



WINCHESTER

HOMEOWNERS ASSOCIATION NEWSLETTER

Volume 1, 1st Edition
January 27, 2019

MESSAGE FROM, RODNEY ALLEN, YOUR HOA PRESIDENT

The homeowners association got off to a rough start, but as of April 1, 2017 a new board was voted in and things began looking positive. I am extremely proud of the cost-effective progress that we have achieved. We have achieved the following:

- Provided structure to the HOA and saved the residents thousands of dollars in management fees
- Created a professional website, Facebook group, email, and business phone line
- Negotiated LED lighting throughout the neighborhood and the entrances at no additional cost to the residents.
- Maintained the community property and paid the light bill for the street lights and entrances.
- Assisted in the buying/selling of homes
- Recently hired attorneys to assist with collection of past due accounts and covenant enforcement.

As president my main objectives are: to keep the dues to a minimum by assuring that everyone pays their fair share, remain 100% open and transparent by posting the annual budget and monthly bank statements on the web page, and to return as much funds as possible, to the community, in the form of services, upgrades, and repairs.

I want to thank everyone, who has paid their dues, for making these achievements possible.

WHAT IS THE HOA DOING WITH MY MONEY?

The board is 100% voluntary. There is absolute no compensation for anything. There are no luncheons, gas reimbursements, etc, at the expense of the residents. In fact, board members often use their private resources to accomplish task.

Also the board is 100% open and transparent. On the web page, on the "Financial" page, you will find the annual budget and all bank statements with an explanation written beside each withdrawal.

The bank statements are posted monthly. The statements are posted to show the residents where their money is going and to demonstrate that the board is

making sound decisions.

The Annual Budget is posted to show how much money the board expects to collect and how we plan to spend it. After paying the necessities such as: web-page, PO box, light bill, lawn maintenance, phone, office supplies, and attorney retainer fee, the remainder of the funds will be returned to the residents in the form of services, upgrades and repairs, however, you will not see these improvements unless everyone pays their fair share.

LEGAL ACTION OF PAST DUE ACCOUNTS

The board has sent out several letters in effort to collect past due accounts. All residents, that have not contacted the board to make payment arrangements, will be turned over to the Law Firm immediately and all accounts must be current by April 1, 2019. As per covenant, the legal expense will be added to the past due accounts. If you have not paid your dues, please contact the board to avoid costly legal expenses, plus interest, added to your account. As of 11/1/18, all past due accounts are incurring interest.

HOA RESOURCES

Your HOA is always working for you and we are easy to contact. We have the following resources available for residents:

- Facebook Group- Please join the conversation @ Winchester Homeowners Association (for the residents, by the residents) <https://www.facebook.com/groups/187779308388613/>
- Phone - The phone is wonderful. If you leave a message, the message is automatically transcribed into text and emailed to all board members. (251) 333-2300
- Website - The website (www.winchester36575.com) has a wealth of information. Please take time to brows all of the content. Start with the Frequently Asked Questions page.
- Email - email us @ winchester36575@gmail.com or click on "contact us" on the web page.

The Facebook and web page are often updated with

useful information and the pictures change to reflect federal holidays, local events, and seasons.

FACEBOOK GROUP

The original Facebook group was not turned over to the newly elected board, therefore, a new Facebook group was created. The board received numerous complaints of screening/deleting post, and blocking residents because of their views. The original group is now deleted.

The new Facebook page values the opinions/views of all residents. We do not block, screen or delete to achieve an agenda, but we expect all posts to be presented in a professional manner that is free from hate, violence, or disrespect. We encourage all adult residents to participate in the group.

BOARD MEMBERS AND ASSOCIATES NEEDED!!

We are looking for board members to fill a few positions. We are also looking for a board associate for each street in the subdivision. Please apply by clicking "contact us" on the web page or email us @ winchesster36575@gmail.com. Be sure to leave your name, address, and phone number. See the "HOA Resources" section of this newsletter for additional contact information.

UNRESOLVED HOA ISSUES

The HOA has two unresolved, reported issues.

- Nuisance caused by nonresidents using the north entrance as a drop off/pick up for school students. (Action by the board in progress)
- Inoperable automobiles (Action by board in progress)

SEASONAL DECORATIONS

The holiday decorations are looking great but please remove them, in a timely manner, after the occasion. No Christmas in July please.

FIREWORKS

Fireworks are fun and exciting, but they can also be a nuisance. Always be considerate of your neighbors when using fireworks. The best practice is to ignite them the day of the celebration only (Jan 1, July 4).

LITTERING

In effort to keep the neighborhood clean and inviting, we ask that all residents assist with the following:

- Please properly dispose of cigarette butts. Do not throw them on the driveway, sidewalk or street.
- Thoroughly clean up after igniting fireworks.
- After cutting your lawn, insure that all grass clippings and other debris are removed from the street and sidewalk.
- Clean up any debris that escapes the trash bin while being emptied by the waste management company.
- Remove any trash or debris from the street in front of your residence.
- Store trash bins out of sight. Place them out to be emptied, then store them in a timely manner.

THE FOUR P'S FOR WINTER FREEZES

During the winter months we can expect a few freezes so be sure to follow the four P's: **PETS** - Make sure to bring pets inside or provide adequate shelter, **PEOPLE** - Check on people to see if they need assistance, and **PLANTS** - Bring in or cover sensitive plants.

FUTURE GOALS OF THE HOA

- Annual street sweeper to remove dirt and rocks
- Restore power to entrances
- Repair wiring for entrance accent lights, then install industrial grade, LED accent lighting
- Convert entrance lanterns from gas to LED
- Spend more time and resources on enforcing the covenant

ANNUAL DUES REMINDER

Annual dues are due April 1st and late May 1st. Paying dues on time prevents the board from tying up funds with legal fees that will eventually be reimbursed by the delinquent account holder.

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Thanks for reading!