

## The Windham Watch Summer 2018



**The Heat is On!** 9th Edition of Windham Watch. Our newsletter is dedicated to:

- ✓ Sharing and soliciting news among residents that's both informative and fun
- ✓ Fostering a sense of neighborhood unity
- ✓ Engaging our neighbors to work together as a community
- ✓ Enhancing and protecting common space that our neighbors share

### **Windham HOA Board Meetings**

3<sup>rd</sup> Wednesday each month at 6:15pm

Location: Jefferson Apts., Clubhouse  
11832 Stony Peak Drive

## **CMR Golf Course Have you Heard?**

Our HOA is aware of the growing concern about plans for the recently closed CMR Golf Course and how future development plans may impact our surrounding neighborhoods. The best way to help is to get involved and stay apprised of future meetings. While the HOA cannot act as a singular voice expressing the desires of all Windham homeowners, we're happy to share the public information that's been established by our concerned community residents:

A CMR Development Opposition Committee (CMR DOC), formed July 24, includes a GoFundMe website page at <https://www.gofundme.com/cmrdevelopment-opposition-committee>. This committee supports keeping the golf course's agricultural zoning

designation to prevent real estate development. Their goal is to raise \$15,000 “to hire legal experts, land use consultants and zoning experts to help fight future development.” As of August 14, over \$4,700 has been raised.

On July 25<sup>th</sup> a large community meeting convened to share their concerns on the future of the golf course. You can find more info here as well as news coverage of that meeting: <http://carmelmountainranch.org/>



## **Please Read the Rules**

### **We're all Responsible Residents!**



Let's face it – we all know HOA rules aren't a very exciting topic, but understanding them is crucial to harmonious living within a condominium community. This is why the HOA takes pains to

review and ensure our rules are updated and aligned not only with our CC&R's, but also the latest laws. Each resident, whether owner or renter, is responsible for not only having a copy of the rules (and the CC&Rs and the Bylaws), but being familiar with them.

Recently the HOA approved a revised draft of our rules, which was mailed to homeowners mid-August for the purpose of providing you a 30-day review and comment period. A copy of these draft rules resides on Walter's website at <https://portal.waltersmanagement.com>, under the Document Area: Governing.

So what are Rules vs. Bylaws vs. CC&Rs? Glad you asked! Here are the main differences:

#### **CC&Rs – Covenants, Conditions, & Restrictions**

This is a legally binding document you agreed to abide by when you purchased your condominium (as part of the deed of property transfer, which is officially recorded and filed with the county). Amending CC&Rs requires a vote by the membership. CC&Rs cover the rights and obligation of the HOA to its members and vice versa. Our CC&Rs cover legal issues, such as:

- Property-use restrictions
- Maintenance obligations for the HOA and individual members
- Rule enforcement and dispute resolution
- Assessment obligations
- Insurance obligations

#### **Bylaws**

While CC&Rs cover the “what” of the HOA, bylaws cover the “how.” Our HOA bylaws establish the structure of day-to-day governance of Windham, and include things like:

- Powers and duties of the HOA
- Number of board members
- Process for and frequency of HOA board elections

- Length of board member service terms
- Meeting frequency and quorum requirements

### Rules & Regulations

Windham's Rules & Regulations are for things not specifically covered in the Bylaws or CC&Rs. These are rules that might need revising over time due to changes in the community. As an example, an HOA might have a rules regarding different types of parking areas in the complex.

Rules & Regulations can be changed by an HOA Board vote with review by the members of the community. Traditionally, the Board will approve draft rule changes then send them to the community members who will have a 30-day review and comment period. After 30 days, the board will review the comments and concerns of members, considering the members' feedback before the final decision.

**IMPORTANT NOTE:** *If you are missing any of the above governing documents, and/or do not have access to Walter's website portal, or have any questions regarding these documents, please contact the Property Manager, Amber Korody, at 858-576-5557, or [akorody@waltersmanagement.com](mailto:akorody@waltersmanagement.com).*

## New Property Manager

### Welcome Amber Korody!

Please welcome Amber Korody who joined us earlier this year as new Property Manager at Windham.



Amber has managed community associations for over 10 years in Southern California, and she joined both Walters Management and our Windham HOA in March

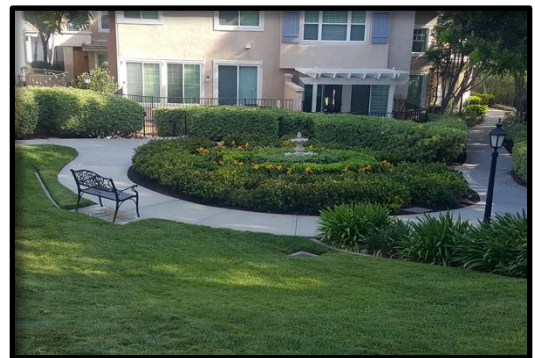
of this year.

Cory Frazier continues as Windham's Property Manager Administrator.

Both can be reached at 858-576-5557, or email Amber at: [akorody@waltersmanagement.com](mailto:akorody@waltersmanagement.com) and Cory at [cfrazier@waltersmanagement.com](mailto:cfrazier@waltersmanagement.com).

## Highlighting Windham Landscaping

We've completed significant landscaping work over the past two years and would like to highlight some key accomplishments. Here is just one of the beautiful courtyards that make Windham such an attractive place to live.



If you notice patches of dying grass or anything amiss in your courtyards, please contact Amber and be as specific as possible on any issue you are seeing, along with any relevant details. We need your ongoing help and support to ensure we keep Windham looking great!

## Helping Our Community

### Unite North County Inland

With school just around the corner, one of our local non-profits, UniteNCI ([www.unitenci.com](http://www.unitenci.com)) has made it their mission to help students and their families who are food insecure (meaning they do not know where their next meal is coming from). UniteNCI is gearing up to help



provide food packages to students who are at risk of hunger over the weekend (when free school meals are unavailable), within the regions of RB, PQ, Scripps, Poway, and Escondido.



According to the San Diego Hunger Coalition, more than 1 in 5 children are food insecure. And, more than half of these families are employed. The problem is especially acute in our county where access to affordable housing and the high cost of living means less paycheck is available for putting food on the table. Learn more at: <https://www.sandiegohungercoalition.org/research/>.

How can you help? One way is by offering any extra food or time to lend a hand to a local food pantry – check out local food pantries near us here: <https://www.unitenci.com/donate-food/>. Most have dedicated days and times for volunteers.

Of course, a monetary donation is always welcome, which can be done directly at



[www.UniteNCI.com/donate/](http://www.UniteNCI.com/donate/) , and, *every dollar will be matched, up to \$10,000!*

Do you have a favorite local charity or non-profit you'd like to highlight for our community? Let us know and we might feature in an upcoming newsletter!

**As always, for any questions** → please call or email Property Manager Amber Korody at 858-576-5557, or at [akorody@waltersmanagement.com](mailto:akorody@waltersmanagement.com). Our Administrator is Cory Frazier, who can be reached at [cfrazier@waltersmanagement.com](mailto:cfrazier@waltersmanagement.com).

For newsletter items, please contact the Windham Watch Editor at [terre.laske@yahoo.com](mailto:terre.laske@yahoo.com).