

# WINDY RIDGE HOMEOWNERS ASSOCIATION NEWSLETTER

April 2026

## NEW WEB PORTAL

Russell Property Management began using a new property management software system with Frontsteps this past October. By now you should have been set up with this new web portal, so if this is not the case, please:

- Find out more by visiting <https://www.frontsteps.com>
- Contact our property manager to get set up.

Continue to see posted board minutes, board meeting dates, corporate documents and forms at <https://russellpm.com>. Click on 'HOA Pages', then 'View HOA Listings', and scroll down to Windy Ridge.

## Board of Directors

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

*Please Pick Up  
Your Dog's Poop!*

*It is City law as well as the  
neighborly thing to do.*

## 14TH STREET WIDENING PROJECT

As part of the City of Greenville's growth and capital improvements, several roads in Pitt County are scheduled for widening, including 14<sup>th</sup> Street from Red Banks Road to Fire Tower Road. The start date is anticipated in late 2027/early 2028 with the completion date to be determined. As part of this project, some of Windy Ridge's common area facing 14<sup>th</sup> Street will need to be purchased by the North Carolina Department of Transportation (NCDOT).

All offers from the NCDOT will be reviewed by legal counsel for accuracy as well as fairness in evaluating the offer price. A vote of 80% of Windy Ridge members (homeowners) is required to complete the transaction of selling any common area.

## "TOP FOUR" EXPENSES FOR 2025

The top four expenses of our HOA community for 2025 are listed below by the total amount spent followed by percentage of HOA fees used.

<i>Building Maintenance &amp; Capital Improvements</i>	<i>\$127,211.64</i>	<i>58.7%</i>
<i>Cable TV</i>	<i>\$ 53,279.04</i>	<i>24.6%</i>
<i>Grounds Maintenance</i>	<i>\$ 29,700.00</i>	<i>13.7%</i>
<i>Property Manager</i>	<i>\$ 14,340.00</i>	<i>6.6%</i>

## CABLE SURVEY

When comparing traditional cable and streaming services, it is essential to look at factors such as costs, flexibility & personalization, video quality, and selection opportunities. Next to building maintenance/capital improvements, cable TV is the next biggest expense. Windy Ridge's cable contract expires in 2027 and to be able to negotiate a new one, it is important to know your preferences. **A survey will be sent out this summer to get your feedback, so please take a few minutes to complete it.**

## SPRING CLEANING TIPS

To keep our community looking fresh and harmonized, please replace broken window blinds and limit your front porch to two decorative potted plants and one flag. Also remember only one decorative statue (no larger than 3 feet tall) and no metal fold out chairs or interior furniture outside.

## DID YOU KNOW?

- You can purchase a pool membership at Quail Ridge (across the street). There are individual rates and family rates. Contact our property manager for complete details.
- All homeowners are invited to board meetings. The remaining 2026 dates are April 28, June 30, August 25, October 27 and December 15 at 7:00 pm at the Club House. *You must RSVP your attendance with the property manager.*
- Our property manager is Freedom Edmundson and can be reached at 252-329-7368 or [freedom@russellpm.com](mailto:freedom@russellpm.com).