.org

NOV/DEC

2007

COMMUNITY CALENDAR

Sat. Nov. 17 — 8:00 a.m.-
Noon — *Wahoo Donut Sale
and Neighborhood Garage
Sale*

Tue., Nov. 27 — 7:00 p.m.
*WBHOA Annual Meeting at
Clubhouse. Be present to
vote in new board members
and adopt the 2008 pro-
posed budget.*

Wed., Jan. 2 — 7:00 p.m.
*Monthly WBHOA Board
Meeting at the Clubhouse*

From the President's desk:

As we come to a close of another year we reflect upon what we have accomplished and what we still hope to achieve. We have made good strides towards maintaining and more importantly upgrading our community. These accomplishments will be covered at the Winslow Bay Annual HOA meeting to be held Tuesday, November 27th, 7:00 p.m. at the Clubhouse. As we prepare for the coming year, we need to approve the proposed 2008 budget and also install a new Board member.

If there is a chance you may not be able to attend, it is very important that you complete your proxy and assign it to someone you know will be in attendance to vote. Or, at the very minimum, please sign your proxy and place in my mailbox at 127 West Maranta Rd.

Welcome your new neighbors!

Please give a warm southern welcome to these folks!

John & Kristin Tinkley 115 Sandreed Dr
Matthew & Ashley Kohlrus 104 Alameda Cir

Current Active Listings:

109 Croton Ct. \$238,900
133 Walmsley Pl. \$257,500
123 Wilton Pl. \$299,900
114 Sandreed Dr. \$334,900
111 Worley Ct. \$339,000

Thanks to the many, many residents that came to vote on the dredging project at the monthly HOA meeting that was held on November 6, 2007. The Board was pleased that so many of you recognized and voted to keep our community a waterfront community, and not let it become a seasonal waterfront community.

The dredging project has been approved and should be completed by spring. Thanks again to all who participated and provided valuable input into this process.

I hope to see you at the Annual HOA meeting on Tuesday, November 27.

Best Regards,
Larry Stamm
WBHOA President



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POOL IS CLOSED

*Thanks to all volunteers
that came out to help
close down the pool.
It is a cost savings to the
community to have
volunteers perform this
required maintenance,
and your help is greatly
appreciated!*

KUDOS KORNER

The Haunted Trail was once again a fun and exciting event for our neighborhood kids! This year street teams got together and constructed a section of the trail. **Kudos to all who helped on the Haunted Trail:**

From Foxtail:

Jeff and Kim Carr; Lynae and Andy Vissering; Stacy & Doug Vassinger; John and Janine Wilson

From Spartina:

Ken and Deirdre Taylor; Jamie and Mark Stryko; Pat and Tara O'Brien; Chris Petrosky; Alex Cusimano; Becky Johnson

From Glencoe & Comata

Chris Carney; Jim Cusimano; Dawna and Bruce Golden; Julie

and Garrett Moretz; Sandra and Paul Crosby; Roxanne and Tom Perregaux; Tommy Porter; Stoney Ratliff

Congratulations to the team from **Glencoe & Comata** who came in **1st place** with their award winning maze!

A **BIG thank you** goes out to the following people from the Mooresville community that came out to judge each section: Mooresville Mayor Bill Thunberg; County Commissioner Ken Robertson; and two employees from Party City, Casey Helms and Ashley Reimon.

The Haunted Trail trophy is on display in the clubhouse and will include an engraved plaque of this year's Haunted Trail winners.

ners.



Kudos to all that helped

with the block party Sept. 8th: Bill Gaule for the use of his generator; Andy Cook, Cook Rentals; Carrie Arnold, Kangaroo Kids; Jamie Stryko, face painting; One Eighteen Band, live entertainment; Jeff Busse; Jerry Frye; Paul and Sandra Crosby; Marty Cook; Ken Taylor; Jeff Weyenberg; Julie Moretz; Dawna Golden; Fred and Joyce Noble.

Thank you! Thank you! Thank you!!

Dry Boat Storage Update

Well, we're at the end of another year and the holidays will come and go in the blink of an eye. I believe a lot of progress has been made this year with both the Dry Boat Storage area and the boat ramp. To highlight:

- Remote Control gate access system - most notably, the installation of this system for both the DBS and the boat ramp has reduced congestion down at the boat ramp and has reduced access to the DBS of unauthorized people.
- Weed control – with the cooperation of most all of you, we are now able to get between the fence and your items so that the weeds can be regularly cut down and sprayed so that we will not have much of the overgrowth that we have seen in the past. Also the weeds on the outside of the fence are now being controlled as well.
- Web page – keeping this actively updated has allowed homeowners to check to see when their

registrations are due, to check if all of their information is accurate and to check if there are any available spaces.

- Providing assistance in acquiring titles and registrations – links on the webpage to both the NC Wildlife and the NC DMV for online registration renewals and to a page of helpful tips for getting an untitled trailer titled and registered with the NC DMV.

A regularly updated database of all DBS items – this has allowed us to send email reminders to resubmit a registration when it renews. This keeps all the records current and eliminates the need for sporadic mass requests (which nobody seemed to like). Thanks to all of you who quickly send in your information.

For the coming year, we have a couple of maintenance/improvement items that we hope to accom-

plish:

- Make some additional spaces available for Personal Water Craft
- Redirect the water flow that comes from the Target side of the lot across the lot and down the bank. This is causing an erosion problem.

We were at 100% capacity last month (October) but currently the DBS is not full. Some boat owners have sold their houses and moved and this has opened up a couple of slots. A full inventory will be completed by the 11/27/07 HOA meeting. History indicates that homeowners typically purchase watercraft in the spring, so we anticipate the DBS reaching full capacity again at that time. We remind you that the committee will have to ask people to move non-watercraft inventory when we reach full capacity. If you have more than one spot and are storing something other than a watercraft, you will be asked to

move first.

Please let us know how we are doing by submitting a comment or suggestion to the Suggestion Box on the Winslow Bay website – www.winslowbay.org. If you have any ideas that could make the DBS work better or if you think we have done a good job or we have done a poor job, please take a moment to let us know. We are all part of the community and we value your input.

Please do send in copies of your new registrations as they renew. Also, please keep your area free of any debris such as pieces of lumber, trash, batteries, gas cans, etc. Let's continue to make improvements to the DBS and the whole neighborhood.

Thanks,
Ken Taylor

We Need More Help

Do you ever think about how much it would cost to have a homeowners association management company run Winslow Bay?

Someone who would manage the pool – hire and manage the life guards, submit the guard's payroll, open the pool for the season, order the chemicals, keep the chemical levels within specifications, investigate, evaluate and order new tables and chairs, ensure the bathrooms are kept clean, order new parts as needed, close the pool for the season.

Someone who would manage the Clubhouse – keep an accurate calendar, collect the paperwork and deposits, inspect and follow up after each event, schedule special cleanings, schedule and complete any needed maintenance and repairs.

Someone who would take care of all the extra landscaping projects – add seasonal flowers around the clubhouse, decorate the front en-

trance at Christmas time, plan, purchase and install the new lighting at the front entrance, plan and execute a landscape design that will help stop the erosion on the back side of the pool, constantly repair the fence that separates Winslow Bay from the Target shopping center, and much more.

Someone who would manage the architecture approval process – receive the plans and applications, visit the improvement site to evaluate if the project is feasible, get the appropriate Board member's signature, re-visit the site after completion to ensure adherence to the CCRs, deliver Violations letters when needed (without any possibility of neighborly kindness).

Someone who would take on so many of the odd jobs that come up – install a French drain for the swing set, post new signs as needed, make repairs including the doors on the guard house at the pool, the benches for the swim

team and many more.

Someone who would manage the Dry Boat Storage – ensure that parked items are properly documented, proactively keep up with registration renewals, install the new remote control gate systems at the DBS and boat ramp areas, maintain the webpage so that all neighbors can check their information and can see the available spaces, deliver Violations letters when needed (again, without any possibility of neighborly kindness).

Someone who would provide opportunities for the neighbors to get together and get to know each other better – plan, supply and staff the Easter Egg Hunt and the Haunted Trail for the kids, plan the bi-annual community-wide garage sales, plan and execute the annual block party and the adult Halloween party at the clubhouse, distribute all of the emails and flyers associated with all of the above.

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Someone who would provide continuous communication to the homeowners – collect, edit, lay out, print and distribute the periodic newsletters, design and maintain our Winslow Bay website, regularly update the email address database, monitor the Suggestion Box on the website, communicate details about neighborhood events such as HOA meetings, improvement projects, parties and Wahoo swim team results.

Someone who handles the VERY MANY miscellaneous, thankless tasks, both big and small – stripe the parking lots, HOA dues collection, boat ramp repair, report streetlight outages, secure quotes and oversee the completion of capital improvements and maintenance projects, prepare and adhere to an annual budget, reduce our water bill by changing the water source for the pool so that we will not be charged for “sewer”, work with law enforcement to minimize and discourage vandalism, monitor the progress of all of the other committees, deal with all the b.s. and so very much more.

The Winslow Bay Wahoo swim team operates separately from the HOA so a home owners association management company probably wouldn't get involved with this. However, it does take a lot of effort to successfully campaign the Wahoos each season. Someone needs to collect all registration fees, build the roster, interview and hire the coaching staff, create a schedule for practices, secure and schedule commitments from parent volunteers for all of the required positions for both home and away meets, learn and use the Meet Manager software to set up the meet entries, run the meet, keep score, and deliver the results, create, print and distribute the meet programs, staff and supply the concessions (a major source

of funds for the team), represent the team at the League meetings, and plan and execute the end of season awards presentation.

Do you ever think about how much this would cost? Probably a whole lot more than what our annual dues are now. As an alternative, do you ever think about, what if nobody did all of these things? Except for all the parents that help with the Wahoos, what if the 12-15 families (out of what, 220 or so) who are consistently involved on all of the committees who try to keep this place running smoothly just called it quits? What would happen to Winslow Bay? Would it be a place you would be proud to call YOUR neighborhood? Would people looking for their new home in Mooresville consider it a desirable place to live? Would we still enjoy our healthy property value? I don't think so.

The point is we need more help. The same few people have been shouldering the same responsibilities for the last several years. Admittedly, these last two years have seen more participation in projects and committees than in the years recently preceding them and we are thankful for that. EVERYBODY is busy! Though I would guess that there are few families in the neighborhood that keep busier schedules than those committee members listed on our website. Each year a sign-up sheet gets passed around at the annual HOA meeting. This year, please take a few minutes and make a commitment to join one of the committees. Obviously, the more people that contribute their efforts and talents, the easier the jobs become and the higher the quality of the results. If you are not planning on attending the meeting, send an email through the Suggestion Box on the www.winslowbay.org website and let us know how you would like to help.

With all of your help, we can continue to improve this great neighborhood and keep it being one of the best neighborhoods in Mooresville.

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