



Happy Spring Neighbors!

2025 is in full swing and we recently had our annual HOA meeting. The board shared highlights and initiatives that we are working on this year. The process of enhancing and protecting property values while fostering a healthy environment for all residents will always be our priority.

Our new website is now live! Go to [winchesterclthoa.com](http://winchesterclthoa.com) and click the link to log in. Register or sign in to access updates and information about the neighborhood, swim team, CCRs and more. Note - you'll need to **"OPT IN"** to the DIRECTORY if you want your contact info available/visible to the community.

POOL OPENS in May! Dates and hours can be found [here](#)

**OUTSIDE POOL MEMBERSHIPS** are available for online purchase. If you know someone who is interested [please forward this link](#).

**WINCHESTER WAVE Swim Team** - Sign ups coming soon! [CLICK HERE for INFORMATION!](#)

**From our recent HOA annual meeting:**

**Your 2025 HOA board members are:**

David Vroon - President (2025)

*Vice President and Treasurer TBD*

Joe Hack - Secretary (2025)

Mark Kuniansky - Member at Large (2025)

Nate Reister - Members at Large (2026)

Lisa Mirman - Member at Large (2026)

Richard Dreiman Jr - Member at Large (2027)

Michael Matthews - Member at Large (2027)

**2024 Highlights included** a welcome change of management company from AMG to William Douglas. Some of the benefits we are experiencing include: upgrading our CCR and property compliance methods, new website, online application process for outside pool memberships, and improved time responses to issues such as FOBs requests and payments. We've had much needed tree trimming around the pool, playground and islands, along with other landscape enhancements.

## Our 2025 Initiatives will include:

- Continued landscape enhancements.
- Bridge repair near pool
- Clubhouse and storage shed structural repairs (dry rot, leaks, etc.)
- Updated signage at pool area
- Upgrades to pool showers (low flow shower heads)

## Our Treasurer's Report

Our finances are sound, we have worked diligently to stay with the approved budget. As infrastructure ages we are addressing repairs/replacements. With rising contract and maintenance costs and funds needed to maintain a healthy reserve balance, the board determined that it was necessary to raise dues. Approximately 75% of the annual budget currently goes to utilities, landscaping, recreation (pool) and the reserve fund. We continue to work with vendors, and review/monitor finances on a monthly basis. A 2025 audit is planned.

## OPPORTUNITIES to Get Involved!

### ***Landscape Enhancement Team***

Our team of one has done a great job updating our islands and garden beds around the pool. Additional folks with a green thumb and an eye for landscape creativity are welcome!

### ***Get Social Committee***

Do you like to plan parties? We need a group of 4-6 residents who enjoy planning community events in Winchester. This could include organizing neighborhood gatherings, play dates, sporting events at the courts, and help plan the annual 4th of July pool party.

**Interested in either committee? [CLICK HERE](#)**

## Covenants, Conditions and Restrictions (CCRs)

WD is under contract for compliance reminders and violation notices. They will do a monthly drive through to verify compliance with this season's emphasis on mailboxes, yard maintenance, roof algae, mold on siding, etc. Other key issues include fence compliance and inoperable vehicles.

The process for compliance issues is: a first letter or courtesy notice; a second letter; then final notice; an invitation to hearing; then fines levied against the homeowner. **We want to help you make it right.** There are vendor recommendations available on the website [HERE](#). All bylaws and covenants can be found [HERE](#)

**Spring is here!** Here are some key tips to keep our neighborhood looking good!

- **Mailboxes** or posts need to be mildew free and clean. If there is rust, dents, or significantly faded, repaint, or replace. Numbers need to be legible and in good repair.

- **Siding or trim must be maintained and clean.** If faded, peeling, or replacement siding does not match please find a contractor to repair or repaint your home.
- **Trash cans** must be stored on the side or behind your home only.
- You are responsible for the **sidewalk** in front of your home. Remove any landscape debris and edge the sidewalk on a continuous basis.
- **Lawn Tips for Spring** (March through May) Mow grass weekly at 3-4.5 inches, never cut more than 1/3 of grass height – Fertilize with 15-15-15 fertilizer – Water 1 inch per week – Apply post-emergent herbicides as needed – Apply 1st pre-emergent now or before the dogwoods bloom to stop weeds and crabgrass from growing –Apply 2nd pre-emergent & fertilizer before May 30th. Also, please keep the **gaps in your driveway** free from weeds/ grass growth - check and weed monthly.

THANK YOU to each and every resident and volunteer. Your commitment to Winchester Community and to creating a neighborhood that cares about our properties and each other is appreciated.

Your Winchester HOA Board.