

WINDSOR PARK NEWS

Board of Directors Activities — January to August, 2022

Board President

As Board President, Aharon (Rony) Chezrony assembled a team of talented people to serve as committee chairpersons. He conducts monthly board meetings which are open to homeowners.

Additionally, he established a Board Advisory Committee, saving the HOA tens of thousands of dollars. Under his direction, surveys were conducted, enabling identification and prioritization of repairs and improvements. Working with each committee, procedures for reviewing work orders and improving communication with homeowners were established.

Rony oversees activities and assists the committee chairs. Read on for highlights.

Finance

In 2022, the Finance Committee worked diligently under Pam Reitz to responsibly manage Windsor Park's HOA available cash by investing \$75,000 in a money market account and \$10,000 in U.S. Treasury IBonds to increase investments earnings, prepared and recommended an annual budget for the Windsor Park Homeowners Association Board, and, to improve Board and homeowner understanding of the monthly financial reports, managed the conversion of the monthly financial statements from an accrual basis to a cash basis.

Architectural & Home Maintenance

This committee has been able to address long-overdue maintenance items originally submitted through CPM, and prioritize and respond to new work orders and requests.

Thanks to the thorough work of Susanne Bishop, a roofing contractor was contracted to clean the gutters, downspouts and underground pipes/tunnels with water that was secured. While cleaning, they provided reports on the condition of the roofs, gutters, guards, underground pipes/tunnels, and siding, making us aware of areas that need attention.

Homeowners with storm damage were informed and an estimate on the repairs is forthcoming. Additionally, Susanne has been working on getting quotes for gutter and downspout replacement, streets and sidewalk repair, and painting.

Painting repairs will concentrate on rusted basement window frames, garage door frames and the grid of the round windows.

Unfortunately, the labor market shortage has forced us to postpone contracting for the street and sidewalk repairs this year.

Thank you to Debbie Strathearn for the extensive work involved with the concrete survey and compiling the resulting data from that survey and from the roofing company, and to Susanne Bishop for spending long hours doing surveys and getting us the best bids.

Grounds & Beautification

Led by Susan Huddy, committee members and volunteers joined our ongoing efforts to improve the general aesthetics of our neighborhood in our first planting event. The group cleaned out weeds and tulip bulbs at the front entry, planted deer-resistant Lantana at the entry monument and Russian Sage at the flower bed south of the monument. Thank you to the Saunders for the arrangement in the entrance urn and to Dan Albes for the donation of a rose bush and blue spruce, which were planted in the beds as well.

After walking the neighborhood and taking note of trouble-areas, we are currently developing a plan for tree replacement, water erosion, and other landscaping needs to improve the community grounds.

Social

Under the direction of Susan Kelter, this year's Windsor Park social events were fun monthly evenings of food and music in April, May, June, and August. We want to thank Millie Saunders for her planning help with this year's food truck events, along with Windsor Park residents Jayson Huddy and Romondo Davis, and Becca Castañeda (Romondo's daughter), for providing the entertainment during those events.

Welcome

Knowing our neighbors in a community as small as ours is beneficial to all of us for our safety, communication, and overall well-being. Sherrie Hall and her team enjoyed making our new Windsor Park residents feel welcome by meeting them and offering a housewarming gift while providing them the rules and bylaws of the HOA, along with a letter of welcome and forms to better acquaint them with their new neighborhood.

Communications

To provide homeowners an online source of information, Romondo Davis created windsorparkstl.com (password 63146). He also manages the Board newsletter.

If you have not been receiving these newsletters, please contact Romondo at board@windsorparkstl.org.

In other news...

Welcome New Neighbors in 2022

Beth Maloney — 2018 Midfield Lane
Phyllis Johnson — 12023 Midfield Terrace
Nancy Hartmann — 13043 Midfield Terrace
Tom & Mary Parks — 12904 Midfield Terrace
Carol Cohen — 12901 Midfield Terrace

23rd Annual Lawn Party

This event will be held in the Polo Run parking lot on Tuesday, September 27th from 6–7:30 pm. See the enclosed flyer for details.

Visit windsorparkstl.org

The Windsor Park website is loaded with helpful information designed to enhance the experience of living here.

Please note that the site is password protected. When prompted, type 63146 to access important documents, a calendar, and more.

If you have questions or suggestions about the website, email board@windsorparkstl.org.

Electronic Newsletters

If you have not been receiving our newsletters, please send an email to board@windsorparkstl.org.

Board Meetings

All Windsor Park homeowners are invited and encouraged to attend the monthly board meetings. Meetings are held the second Wednesday of the month and, for the time-being, online via Microsoft Teams.

A link to the meeting is emailed to homeowners the week before the meeting and is posted on the Calendar page at windsorparkstl.org.

Remaining 2022 Meetings:

September 14
October 12 — Annual meeting
November 9
December 14

Volunteers

Help make Windsor Park a better place to live by offering your time, tools, plants, money, or expertise. We are looking for volunteers to serve on board committees in the areas of management, legal, hospitality, maintenance, communication, and more. Visit the Be Involved page on the website to volunteer.

Maintenance Requests

If you need to have exterior work done on your home, you must submit an ARC (Architectural Review Committee) request through the CPM portal. Please see the enclosed cover letter for details.

Trash Pickup

Due to the Labor Day holiday on September 5th, trash will be picked up on Thursday, September 8th instead of our usual Wednesday collection.

Drive Safely

The Board reminds you to respect the speed limit of 15 miles per hour and to observe stop signs. As you drive in the subdivision, be on the lookout for pedestrians and children at play in our streets. Take extra care as you approach parked cars and curves where visibility may be obstructed.

Board of Directors

Aharon (Rony) Chezrony: President
Susan Huddy: Vice President
Tracy Shepard: Secretary
Pam Reitz: Treasurer
Romondo Davis: Communication
Susan Kelter
Sherrie Hall

Committees

Finance:

Pam Reitz, Chair
Nadiia Rice

Architectural & Home Maintenance:

Aharon (Rony) Chezrony: Chair
Susanne Bishop
Susan Huddy

Social:

Susan Kelter, Chair
Millie Saunders

Welcome:

Sherrie Hall, Chair
Susan Hapner — Midfield Terrace, 12 thousand block
Carol Siegel — Midfield Lane
Sally Mann — Midfield Terrace, 13 thousand block

Beautification:

Judi Thomas, Chair
Dan Albes
Susanne Bishop
Deb Davis
Pam Reitz
Millie & Ed Saunders
Phyllis Johnson

Grounds:

Susan Huddy, Chair
Susanne Bishop
Judi Thomas

Nomination

Sherrie Hall, Chair
Sally Mann
Jayson Huddy

Board Advisory

Susanne Bishop
Linda Sandmel
Jessica Stirmlinger
Judi Thomas