

Recent Yard of the Month Winners!

Congratulations to our most recent Yard of the Month recipients...



Yard of Month March 2022
Glenda & Terry Price
 12387 Highland



Yard of Month April 2022
Ed & Peggy Taylor
 19970 Tournament

Covenants Report

Covenants are designed to help us maintain and hopefully increase the property values of our neighborhood. It is important that each neighbor familiarizes themselves with the covenants that apply to their section. With that in mind, there are a few reminders that have been noted over the last few months.

- **Property Construction:** 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 must be contacted before digging begins on a property.
- **Election Signs:** With election season fast approaching, please remember that political signs are not allowed in yards within Windance.
- **Garbage Cans:** All garbage cans must be stored from view from the road way.
- **Pets:** 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.
- **Storage:** NO vehicles are to be parked on lawns or over night 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.
- **Property Maintenance:** 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.
- **Residential Businesses:** "No lot shall be used for any purpose except residential."--- Therefore, no commercial or business operations are permitted from any residence.



Spring Newsletter 2022

The Windance Property Owners Association would like to thank the property owners for the excellent turnout for the election of new members and your votes of confidence for the new board. At our first meeting we elected our officers, who are as follows: Lisa Conerly, who lives in the Windance West section, is our new president; Letch Kline on Champion Circle is our vice president; Kevan Brown on Highland Drive is our secretary; and Ann Moran on Champion Circle is our treasurer.



Ann Moran, as treasurer, will be handling all the monetary collections and payments for the association (WPOA). Wayne Miller, who is building a home on Champion Circle and works for the City of Gulfport, will be overseeing the architectural committee. Frank Faust, who lives in the Tournament section, will be overseeing covenants enforcement. Tyler Gentry, who lives in the Balata section of Windance West, will oversee the social committee, along with Jim Faust, who lives on Champion Circle. Mark Kettner on Windance Drive will oversee the lake committee. In addition to their other offices, Letch Kline and Mark Kettner will serve on the beautification committee. Because everyone is working hard in their duties to help improve the neighborhood, we feel we have good representation for the community.

Since we are upgrading the spreadsheet for the roster of homeowners, we need your help to make it as accurate as possible. Therefore, we are asking your input by filling out the accompanying survey to (1) ensure that your street address is correct, and (2) select the projects which are most important to you. In addition, we are upgrading the WPOA website and have hired a person who will make sure it is kept current. If you would help us move toward using the website for communicating with you, we would be most grateful. Using emails and the website as our primary communications will help us get away from distribution by mailboxes, saving the WPOA money for printing and mailing. If your household has more than one email please include both in your response.

Again, please fill out the enclosed survey completely and mail it in the postage-free envelope with confirmation of your house ownership, as well as your email address, which will be kept private and used only for limited but important WPOA notices. If you have not paid your dues yet, please use the envelope to include your check of \$200, payable to Windance Property Owners Association or "WPOA."

We look forward to your helping us decide on the future of our neighborhood, and we greatly appreciate your support.

2022 Windance Property Owners Board Members & Contact Information

President	Lisa Conerly	14832 Calcutta Drive	228-343-7796	sgap10@yahoo.com
Vice-President	Letch Kline	19332 Champion Circle	228-239-8941	aletch@gmail.com
Secretary	Kevan Brown	12501 Highland Drive	228-326-2685	kevanbrown@att.net
Treasurer	Ann Moran	19155 Champion Circle	228-669-9814	admoran@bellsouth.net
Social Committee	Tyler Gentry	14809 Links Cove	228-236-6795	jtylergentry@gmail.com
Social Committee	Jim Faust	19277 Champion Circle	601-405-3624	jimsellsthecoast@yahoo.com
Architecture Committee	Wayne Miller	19581 Champion Circle	228-518-0232	waynemiller.21@gmail.com
Lake Committee	Mark Kettner	12492 Windance Drive	228-324-8925	mskettner@gmail.com
Covenants Committee	Frank Faust	20068 Tournament Drive	337-247-0063	xxlafeb@gmail.com
Beautification Committee	Letch Kline/Mark Kettner			

Greetings Everyone,

Please grant me a moment to introduce myself. My name is Lisa Conerly, the newly elected President of the Windance POA. It is an honor to serve as the new President of our community.

Here in Windance, our goal within the POA is to help enhance our community, be helpful whenever possible, and provide resources or resolutions to our residents.

With that being said, our first order of business is to address the annual dues. If you have not already done so, I ask that you please pay your annual dues as soon as possible.

As a reminder, we want you to know that these dues are essential for the Board to be proactive regarding community maintenance and beautification, neighborhood safety, traffic calming efforts, etc.

Lastly, let me close by saying that I have never been more impressed with a POA Board that genuinely cares for their community's wellbeing. I look forward to serving as your President and assisting in every way possible to continue to make this a welcoming and SAFE Community. If you have any questions or concerns, please do not hesitate to email me: lisa.conerly@yahoo.com.

Best Regards,

Lisa Conerly, Windance POA President



Hello Windance friends,

My name is Kevan (pronounced "Kevin") Jenner Brown, your POA secretary until January of 2024. My husband Russ and I moved into Windance from Ocean Springs in early December of 2018. In 2021, although I ran for and fell short of winning a seat on the board, a vacancy during the summer offered me an opportunity to serve, beginning in July when I was named the beautification committee chairman. In December, though, another vacancy enabled me to become the acting secretary, tasked with overseeing the 2022 election of new board members. Although I was unfamiliar with the election process, several Windance friends and neighbors supported me throughout this odyssey with invaluable advice and hands-on assistance. As challenging as this experience was at times, I was blessed by meeting and making new friends, proving to me even further just how special our community truly is.

Having earned both a BS and an MA in English from USM many years ago, I love to compose just about any type of writing, a life-long passion of mine. Hence, I pledge to keep accurate, correct minutes of board meetings and make them available to the board and, after their approval, to all other POA members as well. Additionally, thanks to suggestions and my own experiences, I have already begun to make and implement changes to some written aspects of the election process which should render certain documents, such as the proxy forms, easier to understand, complete, and evaluate.

Thank you all for your faith in me as a new officer. And to those who were so gracious to help with both my beautification and secretarial duties during 2021: You will have my everlasting gratitude. Please be assured, everyone, that your WPOA board is committed, along with your help and input, to making this already wonderful neighborhood even more exceptional.

-Kevan

Hello Neighbors,

My name is Ann Moran and I was elected the new a treasurer of Windance for 2022. Starting in 2012, Rita Bentz, who is with Hopkins, Barvie & Hopkins, was the WPOA treasurer/bookkeeper. I appreciate all her hard work for the past ten years. Hopefully, I can continue the same level of capability.

Having lost our forever home of 38 years in Katrina, we are so happy to have another forever home here in Windance. My husband, Dickie, and our oldest granddaughter, Ashlie, really love Windance.

It is taking awhile to get started as treasurer. However, I have made several deposits of all the dues I have received to date. Y'all should have had your checks cleared by your banks. I have purchased a receipt ledger so I am able to accept cash for dues if necessary. Dues are due by April. I will have a bank bag for dues at our next homeowners' meeting on March 8th. You can also continue to mail you dues to the WPOA PO Box 2653. I am making regular deposits so homeowners are assured their dues have been paid. There are quite a few new members to our POA. Board members are going to go door to door to compile an accurate and updated listing of homeowners. We greatly appreciate y'all's help and support with this. Thank you to everyone who have already paid their dues. Looking forward to helping make our community welcoming and even more a wonderful home for everyone.

-Ann

Tyler Gentry - Biography

I have lived at Windance since February of 2021, but I have been a member of the country club for many years. I graduated from Stone High School in 2010 and I hold a Bachelor's Degree in Civil Engineering from the University of South Alabama (USA). Since then, I have seven (7) plus years of experience in civil engineering, working in both private and public sectors. Employed by the City of Gulfport for over six (6) years, I was hired as the Staff Engineer in May of 2016 and then promoted to the Assistant Director of Public Works – Operations in 2020.

Bringing to the board, I am very personable and I am looking forward to serving on the Social Committee and bringing great events to our community.

Lastly, I would like to work with Harrison County and local utility companies to provide infrastructure updates to our community including but not limited to LED street lights, to provide an asphalt overlay on older streets, and water and sewer updates as needed. Feel free to reach out to me with any issues or concerns you may have.

-Tyler

Wayne E. Miller, P.E. Biography

Born and raised in Harrison County, I graduated from Harrison Central High School in 1997. I hold a Bachelor's Degree in Civil Engineering from the University of South Alabama (USA). Since then, I have eighteen (18) plus years of experience in civil engineering, working in both private and public sectors. Employed by the City of Gulfport for over thirteen (13) years, I have held many positions which includes; Staff Engineer, Assistant City Engineer, and now the director of both Public Works and Engineering.

Bringing to the board, I am a licensed Civil Engineer knowledgeable in utility, drainage, subdivision layout, and residential construction which allows me to review site/plot plans that are submitted from current and potential residents to ensure that they follow covenants and still get what they need.

We would like to work with Harrison County to provide an asphalt overlay on older streets, work with the utility company to improve water quality and work with the power provider to upgrade streetlights to LED which provides more light at a lower cost.

-Wayne

Hello Windance,

I am Frank Faust. I have lived on Tournament Cove for 4 Years and really enjoy our home in Windance. I moved over from Lafayette La. When my wife retired from the state of La. I was a salesman selling pumps and equipment to pulp and paper mills in 4 states, for most of my working career. I want to make Windance a place where everyone can enjoy our lovely lake. We need a pier, so our members have excess to the lake from our side.

I am on the Covenant Committee. I want to make sure all of our members follow the covenants for their area. Looking forward to working with our neighbors on any issue they have with the covenants. Please help us by reporting issues in your area.

-Frank Faust

Windance POA Website is now active. Please check it out at WindancePOA.com.

The Windance Property Owners' Association want our website to be the way we keep you informed on important issues, as well as for you to keep us informed on issues you feel are important. We want to get away from mailbox communications.

We hope in the future for us to make the website interactive: We will be able to hold surveys, for you to be able to pay dues on the site, as well as to sign up for social events.

We will be posting the Yard of the Month, Photos of our Social Events.

We will be posting our Monthly Agendas, Monthly Meeting Minutes to the site.

We are excited that we will be a better organization with a more robust Website. We will have a monthly email to you letting you know the things that have been added to the Website.