

WINDY RIDGE HOMEOWNERS ASSOCIATION NEWSLETTER

April 2025

SPRING CLEANING TIPS FOR YOUR FRONT PORCH *

As you start to dust off the pollen on your front porches, please keep in mind our architectural guidelines and rules & regulations for maintaining consistency throughout our community:

- Limit of two decorative potted plants
- Limit of one flag
- One decorative statue no larger than 3 feet tall
- No metal fold out chairs or interior furniture

** Please see web portal for complete details.*

Board of Directors

Elizabeth Higson, President
Stephen Natale, Vice President
Melody Kissinger, Sec/Treas
Melissa Banno
Carlos Beltran
Mona Joyner
Marty Welch
Ryan Becker
Tim Stankiewicz

*Enjoy the longer days by
walking the community and
meeting your neighbors.*

DUMPSTER TIPS

Windy Ridge must buy and maintain our dumpsters as well as follow the City of Greenville's trash & recycling rules. **The dumpsters are for general household trash only.** Recyclable items are to be placed in the blue bids. Yard trash should be placed at the designated spot located at the intersection of Scott/Barnes Streets. Construction waste needs to be taken to the landfill located on Allen Road. If you are disposing of large items (mattress, bookshelves, appliances, etc.) call 252-329-4522 to inform the City of the dumpster location. *Please keep all dumpster lids closed to preserve their lifespan.*

"TOP FOUR" EXPENSES FOR 2024

The top four expenses of our HOA community for 2024 are listed below by the total amount spent followed by percentage of HOA fees used.

<i>Building Maintenance & Capital Improvements</i>	<i>\$109,158.45</i>	<i>49.50%</i>
<i>Cable TV</i>	<i>\$ 51,573.44</i>	<i>23.39%</i>
<i>Grounds Maintenance</i>	<i>\$ 31,475.00</i>	<i>14.27%</i>
<i>Property Manager</i>	<i>\$ 13,800.00</i>	<i>6.29%</i>

WANT TO KNOW MORE ABOUT OUR HOA STRUCTURE?

Check out Windy Ridge's Bylaws, Articles of Incorporation, Rules & Regulations, and Architectural Guidelines on our webpage at [Windy Ridge Homeowners Association – Russell Property Management \(russellpm.com\)](#) or our Facebook page.

DID YOU KNOW?

- You can purchase a pool membership at Quail Ridge. There is an individual rate and a family rate. Contact our property manager for complete details.
- Patio additions are not maintained by the HOA and are the responsibility of the homeowner. The attached storage unit is original and is an HOA responsibility. Any additional covered area on the rear of the unit is an addition and is maintained by the homeowner.
- All homeowners are invited to board meetings. The remaining 2025 dates are April 29, June 24, August 26, October 28 and December 16 at 7:00 pm at the Club House. You must RSVP your attendance to the property manager.
- Our property manager is Freedom Edmundson and can be reached at 252-329-7368 or freedom@russellpm.com.