

WILDWIND HOMEOWNERS ASSOCIATION, INC

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JULY 2007 NEWSLETTER

FROM THE PRESIDENT: We are still trying to collect the dues from a select few residents who feel that they are above paying. When you purchased your home in this sub-division you signed an agreement that stated that you are a member of the HOA and that you agreed to pay the annual dues assessed by the association. Our Management Company is actively pursuing those who are in arrears, by first placing a lien on their property then proceeding to take them to small claims court. You can let a small yearly dues add up to a great deal of expense by ignoring them. I urge you to consider getting your dues paid to prevent a larger expense.

We held a vote on June 3rd, 2007 at the Memorial Park Pavilion to see if the membership would approve a raise in the annual due. We are pleased to announce that the vote was in favor of the dues increase and we have since mailed the new invoices reflecting the dues raise. This will allow us to take on more projects for the coming year. If you know of a project that we need to do let us know, so that we may look at it and take appropriate action.

We are on tract for the fence replacement and should start in September with the entrance sections being replaced. We are doing this in order to redo the landscape at the entrances. If you have an idea for the entrance let us know.

FROM THE MANAGEMENT COMPANY: Inspections of property are conducted once a week and violation reports are sent to owners every week. Failure to comply with the rules and regulations are handled in the following way: First we write a letter detailing the violation and asking that corrective action be taken within the next 10 days. The second notice contains notice to assess a fine in the violation is not corrected in the next 5 days. If the violation is still not corrected in the time allotted or we have not been notified about what action is being taken, then we issue a fine for the violation. The fine will be issued monthly for every month that the violation remains. The only exception is for lawns that need to be cut. We will ask once that they be cut and edged within the next three (3) days. If not then we will have someone cut the lawn and charge back to the home owner \$65.00. We can not wait an extended amount of time on cutting the grass.

Gas lights are **REQUIRED** to be operational and working. This is a City as well as a sub division ordinance. Wildwind Sub-Division was built with out any type of street lights, except the yard light. This is what provides illumination at night. Failure to comply puts all of our homes at risk. We have sent each homeowner, which has a gas light not working, a letter requesting that they repair these lights by May 31st 2007 or suffer a fine of \$65.00 per month for every month the light is not working. **Lights can be converted to electric by the association at a special price of**

\$225.00 (good for the months of July & August). If you need mantles they are available at a cost of \$3.50 per set. If you need help lighting the lamp, please call us @ 678-485-3501. We are here to help in any way we can.

MOTION TO RAISE DUES On Sunday, June 3, 2007 the WWHO residents came out to vote on the Motion to Raise Annual Dues from Fifty Dollars (\$50.00) to One Hundred Dollars (\$100.00). One reason for the increase in dues was a result of the City of Stockbridge becoming a part of the Clean Water Act, which would require certain homeowners throughout the City to cleanup detention ponds that are located on their property. WWHO has two (2) homeowners with a detention pond behind/between their property. All run-off water from all homes in the subdivision ends up in the detention pond. This cleanup is very expensive and WWHO decided to do the humanitarian thing and help the 2 homeowners with the cost of the cleanup. The vote was passed with 47 votes for yes, and 18 votes for no. Thirty-five (35) homeowners came out to vote. Of that 35, 21 voted yes; 14 voted no. The absentee ballots had 26 votes for yes; 4 votes for no. Three homeowners (Martha Powell; Renee Harris; Edward Rowell) were in attendance to certify the voting. The President, Tamara Isbell was also in attendance. This now means that all homeowners will be billed an additional Twenty-five Dollars (\$25.00) this year and starting in 2008 the dues would be One Hundred Dollars (\$100.00) per year.

One homeowner suggested that WWHO residents would pay the new One Hundred Dollars (\$100.00) dues for just next year, to assist with the detention pond cleanup and the yearly maintenance for the detention pond would be left up to the 2 homeowners whose property the detention pond sits on. Therefore, the additional funds paid from the dues would go toward other projects needed throughout the subdivision (sprinkler system repaired; one school bus stop location built; community activities: fair; cookout; etc.)

City of Stockbridge Curfews

The City of Stockbridge has particular laws in effect in regard to curfews for minors. Please keep the following in mind where your children are concerned, especially during the summer months when the children are out of school. Section 11.04.060 of the City of Stockbridge Ordinances states: *“No minor of the age of eighteen (18) years or under will be allowed on the streets of the City after the hour of twelve (12:00) midnight unless the minor is going to or coming from his place of employment or is accompanied by a parent or guardian. The provisions of this section shall include minors sitting in automobiles on the streets after midnight. The provisions of this section shall also include minors under the age of fourteen (14) shall not be allowed on the streets of the City after the hour of nine (9:00) pm unless the minor is accompanied by a parent or guardian”.* Please comply with this ordinance because the penalties imposed by the City of Stockbridge can be rather costly

Children Playing in the Streets

Now that school is out and children are on summer vacation, please be aware that Henry County law prohibits children from playing in the streets in the subdivision. This is a law that needs to be strictly enforced, considering how fast some vehicles travel through the community. Encourage your children to play in their yards, because we want to keep all the children safe from all harm that live in the subdivision.

Yard of the Month

This month's Yard of the Month for July 2007 goes to 402 Sunny Field Court.

WVHOA Resident Handbook

Each homeowner should have received a WVHOA Information Package, either in 2004 when a mass mailing was done, or when you first purchased your home. This package contains important contact information for agencies/businesses in the City of Stockbridge (tag office; water/sewer; police, etc.). It also contains the WVHOA Covenants. Please familiarize yourselves with these covenants because they are to be strictly adhered to by all homeowners. If you do not have a copy of this package, you can obtain one by going to the WVHOA website: www.wildwind_hoa.org.

Suggestions for Front Entrances

Many of you are wondering about the appearance of the front entrances to the subdivision. As it stands right now, we are not going to plant any flowers/shrubs because of two reasons: 1) the statewide drought that we are experiencing; and 2) we are starting on replacing the fence and to plant now would mean that we will have to double up when the new fence is installed.. That would truly be money wasted. In the meantime, we would like to have your input on what types of flowers/shrubs you want to see at the entrances. If there are any garden enthusiasts, please contact us with your suggestions via voicemail, fax or email.

ATTENTION YOUNG BOY'S 1st GRADE THRU 4th GRADE

Looking to have fun, enjoy learning new things, camping out, fishing, while learning values, leadership skills, and building life long friends. Then think about joining the Cub Scouts. Pack 69 is looking for boys to join their den. Some of the things they are doing this summer include camping out at Andersonville National Park, Fishing Rodeo at High Falls State Park, Camping out at the Little Grand Canyon in South Georgia, attending the snakes & lizards exhibit, going to a Braves Game and getting to go on to the field at Turner Field and more..... Talk to your parents and see what scouting is all about. Contact Tamara Isbell @ isbellt@bellsouth.net...or isbellt@charter.net...(financial assistance is available if required)

SUGGESTED COMPANIES

The companies listed below are recommended by the Association:

LAWN THERAPY (grass & shrub maintenance service).....678-933-9505

GRASS KING (grass & shrub maintenance service).....678-755-1322