



NEWSLETTER

Winter 2015

Editor: Bob Ross

2015 Board Reorganization:

At the January regular Board meeting the following officers were elected to serve during 2015:

President: Bob Ross
Vice Pres.: Peggy Napoli
Secretary: Regina Brooks
Treasurer: Don Kanarvogel
At Large: Dave Kunis

2014 Annual Meeting

The association held its annual meeting on Tuesday evening, December 9, 2014. All thirty (30) of our unit owners were either present or filed proxy documents with others to represent their interests. Regina Brooks, Don Kanarvogel and Dave Kunis were re-elected to two year terms to our Board of Directors.

Notable topics discussed included a comprehensive presentation by President Bob Ross concerning the board's recommendation to amend the association's master deed and by-laws to transfer responsibility for maintenance and replacement of the Pella doors and windows from the association to the unit owners. The recommendation was passed unanimously. During this year the

board will write and adopt rules and regulations pertaining window repairs, maintenance and replacement and present them to the association for consideration at the 2015 general meeting.

The association membership also voted to impose a late fee of \$25.00 for the late payment of quarterly maintenance fees and special assessments.

Maintenance and Improvements

The association will continue to use the services of Victor Kautz and Sons, Inc. as our "handyman/maintenance" firm. The firm has proved capable of doing numerous projects including roof and siding repairs and has been quick to respond to exigent circumstances such as roof leaks.

Lucca Landscaping has been renewed as both our landscape and snow removal contractor.

Snow sticks have been placed to guide our snow plow trucks during and after snowstorms. If your sticks (or your neighbor's) becomes knocked down, please replace it in the proper position.

Additionally, our snow removal contractor requests that all guest vehicles be removed from the guest parking areas before and after snow falls to allow for plowing and snow removal.

Calendar

Board meetings for the remainder of 2015 are scheduled in the clubhouse at 7:00 PM on the following dates and all unit owners are encouraged to attend:

- March 10
- May 12
- July 14
- September 8
- November 10
- December 8 (annual meeting at 7:30 PM)

Social Calendar

Thanks to Pat DeAngelis, our social chairperson who has coordinated ladies nights out, game nights and most notably our holiday party/dinner on December 14th at Café 37 in Ridgewood.

Help Keep Windham North Clean

Please remember that the only area where dog walking is permitted is on the hill between the pool and front entrance. It's safe and well lighted. Kindly remember to clean up after your dog and remind your dog walkers that they are NEVER permitted to dispose of pet waste in garbage cans other than your own. Also please help all of us by picking up debris left on our properties during

the collection of garbage and recyclables.

Communications

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

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