

*W*ELCOME TO WINDANCE



*Windance Property Owners ~ PO Box 2653 ~ Gulfport, MS 39505*

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Dear Property Owner,

On behalf of the Windance Property Owners Association (WPOA), I would like to welcome you to our friendly community and to the WPOA. I hope you join us by actively participating in helping our neighborhood continue to be one of the best on the Mississippi Gulf Coast.

The WPOA is a non-profit organization dedicated to serving its members by managing their common interests, protecting property values, and enhancing the quality of life. We are also devoted to keeping property owners better informed about our community. We are all neighbors!

Again, welcome to Windance! We look forward to you falling in love with the neighborhood as much as we have. We know you'll find our neighborhood is a great place to live and we encourage your participation in our activities and functions.

**WINDANCE PROPERTY OWNERS ASSOCIATION**

# *History of Windance*

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## **Development History**

Development of Windance began in 1986 offering residential properties, many of them being waterfront, nestled around an 18-hole championship golf course and a 100 acre lake. Windance over the years has expanded to seven phases and today has over 300 family dwellings. Residents enjoy a beautiful lake and a wide-open golfing community that has many breath taking views with plentiful wildlife.

Windance has maintained its appeal and standards over the years. A friendly community, beautiful lake, championship golf course, active Windance Property Owners Association (WPOA) membership, and a covenant controlled community are the major contributors.

## **Golf Course History**

The golf course was designed by Mark McCumber in 1986. This 18-hole championship course features over 6,600 yards of challenging golf complete with breathtaking landscapes, rolling hills and lush greens.

Windance club house and golf course were purchased by Island View Casino Resort in 2007, Windance has recently been transformed into one of Mississippi's top resort golf courses. Significant renovations include: the addition of new, state-of-the-art irrigation systems, a new lake, new native areas and decorative stone work.

Named Golfweek magazine's "Best Places You Can Play" for three consecutive years, Windance has a 4 star rating by Golf Digest magazine and has been host to both the Ben Hogan and Nike tours with past winners including: 2003 U.S. Open Champion Jim Furyk, 1996 The Open Champion Tom Lehman, and 2005, 2006 Senior Open Champion Alan Doyle.

# You are a WPOA member!



Welcome to Windance and the Windance Property Owners Association (WPOA). We hope this information will be helpful to you.

All property owners have a required and automatic membership in the Windance Property Owners Association (WPOA) which means members have voting rights at the Annual Members Meeting, may hold a position on the Board of Directors, and may use any of the designated "Common Areas". It is the responsibility of owners and residents of Windance to abide by the rules and regulations as set forth in the ByLaws, Covenants and Restrictions, and other directives as approved by the Board of Directors. The Windance WPOA e-mail address **windancepoa@yahoo.com** is a source for area updates and alerts, so we invite members to join the account by providing us with your e-mail address. Please feel free to contact your Board of Directors (listed below) with any concerns.

WPOA members pay annual dues. The timely payment of dues are vital to sustaining Windance's appearance as these funds are used to offset the costs of the operation and maintenance of entrance signs, landscaping, irrigation at both entrances, upkeep of all common areas, community social events, special projects, and WPOA administration. Members are billed annually and payment is due in January. New member dues will be prorated and billed based date of property purchase.

The Windance POA is self-managed by a nine person Board of Directors. Directors are elected to three year terms at the annual Members Meeting held in January. An official mailing is sent to all members well in advance of the meeting specifying the exact time, date, and place, along with the meeting agenda, proxies, list of candidates for election to the Board and other pertinent information. The specific Board offices and positions are elected from within the Board at an organizational meeting. The Board meets the second Tuesday of the month at 6:30 p.m. at the Windance Golf Course restaurant. All owners are invited to attend and share suggestions, concerns, and questions.

Please come join us at the next meeting!

### WPOA Board of Directors

Mark Kettner, <b>President</b>	850-517-7200
Rory Nelson, <b>Vice President</b>	601-508-4000
Al Hopkins, <b>Treasurer</b>	228-832-3301
Mike Warstler, <b>Secretary</b>	330-327-1509
Frank Faust	337-247-0063
Joey Jenkins	858-722-5197
Letch Kline	228-239-8941
Kristina Weeks	937-760-1179
Tommie Yanik	228-324-9703

# *Fun on Adams Lake!*

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Adams Lake is a beautiful 100 acre private lake where members enjoy activities such as fishing, boating, canoeing, kayaking, and paddle boats. Our lake provides spectacular sunrises and sunsets, not to mention a magnificent full moon and stars reflecting off the calm night waters. Our skyline offers many photo opportunities from dawn to sunset and into the night.

A wide array of birds, as well as other wildlife can be seen year round. Fishermen can enjoy angling for some of the best largemouth bass and crappie in South Mississippi. Any of our property owners who love to fish will have many opportunities to return home with bragging rights and fish stories to last generations.

Our lake and its resources are properly maintained and monitored yearly by our WPOA to ensure a healthy lake. Additionally for the health of the lake and the benefit of our community, Rules and Regulations for lake use have been established and can be viewed on our website [www.windancepoa.com](http://www.windancepoa.com).

Go Make Some Memories!



# Windance Country Club & Golf Course

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The Windance Golf Course is a world class golf course privately owned and operated by Island View Casino Resort. Even though Windance Golf Course is not affiliated with Windance Property Owner's Association (WPOA), they do offer custom memberships to all Windance community residents. Cost of membership varies. Contact Windance County Club for assistance with a membership.

**Windance Country Club**  
**19385 Champion Circle**  
**Gulfport, MS 39503 USA**  
**1-228-832-4871**

The clubhouse features both men's and women's locker rooms, fully equipped pro shop, View at 19 Bar and Grill, olympic size swimming pool and a breathtaking view of eighteenth green.

The View at 19 Bar and Grill is open to the public and does not require a Windance Country Club membership. It is a great place for breakfast with your family, lunch with friends or your favorite beverage after work with neighbors.



# *Quick Reference of Covenants*

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The following is a Quick Reference of several of our Restrictive Covenants:

The Windance Architectural Review Committee must be contacted for approval before most exterior home improvements or construction projects are started. Examples of projects requiring approval include painting, re-roofing, pool or pool enclosure installation, fence or storage shed installation, or taking down any tree larger than 6" in diameter. A written request must include all pertinent data including any architectural drawings and specifications, types of material, colors, and a copy of the County Building Permit (as required). The requesting party should allow sufficient time (at least one month) before the start of construction for the committee to meet, review the plans, visit the site, and respond with a decision in writing. Since utility lines are underground in Windance, the cable, phone, and power companies should be contacted before digging begins on a property.

"No lot shall be used for any purpose except residential."--- Therefore, no commercial or business operations are permitted from any residence.

Our community is pet friendly. As a courtesy to your neighbors and in accordance with county ordinances, pets must be on a leash and pet waste must be removed and properly disposed of in a trash container.

NO vehicles are to be parked on lawns or overnight on the street. Boats, boat trailers, cargo and utility trailers, campers, motor homes and RVs are to be kept in the garage not in the driveway.

Homeowners are responsible for mowing and edging their lawns on a regular basis in order to maintain the appearance and standards of our community. Beautification Awards are given monthly for outstanding accomplishments. If you are renting your home, please contact the owner to determine who will be doing the lawn maintenance.

As the Windance community developed, each unit was given a specific set of covenants. A complete set of our restrictive covenants for each unit can be viewed on our website **[www.windancepoa.com](http://www.windancepoa.com)**.

# New to the Community?



Welcome to our neighborhood! We hope your relocation experience is a pleasant one. Moving to a new community takes time to get acquainted with your new neighbors and learn the area. Windance and the Mississippi Gulf Coast have much to offer. To make your move a little easier, we have put together a list of contacts and information to assist you in your transition.

## **EMERGENCY** \_\_\_\_\_ 911

FIRE DEPARTMENT (Harrison County) \_\_\_\_\_ (228) 539-4414

SHERIFF'S DEPARTMENT (Harrison County) \_\_\_\_\_ (228) 896-0606

Memorial Hospital at Gulfport \_\_\_\_\_ (228) 867-4000

Garden Park Hospital \_\_\_\_\_ (228) 575-7000

Call Before You Dig \_\_\_\_\_ 811

## **UTILITIES/SERVICES**

COAST ELECTRIC POWER ASSOCIATION \_\_\_\_\_ (228) 832-1761

MISSISSIPPI POWER COMPANY \_\_\_\_\_ (800) 532-1502

WATER (Utility Services LLC) \_\_\_\_\_ (228) 872-4904

LOCAL CABLE (Cable One) \_\_\_\_\_ (228) 872-4904

GARBAGE/TRASH/RECYCLE (Harrison County Utility Authority) \_\_\_\_\_ (228) 868-8752

ANIMAL CONTROL (Harrison County) \_\_\_\_\_ (228) 535-4236

## **MOST FREQUENTLY CONTACTED GOVERNMENT OFFICIALS**

STEVEN PALAZZO  
Congressman (MS-4) \_\_\_\_\_ (228) 832-1761

MARLIN LADNER  
District Three Supervisor \_\_\_\_\_ (228) 867-6528

## **WINDANCE PROPERTY OWNERS ASSOCIATION**

WEBSITE \_\_\_\_\_ [www.windancepoa.com](http://www.windancepoa.com)

E-MAIL ADDRESS \_\_\_\_\_ [windancepoa@yahoo.com](mailto:windancepoa@yahoo.com)



# Frequently Asked?????

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Below are a list of frequently asked questions by property owners in our community. We hope you find the questions and answers informative.

If you have additional questions and need answers, please feel free to contact your WPOA Board Members or send your question to the Windance POA e-mail address [windancepoa@yahoo.com](mailto:windancepoa@yahoo.com). You may also be able to find your answer on our website [www.windancepoa.com](http://www.windancepoa.com).

**HOW DO I GET INVOLVED AS A MEMBER IN THE WPOA AND WHAT DOES IT MEAN TO BE IN “GOOD STANDING”?** All property owners have a required and automatic membership in the Windance Property Owners Association (WPOA). To be in “good standing” means that WPOA dues are current and there are no liens against the property owned.

**DOES THE WPOA HAVE A WEBSITE AND DOES IT REQUIRE A PASSWORD?** We do have a website and it does require a password. Go to [www.windancepoa.com](http://www.windancepoa.com). PASSWORD - **windancegolf**

**ARE ALL UNITS’ COVENANTS THE SAME?** No. As each unit was built, the developer implemented the covenants for that section. The covenants are posted on our website [www.windancepoa.com](http://www.windancepoa.com).

**DOES THE WPOA HAVE A SET OF BYLAWS THAT GOVERNS THE ASSOCIATION?** Yes. BYLAWS were adopted in 1994 and are used as a guideline by the Board of Directors to conduct business.

**ARE PROPERTY OWNERS AUTOMATICALLY WINDANCE GOLF CLUB MEMBERS?** No. Windance Golf Course is not affiliated with Windance Property Owner’s Association (WPOA), however they do offer custom memberships to all Windance community residents. Cost of membership varies. Contact Windance Country Club for assistance at 228-832-4871.

**THE GOLF COURSE LOOKS LIKE A GREAT PLACE TO WALK, FISH, RIDE A BICYCLE OR TAKE A RIDE IN MY GOLF CART. CAN I DO THAT?** The Windance Golf Course is privately owned and operated by Island View Casino Resort. It is not open to the public for these type of activities. Ownership of the golf course has rules and regulations for their private members.

**HOW DO I GET AN ITEM ON THE AGENDA FOR A WPOA BOARD MEETING?** We encourage sending an e-mail to the president of the WPOA [windancepoa@yahoo.com](mailto:windancepoa@yahoo.com).

**ARE PROPERTY OWNERS AUTOMATICALLY MEMBERS AT THE WINDANCE CLUB SWIMMING POOL?** No. For special summer membership rates, please contact Windance Country Club at 228-832-4871.

**WE HAVE YOUNG CHILDREN. WHAT IS THE SPEED LIMIT FOR THE NEIGHBORHOOD?** 20 MPH in all areas of Windance.

**MY FAMILY LIKES TO FISH. DO YOU HAVE ANY LOCAL FISHING RULES FOR THE LAKE?** Yes. Please see Lake Rules & Regulations at [www.windancepoa.com](http://www.windancepoa.com).