

Volume 2/Issue 2

2nd Qtr 2023

Etched in *WindStone*

Welcome to the newsletter for our neighborhood. The intent is to provide a vehicle to keep homeowners informed of quarterly events, address issues in the neighborhood and communicate information from the POA Board of Directors, ARC Committee and related Committees.



President's Message

by Erin Dardis

LOST AND FOUND

Found on Sunday, July 9, 2023 at approximately 5:00 p.m. on my front lawn: one dark green plastic dog waste bag, filled as the manufacturer intended. To the dog owner who “lost” this bag (again, on my front lawn), no need to worry about whether it made it safely to the garbage—it did, thanks to me. Perhaps I am naïve to assume that the bag was inadvertently left on my lawn, but I cannot imagine that someone would go to the trouble of buying dog waste bags, then picking up after their dog, and then tying the bag with a nice little knot, but then not taking that final step of actually throwing the bag away (in their own garbage can). That makes no sense and would be just plain rude. So I am sure this was an innocent mistake.

If it wasn't a mistake, however, now is a good time to remind all homeowners that WindStone does not provide a service where someone goes through the neighborhood picking up your nicely packaged little “presents.” When you purposely leave your dog waste bags on someone's lawn or in a common area, your intent is clearly that someone other than you will pick them up (and I am not buying the “I pick up my bag at the end of my walk” excuse—this is equally unacceptable). I have dogs of my own and pick up enough poop and I really don't care to pick up after your dog. And I am sure most homeowners would say they feel the same way. While I appreciate the fact that you use dark green bags that blend in with the grass, frankly it would be better for you to not bag the poop at all. At least a few rains would wash the unbagged poop away—but not so with bagged poop.

I had no intention of writing a newsletter article about dog poop but finding that green bag on my lawn irritated me to no end, and I had to share my frustration with the neighborhood, as I know others have experienced this unwelcomed occurrence. Do we really need to keep telling people to do the right thing – the courteous thing – the neighborly thing – and pick up after their dogs? I have faith in you, WindStone! As my kids' fourth grade teacher used to tell her students, “Do better!”



There is nothing impossible to them who will try – Alexander the Great

Where Do Your Dues Go?

By Bob Kraft, WPOA Treasurer

Each household pays \$405/quarter for WindStone POA dues. At some point you may have wondered where this money is used. The purpose of this article is to answer that question.

Our POA budget for 2023 is \$181,418. The following 13 areas make up 81% of this budget. We plan to spend at least \$5000 for each of these categories during the course of the year. These spending areas are listed in descending order of planned expenditures for the full year:

#1 - Wetlands, Preserves and Lakes - \$25,310 This category reflects the work that must be done per Martin County to keep these areas free of invasive plant life. It must be done by a certified company. The work is trimming and spraying these undesirable plants on a monthly basis.

#2 - Landscape Contract - \$25,300 Mowing & trimming of all the common ground areas.

#3 - Reserve Funding - \$17,465 We must set aside a predetermined amount of money each year to replace our roads, irrigation systems and gates on a planned basis.

#4 - Management Services - \$15,766 This category is for the diverse services provided by our POA's management company. From my experience as Treasurer, I have come to respect the great knowledge and guidance they provide our POA.

#5 - Insurance - \$11,000 We have insurance for a variety of areas including property damage, wind damage, crime, workmen's comp, Director's and Officers, and an umbrella policy.

#6 - Beautification/landscaping - \$10,000 This provides the funds to keep the entrance area and other common areas well landscaped with beautiful flowers and shrubbery.

#7 - Legal -\$7150 We occasionally need to review various legal matters including bylaw interpretation, and to deal with homeowner disputes.

#8 - Lawn Fertilization/Maintenance - \$6261 To help keep our common areas in good shape.

#9 - Accounting - \$6000 These are the fees that are required to prepare the POA's financial schedules including our balance sheet and income versus expenses. Their work is fully displayed each month on the POA website.

#10 - Camera Repair & Replacement - \$6000 This money is to repair existing camera equipment and to add new equipment to upgrade the associated security system.

#11 - Drainage - \$6000 This category covers the funds needed to maintain the drainage system that was described in a prior newsletter. Common ground swales, drainage grates, underground piping, detention areas, retention ponds and disposal into the canal are all included in this area.

#12 - Detention & Outflow Maintenance - \$5600 Money specifically for projects related to the detention pond areas and the piping system that gets excess water to the C-23 canal. These areas require significant excess shrubbery removal & clearing of the above ground piping system.

#13 - Tree Trimming - \$5000 This money is spent on trimming trees in the common areas. A particular focus area in 2023 is the preserve at the south side of the end of Rivers End Way.

Hopefully this article gives you a much better feel for where your money goes. If you have any further questions, please let me know.



Beautification Committee Report

by Kathy Stauffer

Now that we have been getting rain.... a lot of rain.... I've been able to take care of a few projects! To start off I had the front entrance, sidewalk, island/triangle on Rivers End Way, benches and all decorative rocks pressure cleaned. Everything was mildewed, rusty and dirty. Summer flowers were added at the WindStone sign, corner of Cassine and Rivers End Way along with the island/triangle on REW. We freshened/replaced plants at the entrance that were old and struggling.

At the lake area I added plants to fill in the beds. Wax Myrtles trimmed up and pine straw added to finish out the look. Plants that were added a couple years ago at the water's edge, are finally starting to multiply in the water and flower!!! Very excited about that. This adds to the overall appearance of the lake and will encourage birds to come.

My next project I'll be working on is at the back of our neighborhood, the pine tree area. We are having all the gopher tortoise borrows marked before any work



is started. There are a *ton* of vines/weeds covering trees and the ground that will have to be weed whacked and debris removed. That's a project in itself!! The later part of September I have a tree company scheduled to trim all the pine trees and palm trees along with removal of any invasive trees. When this is complete, that area will be a beautiful part of WindStone and add to the natural beauty of our community!!

Hurricane Season is here.....This is the time to trim any tree branches and coconuts off your trees. During a storm, these items can become

projectiles. We have a lot of new homeowners and may not be aware of Florida storms. It's important to protect your property and others from damage.

Hope you have a great summer! It's extremely hot outside so remember to stay hydrated and your pets too!!



ARC Report

by Mary Emerton

Lazy Summer Tidings!

It's hard to believe it's mid-July and more than half of 2023 is behind us! Since the last article in the April Edition, we've met 7 times. Twelve applications were submitted during this period. On an average of 5.6 days from submission, the applications were reviewed and 100% were approved.

You may have noticed a change in the format in the meetings. We transitioned from the GoTo meeting format to a much more friendly Zoom approach. We continue to meet by video conference on the 1st and 3rd Tuesday of each month; the infrequent 5th Tuesday results in a social, in-person meeting.

We are continuing to review the Guidelines to ensure they are the best version reflecting our extraordinary community. We invite each of you to review them on the website and provide feedback:

<https://www.windstone.org/file/document/2579199610/rxeLsfkT1SfqyWTj.pdf>.

We will be wrapping up our review in the next couple of months with recommendations submitted for legal input and distribution to the community.

Please let us know what we may be able to do to assist you with your project ideas, the community and/or the Guidelines we all follow. Specifically, if you are struggling with privacy concerns in terms of construction to our north, don't hesitate to submit an application for landscape additions to ensure your comfort.

Best,

Mary Emerton and the ARC Team

Garbage Pickup Days & Policy

This is a reprint as we have had many people who are not aware of the new policies. Please Note these additions to the repeated message:

- 1. Please do not place your garbage or recycle bins on the curb more than one day before pickup.*
- 2. Do not blow your leaves and lawn detritus into the street and leave it there.*

Garbage Pickup Days:

Monday: Recycling and Garbage

Wednesday: Yard Debris in cans or tied in bundles

Thursday: Garbage Only

Please Note: New Policies!

Bulk Trash and Green Waste piles that require the claw machine **must be** called in (772- 546-7700) to arrange pickup. It will then be picked up the **next Tuesday**. To be clear, if you call in on a Tuesday, it will not be picked up that day. It will be picked up the next Tuesday.

Another new policy from Waste Management is **they will NOT pick up bulk green waste in common areas or empty lots**. To be picked up, the waste must be in front of a home with an address.

There are still good Samaritans!

By Beth Goin

Coastal Community Management Association

In the afternoon of Thursday July 13, 2023, a storm rolled in carrying rain, excessive winds, and lightening. As a result of this storm, it knocked the gate tele entry system out, and no one could get into WindStone. Remotes didn't work, access codes wouldn't open the gate, and the system couldn't call a home. The gate was stuck in the closed position, and all means to enter failed. The management company dispatched Bartlett Brothers, the Association's vendor for the gate. The property manager also headed to WindStone to manually open the gate, allowing Bartlett enough time to send a technician.

Upon the property managers arrival, a young man was standing in the rain manually opening the exit gate so that incoming vehicles had a way to get in the community. He waived his arms so the incoming traffic would follow his directions when they realized they were unable to open the gate.

Our hero is unknown! I am hoping his parents will reach out and give us his name. He deserves to be recognized!

Welcome to the Neighborhood!

Ryan Chandler
Mark and Laura Muir
Dale and Joan Follmer
Rebeca Viejo & Joao Serigado

Residents of WindStone know that our low-speed limit of 25 mph is for the safety of our children and our wildlife (especially the Sand Hill Cranes). However, do your contractors know that? Probably not. When you hire someone to work at your home, please remind them why the speed limit is important!!



Take a Book. Share a Book.

WindStone has a free little library located at the end of Lake Rush Court. It is always in need of your used book donations and kids' books seem to be the most popular genre. Thank you for helping!



Out and About on the Treasure Coast

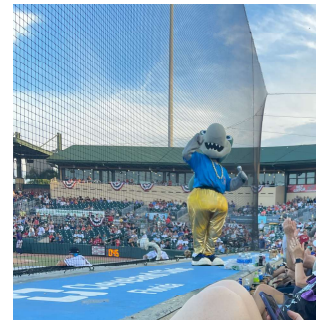
Take Me Out To The Ballgame

By Bob Kraft

If you don't want to drive all the way to Miami for a baseball game, there is a close by alternative. Two local minor league teams play in the Roger Dean stadium on the FAU campus just south of Jupiter. One team is the Jupiter Hammerheads. They develop players for the Miami Marlins. The other team is the Palm Beach Cardinals. They develop players for the St Louis Cardinals.



Tickets are \$12 or less and the seating is on a first come first served basis. It is rarely crowded. If you are a "senior" as I am, you can pay \$40 and get tickets for all the games on Wednesday evenings. This night is especially for the "Silver Sluggers" as we are called. These tickets include a hot dog and a soft drink every Wednesday that you attend. In the past, they have given us a special "Silver Slugger" T Shirt upon purchase of season tickets. What a deal!! 😊



One other fun event is that the games on the 3rd and 4th of July also include an excellent fireworks show. Ticket prices are a bit higher.

You can buy tickets at the stadium ticket office or online at <https://www.rogerdeanchevroletstadium.com/>

Because of an extensive renovation project, the remaining

2023 season games will be played at a stadium in West Palm Beach. See the above link for information on this change. 2024 games will return to Roger Dean Stadium while the renovations continue.

Have fun!

