

# September 2025 Windstone Newsletter

September 17, 2025

**To:** Windstone Community Association II Members

**Re:** 2025 Annual Membership Meeting & Election

As previously announced, the Board has set the 2025 Annual Membership Meeting & Election for Tuesday, September 23, 2025 at 6:00 pm to be held at the Sugar Grove Fire Department located at Rt. 30 and Municipal Drive in Sugar Grove.

The Covenants allow for a maximum of seven (7) Board members. The due date for submission of Board Applications has passed but ballots are available on-line at the website: [www.windstonehoa.com](http://www.windstonehoa.com). If you are interested in joining the Board but missed the deadline, please add your name to the write-in list on the ballot. All ballots can be completed and submitted through the website or you can print out the form and bring it to the Annual Meeting to be counted. If someone has written your name in but you're not interested in joining the Board, just let us know at the meeting or via email to [manager@windstonehoa.com](mailto:manager@windstonehoa.com).

Currently, the Board self-manages the Association, but we are hoping to hire a management company in 2026. As a self-managed Association, we really need Directors and Officers with specific skills. We use QuickBooks for accounting and GoDaddy for our website. We can use you on the Board if you know how to use these programs. The Board also uses Microsoft 365 with Word, Excel & Outlook. If you are proficient in these software programs, we can use you on the Board, too.

The 2026 Budget process will begin in October. We are hoping to have an on-line payment service established before the first assessment payment is due. The Board continues to seek proposals to re-build the tennis court at the front entrance. We will be adding cameras at both courts and we are discussing a change to the locking mechanism on the gates. Using a key card seems to be our primary choice.

The Board has been asked by a few members about the process to change the NO fences requirement in the Covenants. I have spoken with the Association's attorney and was told any change to the Covenants must be in the form of an Amendment put forth to the membership which requires the affirmative vote of 75% of the membership. Each lot, with or without a structure, has one vote. We are in discussions with the members who've asked about this process. We will keep you updated on any progress we make. We hope to see you all at the 2025 Annual Membership Meeting & Election on September 23<sup>rd</sup>.

On behalf of the BOD,

Vivian Porretto  
President, WCAII