

Welcome to the newsletter for our neighborhood. The intent is to provide a vehicle to keep homeowners informed of quarterly events, address issues in the neighborhood and communicate information from the HOA Board of Directors, ARC Committee and the Beautification Committee.



President's Message

by Eric Emerton

It's Fall again and the temperatures are cooling down. That's a relief!

It's been a quiet summer except for the ongoing house construction to the north of us and the Canal 23 bridge replacement. The good news is that the new bridge is finished, and traffic is flowing freely again.

WindStone has seen a bit of a turnover this past year and we now have new neighbors in the community. If you get a chance, reach out and welcome them.

We owe a big thanks to our volunteers who take care of the day-to-day functions of WindStone Beautification Committee, Swales and Preserves Committee, Newsletter Volunteers and the Architectural Review Committee are the groups that keep WindStone the enjoyable place that it is.

The holiday season is approaching - be safe.

Garbage Pickup Days & Policy

This is a reprint as we have had many people who are not aware of the new policies.

Garbage Pickup Days:

Monday: Recycling and Garbage

Wednesday: Yard Debris in cans or tied in bundles

Thursday: Garbage Only

Please Note: New Policies!

Bulk Trash and Green Waste piles that require the claw machine **must be** called in (772- 546-7700) to arrange pickup. It will then be picked up the **next Tuesday**. To be clear, if you call in on a Tuesday, it will not be picked up that day. It will be picked up the next Tuesday.

Another new policy from Waste Management is **they will NOT pick up bulk green waste in common areas or empty lots**. To be picked up, the waste must be in front of a home with an address.

"Try not to become a man of success. Rather become a man of value." Albert Einstein

Fall Update from our Management Company

By Beth Goin

Coastal Community Management Association

We hope that everyone has enjoyed the summer season and is now getting back into the swing of the Florida Fall and Winter season. We dodged a bullet with Hurricane Ian, and the potential Tropical Storm event. As we wind down from the hurricane season and look forward to the Holidays fast approaching, it's time as community members to look around our homes. We need to ensure our property reflects the community standards that allow WindStone to be the gem it is in Palm City, and to assist with increasing property values.

Many owners are new to the area and may not be aware of some of the maintenance issues that need to be addressed after we get through the rainy season. By planning these projects now, it ensures that our homes are pristine before we enter the Holiday season. Maintenance issues that should be evaluated at your home include:

- Dirty Roofs
- Pressure Cleaning of your home, driveways, and other concrete structures on your property, and rust removal of the same areas
- Cleaning/painting of Mailboxes (especially white)
- Trees that need to be trimmed
- Landscaping that needs to be replaced
- A few homes that need to be painted

If you receive a violation letter, please do not be offended. Make plans to address the issue, and then call or email the management company. Let the association know what your plans are so we can document the plan.

I dislike closing my contribution to the newsletter on the subject of dog fecal waste but unfortunately, it's an ongoing issue. Please pick up after your pet(s)! Your pet's fecal waste should not be the responsibility of others. When left in the common areas, the landscapers are spreading it around the community. If left on a neighbor's property, your neighbor feels disrespected. Sometimes you run out of waste bags when you least expect it. Please return and bag the waste. Finally, do not dispose of your pet's waste in other owners' garbage cans.



ARC Report

by Mary Emerton

Hello WindStone!

Architectural Review Team has been working to meet each of your project applications as well as working through questions that each of our community members (old and new) pose and ask for assistance.

Since the last update in the July Newsletter, the ARC Team has met eight times and enjoyed a beautiful sushi boat and team building camaraderie hosted by the Griffin's at our 5th Tuesday Social (yep, we have fun while we do this!). We reviewed a total of 10 project applications, with a response time of 5.7 days from submission on average. There were 2 denials, that were resubmitted for a total of 8 approved projects.

We have enjoyed success with the new website application model, but in some cases the attachments are not fully loading. We will send you an email requesting resubmission and appreciate your patience if you have already thought you'd met that requirement. If you have any questions or issues with it, you're always free to reach out. You have my email from the Sunday morning blasts.

We are finalizing our transition away from the current meeting platform that we have the meetings on, and soon you will see a different format to sign up for attendance. It will likely be Zoom. We've had some unusual technical challenges with goto.com resulting in non-registered attendee's that feel overlooked, to callers that listen without registration, to other attendees that's hand shows up through the entire meeting that the user hasn't engaged it. The overarching objective remains for all our community members to feel invited and welcome to the team meetings and to participate and engage in our community work; our next platform will meet all our goals.

The team reviews the Guidelines every 1st meeting of the month. We are close to distributing our annual recommendations for updates. The goal is to ensure that our guidelines meet your needs and stay on the forward edge of material advancements and provide all a consistent basis for property updates. We invite input from each of you on the guidelines for consideration in either written form or attendance at a 1st Tuesday meeting.

Thank you for your continued trust and support of our team. Each member of the community is our customer and serving all is the role that we have accepted. Please let us know what we may be able to do to assist you with your project ideas or the community.

Best,

Mary Emerton and the WindStone ARC Team



Fall Gardening

By Rosemary Metal

October is a great time to start a vegetable and herb garden in your yard. The easiest way to do it is to buy or make a raised bed and add good potting soil. I like "Daddy Pete's". Buy starter plants at local nurseries on Martin Highway such as Pindar's and Shadowood Farms. I have found the most success with tomatoes, green beans, kale, arugula, collards and salad greens. Green beans can be started from seed. If possible, buy heirloom tomatoes such as Cherokee purple and Everglades for the most flavor. Growing marigolds from seed will keep bugs away and look lovely.

The WindStone rabbit population enjoys tender greens so it's best to safeguard young plants with wire over the seedlings. If possible do not use insecticides. There is nothing more gratifying than picking a piece of lettuce or cherry tomato and popping it in your mouth without worry! Herbs are especially easy to grow and can be used every day to perk up your cooking. Basil, parsley, sage, thyme & chives are essential. Mint is lovely too.

I will be starting my garden in November; better late than never! If you would like to come down to see it, please feel free to contact me. You can usually find me in my backyard on most afternoons.



Beautification Committee Report

by Kathy Stauffer

Summertime is the slowest time of the year for beautification. It's more about maintaining as things seem to grow overnight! I had plans to add aquatics at the lake, along with a few trees and plants but this year our rainy season was not great. Our sprinkler system is not adequate, and we depend a lot on mother nature for rain until things get established. The growing season is ending as fall/winter months are approaching (although you wouldn't know it with our heat and humidity). This project at the lake will take place in the spring.

I met with a company for a quote to clear the land and brush at the rear of our neighborhood behind all the pine trees on the canal. Still waiting for a proposal as he said it would take a while. WindStone is responsible for maintaining that area and has not for over 20 years. So it will be a "big" price tag as that area is huge. I plan on getting 3 proposals for the board to review and we can start a conversation. This will be a work in progress for sure!

Lastly, thank you to Laura Baird for taking the time on placing the solar lights around WindStone. I know it was time consuming and having to check on how they are positioned at night. They look nice on the selection of trees she chose.

Enjoy the rest of this year as the holidays are quickly approaching...Yikes!!

County Water Installation Update

By Beth Goin

Coastal Community Management Association

The following is from a discussion in September with Phillip Keathley who works for Martin County. He is leading the effort to get County water installed in the WindStone and Evergreen communities. The County received approval on August 31, 2022 for the amount of money their engineers thought the project would cost. The County will now go out to bid to see what kind of proposals they will receive to do the work. This process will take about three months. Once bids are received and evaluated, the benefitting residences will be invited to a Staff Level Workshop to discuss the project and assessment process. We will continue to follow this project and update you again in the fourth quarter Newsletter next January.

Welcome to the Neighborhood!

Jean & Roy Hernandez

Kathleen Reynolds & Timothy Doane

New Newsletter Name!

Give a shout out to **Sean and Jenny Guerin**, new neighbors on Rivers End Way. They suggested the new name for the newsletter! *Etched in (Wind)Stone*. Now that's catchy!! Thanks to all of you that participated in this endeavor!! Lisa Kraft



WindStone and Water II

By Bob Kraft

In the last newsletter, I wrote about what it means to the WindStone development when we receive one inch of rain. It is a lot of water. In this article, I will discuss how our community manages this amount of water when it happens. Not long ago, I received a printout of a presentation on the WindStone water management system. After reviewing it, I visited several of the actual areas discussed and found out that this system has many elements to it.

The first line of defense is the swales that surround each homeowner's lot. These are designed so that the rainwater flows away from our homes and generally towards the front of our yards. With small amounts of rain, the swales often hold all the water, and the water percolates down into our sandy soil and evaporates, especially during our hot summers.

If the rain is heavy, the water follows the swales into catch basins. These are the large grid like drains that one sees every few houses in the swales near the streets. The water then enters an underground piping system that is thousands of feet long. These pipes direct the water into either retention or detention areas.

Retention areas are the two ponds in WindStone. They are designed to hold some rainwater on a continuous basis. The main retention area (pond) is in the center of our development, and the other one is towards the west end of Rivers End Way on the south side of the street.

Detention areas are designed to temporarily hold excess rainwater and let it drain into the rest of the water management system at a controlled rate. We have two large detention areas on the north and south sides of the entrance into WindStone. As the northern detention area fills, it begins to drain into the southern detention area via a pipe under the street.

Water will percolate into the soil and evaporate from these retention and detention areas. If more water is received than these areas can handle, the excess water re-enters the underground piping system and flows into two 3-inch "discharge outlets" that only allow so much water to pass at a time. From these outlets, the water is piped to two locations on the SFWMD C-23 canal to the south of WindStone. One of these is near the south side of the front entrance and the other is about two-thirds of the way down Rivers End Way.

As you can see, it takes a lot of infrastructure to avoid problems when there are heavy rains. This system protects the community from flooding, erosion, and potential road issues. Now when it rains, you have an idea of the amount of water that a 1-inch rain brings, and the system that takes this water away from our homes and ultimately to the C-23 canal if the water is excessive.

Residents of WindStone know that our low-speed limit of 25 mph is for the safety of our children and our wildlife (especially the Sand Hill Cranes). However, do your contractors know that? Probably not. When you hire someone to work at your home, please remind them why the speed limit is important!!