



Leeward Cay at Windstar HOMEOWNERS ASSOCIATION

2022 End of Summer News

Roof Cleaning

Early in the summer, the HOA arranged for all our roofs to be gently cleaned. This arrangement assures a more attractive community and requires the cleaners to make fewer trips --- a savings they pass on to us. As in the past, since roof maintenance is an owner responsibility, the association will charge back for the service. An invoice from Ability with a line item for roof cleaning (\$142 for villas, \$192 for SFHs) will be separate from your dues statement. The chargeback for the roof cleaning will be billed to owners at the same time Ability requests your deposit for the painting project (more about that later in the newsletter).

New Gates

Thanks to the efforts of many people (work started before COVID), our gates are being installed!



Here's a photo:

Some “field adjustments” have been required. For example, because longer bolts than supplied are required to hold the walkway gates securely, installation will take longer than expected. Gates installation will complete another step in the architectural refresh of Leeward Cay. The next phase is to change the color of our homes with a community painting project.

Painting

Every owner needs to prepare for our community **painting targeted to begin November 1, barring weather delays**. The estimated project completion date is just before Thanksgiving.

To be ready for painting, each household will need to:

1. **Review and Confirm** exactly what you want painted and what you do not want painted. Also, our painters, Elias Bros., have prepared an important report on the estimated repairs for your unit. Your Board of Directors (BOD) will send each household an email outlining the work to be done, and request your confirmation so we can move forward. The email will also share Elias’s report on the repairs identified. **Look for your individual email to arrive by the first week in September.**
2. **Pay a deposit by October 15** based on the work for your unit. Ability will send you a statement with two items to be paid separately from your quarterly dues: the chargeback for the roof cleaning and the deposit for painting, not including repairs. The basic painting deposit is \$3,600 for SFHs, \$3,000 for simple villas, and \$3,600 for any villa which needs the area under the skylights and vaulted ceiling painted. *Ability will include payment instructions so that owners can pay electronically or by check.*
3. **Clear landscaping before November 1** to allow at least 18 inches for the painters to reach the surface to be power-washed, prepped, and painted. The painters need clear access to paint over the old yellow color. There are some cases where absolutely no yellow currently shows through a dense wall of leaves--- owners can work together with the BOD to document their exception (step 1 in this project list). The HOA landscaper will prepare the beds outside your privacy area. *Homeowners are responsible for landscaping prep inside their privacy area.*
4. **Move** furniture and personal **belongings out of the way** if they are preventing painters from having the 18 inch clearance needed OR if they are under a ceiling to be painted (for example, under the skylights in the lanai).
5. **Arrange for access** to areas to be painted (for example, unlock a screened lanai).

Elias will bill only for the work they actually do. Repairs are especially hard to predict. If, as part of the painting project, Elias has performed repairs on your unit, then you will receive a separate bill for those repairs after project completion. To avoid any confusion, as part of Step 1, the BOD will share Elias’s report on repairs identified for your unit as well as their hourly rates and charges. You may choose to have a vendor other than Elias make these repairs before November 1.

Website Launch

In early August, we officially announced our Leeward Cay website, <https://leewardcaywindstar.info/>. Ability and your BOD will continuously improve and update the website. Please share your feedback or questions with Rosemarie@abilityteam.com.

We hope the website provides convenient access to community information, such as this newsletter. In addition to many other features, owners can login to get a copy of the architecture change request (ACR) form. This form should be completed if you wish to make *any visible changes* to your property.

Reminder on Making Landscaping Changes

As a reminder, our community rules have not changed concerning visible changes to your property: any change to the structure, as well as any landscaping change outside your privacy area, require approval *before the work is done*. In past years, the approval might have been a simple verbal approval from the BOD. However, our new property manager has correctly pointed out that using the change request form (ACR form) for any visible change, including landscaping, will provide a record of approval and avoid confusion in the future.

When you prepare your ACR change request form, the review and approval process is likely to move forward more smoothly if you submit a complete form (including a diagram if landscaping is involved) and send the form to Ability in *pdf* form.

Our rules and regulations document includes standards and guidelines to help owners develop plans that will contribute to the overall harmonious appearance of Leeward Cay. If you are uncertain about the rules, please discuss your plans with the members of the ARB, the BOD, and/or the Landscaping Committee *before* you make commitments to vendors or sign contracts. We are here to help each other and avoid costly mistakes.

LC Life after Painting

As we look ahead to 2023, the BOD wants to give every owner an opportunity to voice their thoughts on the direction for our community. The BOD develops a draft 2023 budget in early November and considers the feedback of every homeowner. There are many projects or expansions of the HOA's responsibilities that owners have suggested for our community after the painting project is complete. In addition, the strategic planning document distributed before the 2022 annual meeting laid out some investments that will be required in the years ahead as our community ages. Some projects may be relatively low cost, and others are major capital investments. We welcome your thoughts on the list below; items are in no particular order:

1. Redesign irrigation
2. New roofs
3. Landscaping refresh
4. Enhance the website
5. Pool refresh, including the hardscape
6. Sign refresh, including electric
7. Replace with new variety of turf
8. Professionally designed "new look" for every part of LC

If there's a project or HOA effort that's important to you, but not on this list, then let the BOD know. We welcome communication. Thanks!