



NEWSLETTER

Late Summer/Early Fall 2014

Editor: Bob Ross

WNCA Board Reorganization

During the September 9th board of directors meeting, Ken Shelton resigned both as president of WNCA and also as a board member. Ken has served our community as a board member and as president for well over ten years and has been an extraordinary asset and leader. We wish Ken all the best!

Following Ken's resignation, the board appointed Dave Kunis to serve as member-at-large on the board until the regular election at our annual unit owners meeting on December 9th of this year. We're all very pleased that Dave accepted this appointment and look forward to working with him. The board also elected Bob Ross as WNCA president and Regina Brooks as secretary.

Natural Gas Generators

A number of our residents have now installed natural gas-fired, whole house electric generators. Procedures to follow if you desire to install a generator can be found in the amended rules and regulations at <http://www.windhamnorth.com>

Business, Finance & Legal Matters

The association retained Karen P Sackstein, CPA, to conduct an audit of the WNCA books, records and bank accounts. The audit has been completed and a copy has been provided to all unit owners.

The board of directors is currently in the process of working with our CPA firm and an engineering firm to recognize the necessary near and long term capital

improvement projects that must be undertaken and is developing a reserve funding plan to facilitate these projects. We expect to formally present our findings and recommendations to you at our annual unit owners meeting in December.

Additionally, the board has retained a law firm that specializes in New Jersey condominium law to review our association governing documents (master deed, by-laws and rules/regulations) to ensure compliance with New Jersey statutory and evolving case law. The firm has also been asked to make recommendations for changes to these governance documents to incorporate "best practices" employed by other associations that can be expected to increase efficiencies, control costs and continue to provide the superior living experience that we enjoy here at Windham.

Maintenance

As a safety precaution to guard against lint build-up causing a fire, it is recommended that dryer vents be cleaned annually. This is generally not a "do-it-yourself" job since our dryer ducts can extend up to 20' running from the first floor laundry room and exiting on the roof.

If you don't know the location of the shut-off valve for your outside water faucet, now is the time to find it. There is no standard location for this valve among our units. When winter is at hand, avoid frozen and burst pipes by turning this valve off and opening and leaving open the outside valve.

Safety and Regulations

Please remember (and remind your guests) that the speed limit on our road is 15 mph and that sight is very limited by the bend in the road at our entrance. **Let's all slow down!**

Also, please remember that guest parking is for guests only. Unit owners' vehicles are to be garaged or parked in unit driveways. And parking is NEVER permitted on the street to ensure that our narrow road can accommodate emergency vehicles. Your cooperation is appreciated.

Landscaping

We are continuing to use the services of Lucca Landscaping for both our landscaping and snow removal needs.

During the early summer we replaced the shrubs at the entrance to our complex that died during the harsh winter. They look great and seem to be doing well.

We will continue to have the lawns bordering the brook sprayed with "Flight Control" to discourage the geese from coming onto our lawns. And as a reminder, please don't feed the deer. They cause damage to our plantings and we don't want to encourage their presence.

And once again, its time to remove any unused pots and planter boxes from your garden and lawn areas.

Clubhouse/Pool

The pool closed after Labor Day following its busiest season in memory. We had great weather and the pool was enjoyed by our owners and guests alike.

Our clubhouse is available for rental by our unit owners to host private parties for a cost of \$125 (to cover the cost of cleaning before and after the event). For further information, you may contact Don Kanarvogel.

Board of Directors Elections

This year we will be electing three members to our board to serve two year terms for 2015-2016. The terms of Don Kanarvogel, Regina Brooks and Dave Kunis will expire at the end of this year. If you are interested in running for the board please contact Bob Ross at ross@gmail.com **no later than October 17th** to ensure that your name and a short bio are included on the ballot.

Communications

Past Newsletters, Board Minutes, Association By-Laws and Regulations are available at the WNCA website at <http://www.windhamnorth.com/>

The next meeting of our Board of Directors is scheduled for Tuesday, November 11th at 7:00 PM in the clubhouse. All unit owners are invited to attend.

Please submit items for the Newsletter to Bob Ross at ross@gmail.com.