



WINCHESTER

HOMEOWNERS ASSOCIATION NEWSLETTER

Spring Edition
March 25, 2020

MESSAGE FROM, RODNEY ALLEN, YOUR HOA PRESIDENT

The homeowners association is functioning well but we have many more issues to address. We have achieved the following this period:

- Continued providing structure to the HOA and saved the residents thousands of dollars in management fees.
- Upgraded the plants in the speed circles.
- Installed a street light on the dead end of Winchester North.
- Kept website updated with current information.
- Maintained the community property, and paid the light bill for the street lights.
- Assisted in the buying/selling of homes.
- Assisted attorney with legal action.

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.

WELCOME NEW RESIDENTS!

The HOA would like to welcome all new residents and refer you to the "HOA Resources" section of this newsletter. Feel free to contact us if there is anything we can help you with.

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.

ANNUAL MEETING REMINDER

The annual meeting will be held at the **Semmes library, April 25th (10am-12pm)**. This is a great opportunity to:

- Meet and greet your neighbors

- Pay annual dues (credit card, checks, money orders, **please no cash**)
- Voice your opinions, suggestions, or concerns
- Review important HOA topics

WHAT DOES THE HOA DO 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 legal fees, 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, with past due accounts will have a lien placed on the property.

Board Passed Resolution

The board has passed a resolution to add a fine structure to assist with enforcement of the Restrictive Covenant. We have included the new fine structure with this newsletter as a separate document. Please take time to review it.

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 browse 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.

BOARD MEMBERS AND ASSOCIATES NEEDED!!

If you would like to serve on the board, Please apply by clicking "contact us" on the web page or email us @ winchester36575@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 is working on several unresolved, reported issues.

- Blocking of sidewalks by residents vehicles
- Nonpayment of dues
- Unauthorized items in driveway such as (boat, trailer, unused vehicle, etc.)

LITTERING

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

- 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.

LAWN MOWING TIPS

- Avoid Scalping - Scalping is cutting the grass too low. It makes the lawn vulnerable to disease and weeds. Also it doesn't allow the grass to develop and adequate root system.
- Sharpen Blades - Keep your mower blade sharp to get the best results from each mowing. A sharp blade cuts grass cleanly, while a dull blade tears grass, creating a jagged, uneven edge. These tears create openings for pests and diseases to enter grass blades.
- Mower Height - Shift the cutting deck higher in summer and allow grass to grow longer. Taller grass helps shade soil, which prevents weed growth and slows water evaporation from soil. Taller grass also develops deeper roots, which creates a lawn that can withstand drought better.
- Grasscycling - When you let grass clippings lie on the lawn after cutting, that's called grasscycling. Grass clippings can provide up to 25 percent of your lawn's fertilizer needs. Use a mulching blade so the clippings will decompose quicker.
- Mow in Shade - When you prune a plant, it causes stress. Grass is no different. The act of mowing creates tremendous stress on grass plants. If you mow during the heat of the day, individual grass plants lose more water and recover much more slowly than if you mow during the cooler part of the day.

FUTURE GOALS OF THE HOA

- Annual street sweeper to remove dirt and rocks.
- Repair wiring and restore accent lighting to entrances.
- Convert entrance lanterns from gas to LED.
- Continue with brick columns on front fence line.

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Thanks for reading!