

WOODWIND LAKES FREQUENTLY ASKED QUESTIONS

Q. Why do I have to pay Association fees and what do they cover?

A. All owners are required to pay Association fees by the Governing documents of their Association. Such fees fund the operation and maintenance of the common property and are used to provide services for the benefit of all owners. Association fees pay for common area landscape maintenance, lake fountains, repair and maintenance of pools, tennis courts, playgrounds and equipment, and they provide for improvements desired by the Association and for services to the owners.

Q. What is the “common area”?

A. It is the land for the use and enjoyment of the members of the Association. This includes lakes and walking paths, entrance gardens, community pavilion, tennis courts, recreational reserve, and facilities like pools and playgrounds.

Q. What is a “managing agent” and what is their authority?

A. The managing agent is a company that is engaged by the Board of Directors to provide guidance to the Board, and to implement the Board’s decisions or instructions. Graham Management’s sole business is serving Association’s as a Managing agent. A managing agent has no authority except as conferred by the Board of Directors. A managing agent does not make decisions; it implements the decisions of the Board.

Q. What are Governing Documents?

A. The Governing documents for your association are the Article of Incorporation, Bylaws, Declaration of Covenants, Conditions and Restrictions plus any Rules and Regulations. Resolutions or guidelines may also have been established by your Association.

Q. Where can I get a copy of the Governing Documents?

A. You should receive a full copy at, or prior to, closing on your home. If you need another set, it is available through your association and/or it’s managing agent, Graham Management. Your Governing documents are recorded instruments so they are also available through the county in which you Association is located and online in the community website (<http://www.woodwindlakeshoa.com>)

Q. What is a deed restriction and why do I have to comply?

A. It is part of the Declaration that you agreed to when you purchased your home. Through this document, you agreed to certain standards of maintenance, upkeep and behavior in order to make the community as attractive as possible for yourself and your neighbors, and to maintain or enhance your property values. When you purchase a home in a deed restricted community you automatically agree to comply with the restrictions then in place or that are properly established.

Q. Why do I have to get the Association’s permission for home improvements?

A. This better ensures that your intended improvement meets your community standards as set forth in the Governing documents and avoids the problems that arise from the construction of improvements and the use of colors or styles that conflict with others in the neighborhood.

Q. What does the Association do?

A. The Association is a non-profit corporation managed by a Board of Directors elected by the owners (members of the Association). The Board is responsible for the management of the Association’s funds, the enforcement of the Deed restrictions, and the maintenance of the common property.