



Windance Property Owners

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Welcome to Windance!

So far, 2017 has been an exciting year for the Windance Property Owners Association. We have several new initiatives that are already in progress for 2017 and we're extremely excited for the improvements these initiatives can bring to our neighborhood.

Our newly established social committee has been active with an Easter party and a pool party and there are plans for other events to take place quarterly. If you have suggestions, please contact Chairman Tamara Carter or board member Susan Smith.

We are moving forward with the speeding issue on Windance Drive. Working with Harrison County road department has been a productive relationship. The department conducted a traffic study and validated that we have a speeding problem (not a surprise to many). They will be recommending to the Supervisor that two radar detected speed signs be installed in the neighborhood to inform drivers of the speed limit and provide immediate feedback on their speed.

After listening to our residents and agreeing that our entrances are not up to the standards that we expect as a neighborhood, we recently replaced our landscaper contract. Our new landscaper begins immediately, but it will take some time to bring the entrances up to standard after so long of a period of disrepair. In our efforts to share communications with all members, we continue to update and maintain our website,

www.windancepoa.com. The resident area of the website is open to all members and includes meeting minutes, upcoming activities & events and important notices from the board. The password to the resident area of the site is windancegolf.

For those looking to engage in active conversation on the neighborhood, we have a very fluid Facebook group. While, significant POA files are not maintained on the Facebook group, notifications will be posted that will inform those on the page when files are updated. Keeping one file location on the website assures that all information is consistent across the board and reduces any confusion that there may be. Additionally, we have an email that is reviewed daily and actively maintained. If you would like to send an email, please address it to windancepoa@yahoo.com.

Our monthly meetings have gradually increased in participation. The June meeting was attended by approximately 40 people, which is FANTASTIC! With more participation from the neighborhood, we've also strived to change our procedures on board interaction during the meeting. Recent changes include offering open floor time for comments at the beginning of the meeting as well as simple changes like ditching the round table format in favor of forward facing tables so those in the audience can hear. Residents are always encouraged to come to our meetings and become active in the POA.

Welcome

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Meet Your Board

Walt Hack, *President*

Timmy Enroth, *Vice President*

Donna MacArthur, *Secretary*

Al Hopkins, *Treasurer*

Alonzo Johnson

Jerry Luzadder

Roy Craig

Susan Smith

Alan Deen

Diana White

Do you have a complaint, question or suggestion? Please contact any of the Board Members or e-mail us at windancepoa@yahoo.com.



Get up-to-date news & information in our Windance POA Facebook group! Just search for Windance POA!

Covenants: Covenants, Conditions & Restrictions (CC&Rs)

CC&Rs explain what the Property Owner's Association (POA) is responsible for and what the homeowner is responsible for. CC&Rs also outline how the POA lives together and operates. CC&Rs are the highest level of documents in the POA, only overruled by the law; not to be confused with the POA Bylaws, which dictate how the POA operates as an organization, or the POA rules which the board has the authority to change.

CC&Rs are first created by the developer of the property association when it's incorporated. Once the developer completes his obligations, the CC&Rs act as the governing documents the POA board refers to when making decisions in the.

The Windance Property Owners Association (WPOA) has six separate CC&Rs that resulted from different developers and building phases in our community. In the latter building phases, some CC&Rs appear more restrictive than CC&Rs in previous building phases. CC&Rs change over time due to the law and the desires of the developer.

The WPOA Board is responsible for reviewing CC&Rs to ensure that they are not outdated or confusing. The main reason for changing CC&Rs is because a law has changed or the way we want to live has changed.

Residents each signed a copy of the covenants at their time of purchasing property inside the subdivision. If a property owner is found to be in violation of any covenants, there are several steps that are taken to ensure that the covenants are honored. The first step is face-to-face contact made by a current covenant committee member



or the WPOA Board president. If the property owner fails to correct the covenant violation, a 2nd attempt to contact is made via a letter from the WPOA Board. If this attempt to correct the problem does not work then a letter from the WPOA attorney is sent to the property owner and property lien procedures begin.

CC&Rs can be found on the WPOA website (www.windancepoa.com). We encourage you to review the CC&Rs in your section to ensure that you're in compliance and also to ensure that you have no questions or proposed changes. Should you have any questions, please contact Covenant Committee Board Member Alonzo Johnson for more information.

Yard of the Month Winners

February: Chris & Kelly Ladner,
Winward Cove

March: None

April: Marsha Barlow,
Eagle Cove

May: Pete & Jennifer
Barhonovich, *Champion Circle*

June: Lawson & Janelle Gallotte,
Windance Drive



Letter to Supervisor Ladner: Windance Road Repairs

Dear Supervisor Ladner,

On behalf of the residents in the Windance POA community, I am requesting your assistance in developing and approving a repavement and curbing installation project similar to the recent project completed in the Camelot Estates Orange Grove community.

We now formally request that the maintenance and repaving of several roadways in disrepair of our subdivision take a priority. Many of our roadways have now progressed from just being an eyesore in need of patching, to a dangerous situation. Many of our residents have contacted Harrison County voicing their concerns and have identified specific areas in need of maintenance and attention to no avail regarding major repairs. The fact remains that the roadways in our locality have not been maintained or repaired in quite a long time. Due to the lack of repaving there are many roads in Windance, to include Windance Drive and North Point Cove, where the cracks have turned into potholes and crevices. The conditions of the roads become even worse during the rainy season. Even more disturbing is

now vehicles, including trucks and school busses, are attempting to avoid the holes by veering on to the opposite lane, which is into oncoming traffic. The enclosed photo exhibits provide a visual of crumbling, cracks, buckling and potholes on our primary and secondary streets.

Once again we appreciate your service for the betterment of our community and look forward to your response and work to ensure the roadways are properly maintained and safe. If we can answer any questions, please do not hesitate to contact Walt Hack at 228-234-3115.

Windance Property Owners Association

Lawn & Maintenance Care Reminder

We thank you in your cooperation to keep our community one of the best along the Gulf Coast. For many of us, our largest personal investment is our home and/or property. It is imperative to protect our investment and the best way to do that is with restrictive covenants. As you know, living in Windance means that we should all live among these covenants.

As a board, we are responsible for the upkeep, enhancement and adherence to covenants in our community. With that being said, we have found that the following is in non-compliance of the covenants on several properties throughout the subdivision:

"Lot Appearance. Any lot, vacant or occupied by a residence, shall be maintained and vegetation cut, trimmed, hedged, etc... In the event a lot as foresaid is not maintained, after notice from the POA Board to the owner, the POA Board may cut and maintain lot and all expenses, including attorney fees and costs shall be billed to owner and, if not promptly paid within 2 months shall be placed as a lien on the property."

We understand the growing season this year has been prolific and the grass growth is probably an oversight. We would appreciate action be taken soon by those who are non-compliant with the covenants, so everyone's property values continue to flourish.

For a full list of covenants that apply to your property, visit www.windancepoa.com.

Again, we thank you for your cooperation and if you have any questions, please feel free to contact any board member.

REMINDERS



Golf Carts – Please be advised that all golf carts are to be operated throughout the Windance Subdivision by licensed drivers. Anyone that is found to be operating a cart under the age of 16 is an offense that is punishable by state law.

Speed Limit – Windance is a 20 mph speed limit zone. Please help us keep our children and neighborhood safe by watching your speed.

Property Owner Meetings – Meetings are held on the 2nd Tuesday of each month at 6:30 p.m. inside the Clubhouse.

Social Committee – Would you like to help plan special activities & gatherings for the Windance Community? The Social Committee meets monthly to discuss ideas and upcoming events. For more information on how you can join, contact Susan Smith at 228-697-9860.

Important Numbers – Please take notice of these important numbers if you have questions about the POA/neighborhood.

President - Walt Hack, (228) 234-3115

Lake Committee - Timmy Enroth (228) 669-7752 or Alan Dean (228) 357-5063

Architecture Committee - Roy Craig (228) 324-4701

Covenants Committee - Alonzo Johnson (816) 405-6589

Beautification Committee and Social Committee - (228) 697-9860

Website/Newsletter – 601-480-2415



Photos submitted by Joe Leopold. Want to share your photos? Submit them to the Windance POA Facebook page or to nde1245@gmail.com for inclusion in the next newsletter.