



WINDY RIDGE HOA NEWSLETTER

GENERAL REMINDERS

Now that warmer weather is approaching, the Board asks that all residents help to keep Windy Ridge looking beautiful. Please put trash where it belongs, and if you see any trash, please help and pick it up to dispose of it properly. Bulk items must be reported to the City of Greenville – Sanitation Department through City Compass via their website or mobile app, or by calling 252-329-4522. Please do not place your bulk items out until it has been reported. The City will not pick up construction items (doors, appliances, windows, etc.) These must be hauled off by the homeowner. Please keep the dumpster lids closed. This prevents animals from getting in the dumpster. When placing larger items such as boxes in the dumpsters, please break them down to conserve space.

Any residents who still have Christmas decorations up either on the building or in trees/shrubbery, please remove these. The general rule is that decorations are acceptable 4 weeks after the holiday.

Car washing or car maintenance is prohibited in Windy Ridge. Residents are subject to being fined.

Please do not play on or climb on fences, trees, electrical boxes, etc. Please be considerate of the property.

MAINTENANCE

The Windy Ridge Board of Directors is working diligently to complete all building maintenance and fence replacements. The following buildings are next for fence replacements: 27-34, 21-26, 9-14 and 42-48. The following buildings are next for building maintenance: 69-74, 63-68, 55-62, 49-54. The plan is to get all these done in 2022, however, it all depends on available funds and material. As you all know, Covid has caused a lot of material shortages and increased prices. Please be patient as the Board works through the hurdles to complete the maintenance.

PET STATIONS

Windy Ridge recently installed pet stations throughout the neighborhood. These are for the use of all residents with pets. If you find a station empty, please let our office know.

Board of Directors

Elizabeth Higson
(2020-2023)

Susan Keller
(2020-2023)

Melody Kissinger
(2020-2023)

Melissa Banno
(2020-2023)

Stephen Natale
(2020-2023)

Management

Tonya Jones
HOA Manager

Tonya@russellpm.com

Rocky Russell
Owner

Rocky@russellpm.com

Windy Ridge's
website:

<http://russellpm.com/homeowners-associations/homeowners-associations-listings/windy-ridge-homeowners-association>

VIOLATIONS



An office staff member from Russell property Management conducts monthly inspections of Windy Ridge. Walking inspections are done quarterly. The remaining inspections are driving inspections. Homeowners will be contacted regarding any violations that are noted. If the unit is rented, it is the homeowner's responsibility to ensure that the tenant is made aware of the violation. The first letter that is sent is the initial letter. If the violation remains open at the next month's inspection, they will receive a second letter which is the subsequent letter. If the violation remains open at the next inspection, a third letter is sent which is a hearing letter inviting the homeowner to a hearing. The Board has the authority to fine homeowners for violations that are not corrected.

Homeowners and/or residents may also contact the office by phone or email regarding a violation. Your name and information will remain anonymous.

There are many things that the HOA has no control over. These include but not limited to, criminal activity, suspicious activity, etc. These are things that residents should contact the Non-emergency police line at 252.329.4315 instead of the property management office.

FREE PIANO!!



Windy Ridge currently has a piano in the clubhouse. The Board would like to get rid of this. If anyone is interested in a free piano, please contact Tonya at Russell Property Management. This will be first come, first serve, and you will need to be able to load it and remove it.