

**BOARD MEETING
4 February 2025**

ELECTED MEMBERS:

Courtney Ingersoll, President 757-876-6553
Tray Granger, Vice President 757-869-6137
Keola Lee, Secretary 757-270-4903
Emily Blackburn, Treasurer 757-268-6551

John Havrilla 757-874-6172
Rick Sustello 610-597-5422
Gary Fleming 757-874-5465

MEMBERS PRESENT: Courtney Ingersoll, Emily Blackburn, Tray Granger, Gary Fleming, John Havrilla, Rick Sustello, and Keola Lee – a quorum is present.

Courtney Ingersoll called the meeting to order at 19:06.

A. Homeowners Forum:

No homeowners present.

B. Minutes of Prior Meeting: Rick Sustello motioned to approve the January 2025 Board Meeting Minutes as submitted. Tray Granger seconded the motion. Minutes approved as submitted.

C. Treasurers Report: Keola Lee motioned to approve the January 2025 Treasurers Report as submitted. Tray Granger seconded the motion. Report approved as submitted.

D. Executive Session: The Board entered executive session.

E. COMMITTEE REPORTS

a. Architectural Control – report for November - December 2024

New ACC Requests:

- None.

Approved ACC Requests:

- None.

Denied ACC Requests:

- None.

Pending ACC Requests:

- None.

Other ACC Business:

- No None.

b. Pond and Grounds

- Bridge work was completed.
- A secondary issue with pilings was identified but not initially approved.
- Contractor estimated additional repairs at \$2,500.
- Motion was made and approved to allocate up to \$2,500 for the repairs.
- Board members will inspect the bridge to determine if repairs are necessary.
- Discussion on power washing the bridge:
 - Initial quote of \$1,600 deemed high.
 - Members suggested alternative options, including renting equipment and doing it internally.
 - Plan to seek additional quotes.
- The pond fountain may have stopped running due to a power outage. Members will check and reset the timer if necessary.
- Dog waste stations have been empty for several weeks. Lawn care provider will be contacted to refill them.

c. Social

- No report received.

d. Hospitality

- No report received.

e. Website/Social Media

Website: Our website, www.winderspond.dreamhosters.com is available to all members. You can

access current and past Meeting Minutes, Treasurer's Reports, the HOA governing documents and Board member information. The website will be transferred to the new platform soon.

Facebook Group: The "Winder's Pond Homes Association" group is available for all adult members of our neighborhood to join. When you ask to join, you will be asked, in turn, to provide your physical home address for verification.

- If you post items for sale, once sold please take your post down

F. Old Business

- Playground sign template sent to Keola Lee to get a sign quote to install at our neighborhood playground. Gary Fleming motioned to approve \$420 to purchase seven neighborhood signs. Tray Granger seconded the motion. The \$420 budget for seven signs was approved. OPEN
- Bridge power washing remains under discussion; additional quotes will be gathered investigation. OPEN
- www.winderspond.org website domain transfer process underway. The board approved the basic plan for a new website domain at \$180 annually. OPEN
- Annual meeting preparation:
 - Board will ensure committee reports are available.
 - Proxy voting procedures were clarified: votes must be cast in person or by designated proxy.
 - Attorney responsiveness was discussed; a follow-up with legal counsel will be scheduled post-annual meeting.
 - Issues with email communication were noted, particularly with Cox email service changes.
- Neighbors are reminded to call the non-emergency Sheriff's number if you see potential trespassers. Please do not confront potential trespassers on your own.

G. New Business

- Avian flu concerns were addressed:
 - Residents are advised to report sightings of five or more dead birds within five days to the Department of Wildlife Resources.
 - Reminder issued not to feed wild birds or animals, as it contributes to disease spread.

Tray Granger motioned to adjourn; Rick Sustello, seconded. The meeting adjourned at 20:05.

Next Meeting: 4 March 2025. Place: 117 Winders Lane

Future meeting dates: 1 April, 6 May, 3 June

Homeowners who would like to attend the next meeting should contact a Board member to confirm the meeting date, time and location has not changed.

Respectfully submitted,

Keola Lee
Secretary

Courtney Ingersoll
President

NOTICES and REMINDERS

Reminder to neighbors, CC&R Article 6.10 specifies Mopeds, bicycles, motorcycles, go-carts, ATVs, and similar vehicles that are powered by a motor or engine are prohibited on Common Area. This includes electric bikes and dirt bikes as they are considered motorized vehicles and are not permitted on Winder's Pond common property. Anyone that witnesses these violations, kindly call the non-emergency Sheriff's office number, 757-890-3621.

Reminder to neighbors CC&R Article 6.4 specifies Owners shall not release domestic waterfowl, such as white ducks or swans, into the pond. Owners are discouraged from feeding wild ducks, geese, and other waterfowl who visit the pond. **PLEASE DO NOT FEED WILD DUCKS / GEESE** as it encourages population growth.

Architectural Control Committee Reminder: Reminder to all Winders Pond residents that Winders Pond has an Architectural Control Committee (ACC). ACC processes are addressed in Article 5 of the Winders Pond Covenants, Conditions, and Restrictions at www.winderspond.org. **Residents' requests for property improvements shall be submitted to the ACC for review and consideration for approval.** ACC approval is not guaranteed. **The ACC has 30 days to review and disposition an ACC request after all necessary information for evaluation of the request is provided.** Property improvements shall not be initiated prior to ACC review and approval.

Boat Stickers Reminder, if you have a boat and need a Winder's Pond sticker, please reach out to a Board member.

Dog Droppings Courtesy Reminder 

Please pick up after your dog and remember to use Dog Waste stations – there are 3 of them located on the paths in the neighborhood.

Grass clippings and lawn debris:

When mowing your lawn, grass clippings should not be left in the street or blown into the pond. **Grass clippings, leaves and other lawn debris should not be disposed in the common areas of the neighborhood or in the pond.**

Please call the Sheriff's office at the non-emergency 24-hour number 757-890-3621 if you suspect trespassers anywhere in the common areas – the trail, the pond, etc. We would rather they take care of the matter than to have altercations between our homeowners and suspected trespassers.

Ditches, Drainage - who is responsible for what:

As homeowners, we are responsible for maintaining any ditches and culverts on our property, including roadside ditches. However, if there is a drainage issue, such as persistent standing water for more than a week or so in a roadside ditch, you can call the **Virginia Department of Transportation (VDOT) at 1-800-FOR-ROAD (1-800-367-7623)** to assist with ditch/culvert clean out. It may be to the benefit of several adjoining homes to each call individually to request a ditch/culvert clean out so as not to propagate drainage issues down or upstream in the ditch.

ALSO, if you have drainage issues in your yard – again, persistent standing water for a week or more – York County Mosquito Control will come out and do an inspection of your property and may be able to provide some assistance for control of mosquitos. **York County Mosquito Control (890-3790)** - <https://www.yorkcounty.gov/476/Mosquito-Control>. The County has mosquito trapping stations in multiple locations and monitors mosquito activity. Go check out their website for helpful tips on mosquito avoidance and to sign up for neighborhood spraying notifications.