

The Windham Watch Spring 2018



Happy 2018! 8th 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

3rd Wednesday each month at 6:15pm

Location: Jefferson Apts., Clubhouse

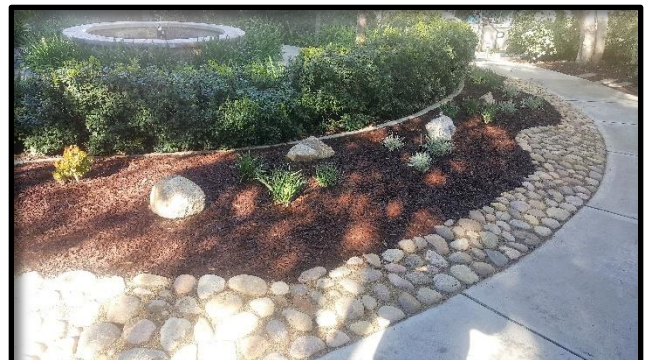
11832 Stony Peak Drive

2018 Improvements Status on Refresh Projects

We continue to place great emphasis on upgrading and improving Windham landscaping.

Monthly property walkthroughs take place to ensure the landscaping and buildings are maintained. Highlights this quarter:

- **Courtyard 12015 – 12029 Renovations –**
The kurapia planted last year did not survive in all areas, attributed to heavy shade, so remaining sections were filled with woodchips, hardy plants, and boulders (free of charge!), as well as a cobblestone border. The kurapia planted in courtyard 12037 is flourishing!



- **Curb Repainting** – scheduled for this spring, including sandblasting to remove old paint. Signage will be posted advising residents of the work to commence.
- **Pool Area** – broken pots disposed of and new plantings in various bed areas, including small palm tree near front entrance.

For questions regarding Windham projects, contact Walters Management at 858-576-5557, or lleibenson@waltersmanagement.com, or for landscaping questions contact Larry Laske at 585-415-7442.

Pool Time

Upping the Heat and Keeping It In!

The pool heater is scheduled to be turned back on **April 1st**.

Reminder please! Be sure to cover the spa as soon as you have finished using so the heater isn't working overtime trying to heat constantly cooling water. By keeping the heat in the spa, the amount of energy necessary to maintain the temperature is greatly reduced. This helps to reduce Windham's energy bill, and thus ongoing HOA expenses!



Architectural Forms

Important Reminders

Thinking of making an architectural change? You must fill out an Architectural Application form for review by the Board. Please contact Walter's Management at 858-576-5557 for assistance. As well, both the Architectural Guidelines and the Architectural Application form can be downloaded from Walter's website portal at <https://portal.waltersmanagement.com>. When filling out the Architectural Form, remember to provide three adjacent neighbor signatures.

New Property Manager

Welcome Lee Leibenson!

Please welcome Lee Leibenson as Windham's new Property Manager. Lee's professional credentials include the Certified Community Association Manager (CCAM®) designation, the prestigious Professional Community Association Manager (PCAM®) designation, as well as a Certificate in Ornamental Horticulture.



Of the Associations Lee has managed, Boards of Directors and Memberships alike have recognized Lee for her can-do, pro-active approach, communication skills, and for addressing the needs of the communities, including their administrative and operational requirements.

Lee has an interesting background - in 1978 she emigrated from South Africa where she obtained a Bachelor of Arts in Education and taught elementary school for several years. Lee entered the association management field

about 20 years ago, with 12 of these years as a Senior Association Manager at Walters Management. Currently Lee manages a master planned community consisting of nearly 4,000 homes, 3 condominiums associations and 2 planned unit developments.

Also please welcome Windham's new PM Administrator, Cory Frazier.

Both can be reached at 858-576-5557, or email:

lleibenson@waltersmanagement.com, for Lee, and cfrazier@waltersmanagement.com for Cory.

Walter's Emergency Contact Info For Urgent Property Issues



To use the 24-hour emergency service offered by Walters Management for Windham residents, **call 858-495-0900**. If your call is made outside normal business hours, listen to the prompts to reach the answering service.

The answering service personnel will take the necessary information from you and then page the on-call representative from Walters Management. The on-call person will follow up to let you know your call was received, request any additional information, and make every effort to assist you.

Following are example situations that constitute an emergency:

- 1) Flooding in common areas, such as sprinklers stuck on or a main-line leak. Please note that if you see water "geysering" into the air, this may be due to a broken sprinkler head. The water should shut off after the cycle is complete (i.e., 10 minutes or less). If the water does not shut off, call the answering service if after hours. If the water does shut off, please call 858-576-5557 to report the location of the sprinkler so that Walter's Management may follow up with the landscape company on the next business day.
- 2) Fire damage (always dial 911 first to report a fire).
- 3) Overflowing of the pool or spa, as well as hearing the pool / spa motors making a loud noise.

Any calls received by the answering service that are not of an emergency nature will be forwarded to the management team the next business day.

Insurance Considerations Note to Residents



We have distributed a letter from Windham's attorneys regarding homeowner's insurance,

that will be included in the March Billing statements. Please be on the lookout for this.

Renters at Windham are advised to have the appropriate rental insurance in place as well, to protect yourselves and your personal property. We encourage you to check with your preferred insurance company. You could additionally look online for helpful info and guides relevant to San Diego renter's insurance.

Wildlife at Windham

Red Shouldered Hawk!



This beautiful photo courtesy of resident Kevin Byrne. While we often must deal with animal "pests" such as rabbits, rats, and crows, Kevin spotted this gorgeous visitor in his courtyard recently. Interesting info provided by Kevin:

This red shouldered hawk (scientific name: *Buteo lineatus*) visited Windham recently. Nearly as large as its more common cousin the

Red-Tailed Hawk (*Buteo jamaicensis*), it has a 3.5 foot wingspan. The tail is a striking pattern of black and white stripes, unlike the solid red color of its relative. In flight, the Red Shouldered hawk has red, instead of a white breast, and lacks the front wing black line, displayed by the Red-Tailed hawk. Both are native to this area. They both began nest building in February, so be on the lookout!

Note: Have a photo of an interesting animal or plant life around our area you'd like Windham residents to know about? Or any local news items of interest? Feel free to send to the Windham editor at terre.laske@yahoo.com. We always welcome noteworthy articles to inform the community!

As always, for any questions→ please call or email Property Manager Lee Leibenson at 858-576-5557, or at lleibenson@waltersmanagement.com. Our Administrator is Cory Frazier, who can be reached at cfrazier@waltersmanagement.com.

For newsletter items, please contact the Windham Watch Editor at terre.laske@yahoo.com.