Welcome to Windrush Bourne: The friendliest community in the Meadows!

This is a compilation of useful information from the experiences of your neighbors.

GARBAGE and RECYCLING: Waste Pro comes early Monday mornings. Blue recycle bins and garbage containers can be placed at the end of your driveway beginning one hour before sunset on Sunday evening. Please return them to your garage area as soon as possible the following day. Service is provided on all holidays except when Christmas falls on a Monday. Schedule will be announced in advance in the Herald Tribune and the Meadow Word.

Detailed recycling and waste disposal information, including disposal of unwanted RX meds, is available at www.scgov.net. Click on "How do I ...." and read the menu. Many rules here are different from other community's policies. Leaf debris and other similar vegetation can be put out separately in paper bags or containers on Mondays. Hazardous waste collection days are done periodically at the MCA building. Read the Meadoword for announced dates.

EXTERIOR WINDOW WASHING: The condo documents spell out that windows and doors are your responsibility. Some neighbors contract with window washing firms and get a discount if they get them all done on the same day. Ask around.

PERIODIC MAINTENANCE NEEDS: The dryer vents in the walls need to be cleaned out periodically , as this is a fire hazard. Most snow birds get it done every couple years. As with window cleaning, ask around as there may be a group rate available. All vents and filters are taken care of by the residents.

The air conditioning units need to be periodically serviced as drains can get plugged and other problems can occur that would cause the system to stop. An un-air conditioned unit in Florida will get moldy before too long. Most of us get them serviced annually. Nearly all the snow birds contract with a "condo minder" who checks for problems in the owners absence. Ask around.

Our beautiful pavers do not like oil leaking from cars. If your car leaks oil, please get it repaired or park it in your own garage. If it has caused stains, please take personal responsibility and use a degreasing agent to remove it.

Please periodically wash the green mold off the beams over the patio. If you are physically unable to do this , please ask for assistance.

Coping with the sun through the windows: Many of us have had sun filtering films placed on the interior of the windows. These films can also provide additional security by making the glass more break resistant.

GRILLS: They are permitted but keep it well away from the plastic lattice work and walls. Also consider using a grill mat to help keep your patio clean.

REPLACING SHRUBBERY: Many of us have done this on our own expense. Permission of the board is required per the current condo documents.

POOLSIDE:

The WRB condominium documents clearly allow owners to ask those using the pools to identify themselves and where they are staying. If you ask politely and do not get a satisfactory answer, they may be trespassing. This happens periodically . Call the Meadows security. If you have guests visiting, remind them that they may be asked who they are and where they are staying.

Pools are both heated.

Pool Etiquette: Please use the showers before entering the pool. Return any noodles or toys to storage after using them. If you move the furniture , please return it to the original position. If you see litter, please pick it up and discard it. The pool is serviced twice weekly with pool chemicals. Please advise your guests to act responsibly and respectfully as it gets pretty crowded at peak season. Please read posted pool rules. Glass containers are prohibited in the pool area, as they are a safety hazard.

Pool gates are to be kept locked. You will need your key for both entry and exit from the pool. Previous owners are expected to leave the key for you. Residents are responsible for leaving the key when they sell the unit. Call Nancy Randle with any questions.

PEELING PAINT ON DOORS: Like windows, the doors are owners responsibility. The doors can be sanded and repainted but if the door is badly peeling, it may be easier to replace the door. The complex is over 35 years old and periodic maintenance is inevitable. Be sure to clean and prep the surface prior to repainting it. Florida Paints has the name and paint for our Windrush Bourne doors. Check with them for help.

ROOF LEAKS: Call STOKES Management at 941-341-4880 or email stokesmgmt@verizon.net. Attn: Rebecca.

GROUP EMAILS: it is necessary for you to fill out the form consenting to have your email put on the resident list, along with your phone number. We will be using the email to keep all residents informed.

MEETING YOUR NEIGHBORS: There are many ways. First, consider simply ringing the doorbell and introducing yourself. Most of us are transplants from other areas and we understand what its like to be the new kids on the block. Next, come to our Friday afternoon pool parties at the "bridge pool". Starts at 4:00pm during high season. Bring a snack to pass and your own beverages. Mornings are when the ladies have water aerobics at the bridge pool. Time and temp changes so ask around if interested.

VOLUNTEERING TO HELP OUR COMMUNITY: There are many ways, big and small, that we can help contribute to Windrush Bourne. Consider coming to the pool parties early to help set up the tables and chairs or help put them away after. Host a party at your house then the weather is threatening. If you see litter around, pick it up and dispose of it. Volunteers have helped maintain the plants and bushes around the pools, install or help take down holiday decorations, brush the exterior lights, help elderly neighbors with small tasks, organize an annual holiday party, etc. Please pitch in! You might just make new friends in the process. Just ask

around about how you can contribute to your community with time, talent, or suggestions of a new idea.

PEST CONTROL: Outdoor spraying by our contractor generally keeps insects in check. The contractor will usually do indoor treatments if you have a problem. Watch for small ants crawling in a line across your counter, etc. Call CARR PEST CONTROL at 941-926-5080.

ALLIGATORS: YES, they were in Florida long before we were! Do not let small animals or children near the ponds. Our alligators are a real attraction, especially for guests from the North. Learn to live in coexistence. Do not, under any circumstances, try to feed or approach them. They run faster than you can on dry land.

CONDO FEE Payments and Wind mitigation forms for insurance, call or email Stokes Management Company.

SPRINKLERS: If you see a geyser, call American Irrigation at 941-587-2027 or Stokes management. They have a 24 hour recording service after business hours and will follow up. Irrigation water comes from our ponds.

GUTTER CLEANING: We have a contract to have the gutters cleaned out twice a year.

PAVER Maintenance: WRB is responsible for periodic power washing and sealing of public areas. Unit owners are responsible for their own patio and walkway areas.

PARKING: only allowed on individual paver areas adjacent to each unit or otherwise designated paver parking areas. PARKING IS NOT PERMITTED ON ANY ASPHALT ROADS.

Snowbirds "migrating" north: Many of us have detailed checklists compiled after years of experience. Ask at the pool party if anyone will share their lists. Please be sure to take indoors any items from the exterior that may become flying projectiles in high winds. This includes flowerpots, patio furniture, and grills.

Safety issues: Please drive slowly through the condo complex. We don't have sidewalks, which means we walk and drive on the street. Read the Meadoword monthly newsletter crime column. Unlocked doors and open garage doors are the most frequently mentioned problems that lead to uninvited guests and thieves. If you see people doing door to door solicitation, be very wary and call the meadows security right away at 941-809-0084. The meadows is a private community and such soliciting and trespassing is not allowed.

You must notify WRB Board in writing whenever anyone other than owners will be occupying your unit in accordance with the WRB rules/ Bylaws. Please send a notification before each visit and include names of guest occupants and the dates they will be visiting.

Call Meadows security before leaving for an extended period of time.

Look at the Windrush Bourne Facebook page for information. There is also a Meadows community Bulletin Board on Facebook now

Be sure to enroll in the free Renaissance program. To register, go to the Meadows Community Association Building on Longmeadow Drive where the free lending library is located.

Please review the WRB Bylaws and the WRB rules and regulations. Please contact us with any questions.

Current Windrush Bourne Board:

President -Nancy Randle 941-928-2058

Vice President-Craig Brunk 540-746-3800

Treasurer-Scott Beachy 540-810-6930

Secretary-Barbara Mandel 941-342-0022

Member at Large-Larry Alexander 646-528-4849

Property Management: Stokes : stokesmgmt@verizon.net. Attn Rebecca