

Volume 3/Issue 1

1<sup>st</sup> Qtr 2024

# Etched in WindStone

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 POA Board of Directors, ARC Committee and related Committees.



## President's Message

by Erin Dardis

WindStone's annual meeting was held on March 4, 2024. Thank you to all the homeowners who attended or turned in a proxy. As some of you are aware, we need a certain number of people (or proxies) in attendance for the annual meeting to take place. Thankfully, this year's meeting went off without a hitch and a new board was seated. In addition to me, our current board members include Bob Kraft, Rosemary Metal, Maggie Overdorf, and Yvonne Orr. I would like to thank these folks in advance for agreeing to volunteer their time and energy to our neighborhood for the next year. I look forward to working with you!

I would also like to thank the members of our Architectural Review Committee for all that they do. The current ARC consists of Mary Emerton (chair), Rob Tinley, Mark Griffin, and Gary Metal. The ARC meets twice as often as the board (and frankly, does twice as much work!) and is instrumental in helping to keep our neighborhood looking like something out of *Better Homes and Gardens*. I know that the neighborhood appreciates the ARC's efforts and its great work, including its fast turn-around time!

In addition, I would like to thank the other neighbors who volunteer their time for WindStone: Cindy Crooks (Swales and Preserves Committee), Lisa Kraft (WindStone Newsletter) and Kathy Stauffer (Beautification Committee). I know that I speak for the entire board when I say we appreciate all that you do.

Finally, I would like to thank all WindStone's residents, as the truth is, we ALL play a part in keeping our neighborhood beautiful and in making WindStone the gem that it is. We all take pride in our homes and in our yards and collectively, that makes a huge impact. So thank you! Well, maybe I shouldn't thank everyone. There is the person who has been throwing dog poop bags into the trees of the preserves. (After the article I wrote last year, I didn't think I would be writing about dog poop again, but here I am. Seriously, I can't make this stuff up.) Whoever is doing this, please stop. *You are the one person who is not contributing to the beauty of the neighborhood.*

To end things on a positive note: I would like to give a shout out to WindStone's graduating high school seniors. As a first-time parent of a soon-to-be graduate, I admit that my emotions are all over the place, so if any of you who have been through this can give me any advice, I am open for suggestions. Congratulations to Allison Rekowski, Colton Griffin, Tyler Boorman, Richard Kramer, and Jack Dobias (if I missed anyone, please let me know and you will get a shout out next time). I am sure your families are excited to see all the amazing things you will accomplish!

Have a great summer!

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*Enjoy the little things, for one day you may look back and realize they were the big things." — Robert Brault*

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## Welcome New Board of Directors!



Board Members from left: **Maggie Overdorff** - Secretary, **Yvonne Orr** - At Large, **Bob Kraft** - Treasurer, **Rosemary Metal** - Vice President, **Erin Dardis** - President

## Out and About on the Treasure Coast

Please send me the name of your favorite place to visit or to eat or to take out of state company in the Treasure Coast! My email is [lisadkraft@gmail.com](mailto:lisadkraft@gmail.com). If you don't have the time to write a paragraph about it, I will google it and find needed info.

Lisa Kraft

**Welcome to the Neighborhood!**

Don & Lynn Lambert

## ARC Report

by Mary Emerton

Last year the WindStone Architectural Review Committee (ARC) team proudly served together for the 3<sup>rd</sup> full year since being seated in November of 2020. It's been our privilege this year to serve the community with professionalism, transparency, respect, objectivity, and personal integrity. We made a report at the Annual Meeting in March, but attendance was light so here's a recap for all of you unable to attend. This team began keeping metrics on application management in November 2020 with close record keeping the standard. All the records since November 2020 are in print and available for inspection. Each application type is carefully recorded with very specific outcomes documented.

Since last year's annual meeting on February 28, 2023– 31 applications were reviewed. That number includes 1 application that was denied for insufficiency in attachments and subsequently approved when submitted with all the necessary information. The annual average for submission to review and notification was 6.87 days – far below the 15 days that the Covenants require. Overall: 7 paint applications were reviewed on 5 properties' including 1 was approved after an initial denial. The applications were reviewed within 9.3 days of submission. 1 roof application was reviewed and approved within 3 days of submission. 3 Landscape applications were reviewed resulting in 3 approvals on an average of 9 days. 5 driveway applications were reviewed resulting in 5 approvals at an average of 5.6 days. 5 door and window applications were reviewed resulting in 5 approvals on an average of 8 days – all 5 represented regular to impact glass replacement. 3 fence applications were reviewed resulting in 3 approvals on an average of 5.3 days. 1 new generator application was reviewed resulting in approval in 4 days. 4 applications that fell under the category of General were reviewed resulting in 4 approvals on an average of 5 days. The items approved were: 1 flagpole, 1 pool enclosure, 1 lightning rod installation and 1 pool house. 1 new home construction was approved through a new process of 2 applications: 1 preliminary in 5 days and 1 final in 5 days. If you have any questions about whether you need to make an application for a project or update you are considering, please reach out to the property manager.

The ARC is not an enforcement team. We will never come to your property uninvited. We have no authority to tell you to clean your roof, your siding, your rust stains, or your driveway. We do have the authority to offer guideline revisions and review applications objectively in a timely fashion when they are submitted to ensure compliance with the guidelines. All approved or denied applications are provided to the property manager for record keeping purposes. It's also important to remind all that if any properly completed application is denied, every homeowner has the right of appeal. That appeal must be filed with the property manager within 10 days to protect your right to that appeal. Whether the current ARC denied an application, or an ARC team of the future does, please remember that an appeal to the Board is your right.

In closing, it has been our privilege to serve our neighbors and fellow property owners. Feel free to share ideas you may have for review in future Guideline updates, it's not the Architectural Review Committee's Community, it's each of ours to preserve and protect.

**The WindStone Architectural Review Team**

## Wildlife Violations - The System WORKS!!

Recently, there was an incident in WindStone involving one of our protected gopher tortoises. A large service delivery truck was leaving on Rivers End Way when it stopped in front of one of our homes. The passenger jumped out of his truck and kicked a tortoise to see if it was alive. Realizing it was alive, the passenger picked it up and tossed it into the box of his truck.

A homeowner saw all of this and yelled at the truck to stop and put the tortoise back. The passenger jumped in his truck and the driver took off. Being very upset, the homeowner contacted our Management Company, and they were able to get a good picture of the name of the truck company leaving the front gate.

The homeowner contacted the company and left a voicemail telling them that they needed to return the tortoise and that they would be filing a complaint with the Florida Wildlife Commission. It took quite a bit of searching, but the owner finally found the right FWC department to report the issue.

The homeowner described the situation to the FWC. They immediately assigned a FWC officer to the case and he was shortly at the homeowner's home. He had already called the trucking company and left a message of his own. Shortly after the officer left the homeowner, the company owner called the officer and told him they had the tortoise, and it was still alive in Broward County. Broward County FWC was on the truck owner's property before the truck owner hung up. The officer told the truck owner that if the tortoise was returned alive immediately, they would only be issued a stern written warning for the theft. If such an incident happened again, the thief would **be put in jail**.

The great news was the tortoise was returned and set free in a protected area in Broward County by the FWC. The homeowner was ecstatic with how quickly and successfully the FWC officer had resolved the issue within hours of its occurrence.

The moral of the story is that the system worked very well in this situation. If you find yourself in a similar situation with our wildlife in WindStone or elsewhere, **report the problem**. *You can stay anonymous if you desire.*

In short, the process is:

- 1) Get the license plate number if possible and/or Info on vehicle. **Remember your phone takes pictures!** The FWC has a greater chance of apprehending and charging the perpetrator if there is film. If necessary, call **the Management Company at 772-286-0030** if you could not identify the offender. The camera at the front can help locate an ID or license plate.



- 2) Call the FWC **"Wildlife Violation Line" at 888-404-3922** They will take a report. If it didn't happen on your property get an address close to where the violation occurred.

That's it! You might even save the life of one of Mother Nature's creatures. What a great feeling....

## Dive into the World of Sea Turtle Conservation with Loggerhead Marinelifelife Center!

Located in the picturesque Loggerhead Park of Juno Beach, Florida, Loggerhead Marinelifelife Center (LMC) stands as a beacon of hope for our ocean's majestic inhabitants – the sea turtles.

At LMC, we're not just a facility; we're a dynamic hub dedicated to the research, rehabilitation, education, and conservation of these fascinating creatures. Our team, predominantly comprised of passionate volunteers, works tirelessly to provide top-notch care for injured or sick sea turtles, conducting groundbreaking research, and spreading awareness through educational programs.

But we need YOUR help to continue making a difference! If you share our love for sea turtles and are driven by the desire to protect and conserve our marine ecosystems, consider joining our volunteer team. Together, we can make a real impact on the future of these magnificent creatures.

To learn more about Loggerhead Marinelifelife Center and how you can get involved, visit our website at <https://marinelife.org/> and embark on a journey towards meaningful conservation efforts today!

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### Volunteer at Loggerhead Marinelifelife Center!



### INTERESTED?

LMC is looking for volunteers 16 years of age and older to help educate and share our mission of promoting conservation of ocean ecosystems with a special focus on threatened and endangered sea turtles. The positions that we are looking to fill include Exhibit Interpreter, Guest Services, Conservation, and Education Program Assistant.

We are happy to fulfill community service hours as well as sign any needed documents.



## Winds of Change

By Mary Emerton

They are a blowin.... When the Dr. Nicholas Punch and Ryan Fonash moved into WindStone, there was no way of predicting the impact they would have on the community and the friends they would make here.

Eric and I are lucky to find ourselves in both categories, neighbors but more important – friends. I didn't have an opportunity to meet them until the first Annual meeting they attended after they moved in. Nick stood up and nominated himself from the floor and was elected to the WindStone Board of Directors. Shortly after, in that same year I tapped on Ryan's shoulder and asked him to join the Architectural Review Committee. We had a lot of work to do, and he jumped in with both feet committed to the task ahead.

They each have a skillset that is hard to find. Nick never met a stranger he couldn't talk to, and Ryan never read a sentence he couldn't edit. Nick's contribution to the Community through his service on the Board, not to mention to his patients as a pulmonologist during the pandemic, is remarkable. Ryan's contribution through his commitment to thorough and complete, readable Guidelines that benefit all our residents was time and labor intensive and holds immeasurable value.

As friends – it's hard to articulate their impact. Personally – they have come through for many of us in ways we may not even know they did and without any expectation of reciprocity. They have supported what's right from thousands of miles away by phone and been available in a moment's notice when you need them. Their sense of style is renown, and their generosity is boundless.

They are starting a new chapter in their life. While we're happy for them, it's sad for us. Our loss of them as neighbors and strong contributors to our community will be felt. Luckily, friendships are sustainable despite miles, but they will be greatly missed.

Go do great things, XO



# ARC Team Opening

The WindStone Architectural Review Committee (ARC) currently has one (1) open slot for a team member. We are inviting self-nominations from the community to fill that opening.

Each of the current members bring their own component of expertise to the team and we welcome all to submit their name and share what you hope to contribute by way of an informal resume.

It's important to understand the commitment of the position given its importance within the community. The team meets by video conference the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday evening each month at 6:30pm. These meetings typically last less than 30 minutes. Attendance is vital as team voting continuity is critical to fair and consistent application processing, also tie votes result in the application denial. If there is a 5<sup>th</sup> Tuesday, we have made a practice of getting together at rotating ARC member homes to share some food, camaraderie and if there are required applications to review to meet the timeline for approval, we have a meeting as well.

Often the work the ARC does has a confidential component. Our property owners share information, including expenses, property improvements, etc. that should remain within our group, i.e., floor plans of new homes, denied application reasons, project investment, etc. We have found ways to maintain our transparency while preserving the private business of our applicants.

Please evaluate the commitment and your ability to meet it when you consider this opportunity. If you'd like to volunteer or discuss this opportunity further, please email Mary Emerton: [memerton61@gmail.com](mailto:memerton61@gmail.com), and share how you feel you will contribute on the ARC team.

We would like to review all nominations at the meeting on Tuesday May 21 and have an opportunity to talk with each applicant during the meeting.

Thanks in advance!

**Mary Emerton & the WindStone ARC Team**