

# WINDY GAP PROPERTY OWNERS ASSOCIATION



## E-NEWSLETTER



## WINDYGAPMOUNTAINVILLAGE.COM

Did you know that everything you need to stay informed and connected is just a click away? We encourage all residents to visit [windygapmountainvillage.com](http://windygapmountainvillage.com), your central hub for community resources. Here's what you can find:

- **Governing Documents:** Quick access to our Bylaws, Covenants, and Restrictions to help keep our neighborhood beautiful and compliant.
- **Meeting Minutes & News:** Stay up-to-date with the latest Board of Directors meeting notes and community-wide announcements.
- **Recreation & Amenities:** View information regarding our community recreation areas, tennis courts, and the local hiking trail maps maintained by our village.
- **Financials & Dues:** Find instructions for annual dues
- **Architectural Requests:** Access the necessary forms and guidelines before starting your next home improvement project.

Bookmark the site today to ensure you always have the most current information at your fingertips!

## FIREWISE GRANT: STAYING SAFE

Protecting our homes from wildfire is a top priority. We have exciting news regarding a FireWise Grant on the way! Keep an eye out for more information coming soon on how this program will benefit our village.



## »»» 2026 ANNUAL DUES

As we settle into the new year, please keep in mind that our annual HOA dues are just around the corner. These funds are vital for keeping our village beautiful, our trails maintained, and our community services running smoothly.

Submitting your payment is now easier than ever! For your convenience, you can now pay your dues directly through our website. It's a quick, secure way to stay current without the need for stamps or envelopes.

Please ensure all payments are completed by February 28. Whether you pay online or via mail, kindly include the property owner's name and your Windy Gap address so we can credit your account accurately.

Questions? We're here to help! If you have any questions regarding your balance or the new online payment system, please reach out to our Treasurer:

- David Fuller, Treasurer
- Text: 307-640-1394
- Email: fullersdjr@gmail.com

## »»» UNDERSTANDING OUR ANNUAL DUES

Maintaining a mountain community as unique as ours requires careful financial planning. This year, dues have increased by \$115. We want to be clear about why this adjustment was necessary to protect our shared assets.

The increase covers rising costs in:

- **Essential Operations:** Insurance premiums, manual labor, professional legal and accounting services, and the completion of vital reserve studies.
- **Village Upkeep:** Entrance sign replacement, Pavilion roof replacement, storm-related trail clearing,
- **Community Integrity:** Consistent enforcement of unpaid dues to ensure every owner is contributing their fair share.

### What the Increase Does Not Cover

To keep our budget lean and focused on essentials, it's important to note that these funds are not allocated for:

- Stick or leaf pickup.
- Development of brand-new amenities or surplus spending.
- **Board Compensation:** As always, your Board members are volunteers who serve the community without pay.



## COMMUNITY CONNECTIONS

**Building a Better Village:** Have you worked with a fantastic contractor lately? Help your neighbors by sharing your recommendations! Please email your trusted pro's info to [wgpropertyownersassoc@gmail.com](mailto:wgpropertyownersassoc@gmail.com).

**Social Media:** While we love seeing neighbors connect, please remember that social media is not an official communication channel for the HOA. We ask that all online interactions remain kind, respectful, and courteous.

## »»» TRAIL NEWS: GOEHRING GAP

Adventure is on the horizon! We have a newly flagged route at Goehring Gap that is currently under evaluation. Our goal is to assess the feasibility of clearing and maintaining this path for future use. Stay tuned for updates as we explore more ways to enjoy our natural surroundings.

# »»» FINANCIAL TRANSPARENCY: UNDERSTANDING YOUR DUES

A well-maintained community requires a realistic budget. This year, the Board has approved a dues increase of \$115. We want every resident to understand exactly where those funds are going and why this adjustment is vital for the health and safety of Windy Gap Mountain Village.

## Where Your Investment Goes

The \$115 increase is dedicated to rising operational costs and essential "catch-up" projects that have become necessary over the past year:

- **Rising Fixed Costs:** Like many households, the HOA is seeing higher premiums for insurance, along with increased taxes and administrative compliance costs.
- **Professional Services:** We have allocated funds for essential legal and accounting services to ensure our village remains in good standing.
- **Maintenance & Manual Labor:** Due to liability concerns and a decrease in community volunteers, we now must hire professional manual labor for tasks previously handled by residents.
- **Recovery & Repairs:** \* **Storm Recovery:** Clearing the extensive damage from the February 2025 ice storm.
  - **Storage Lot:** Necessary repairs to the perimeter fencing (~\$5,000).
  - **The Pavilion:** A full roof replacement to protect our gathering space (~\$6,000).
  - **Tennis Courts:** Resurfacing to restore playability and safety. (~\$4,000 to \$10,000)
- **Community Aesthetic:** Replacing our aging front entrance sign to maintain our village's curb appeal (~\$6,000–\$8,000).
- **Planning for the Future:** We are conducting a Reserve Study—specifically requested by residents—to ensure we have a long-term roadmap for our infrastructure (~\$6,000–\$8,000).
- **Accountability:** We have allocated legal fees (~\$2,000–\$5,000) specifically to pursue unpaid annual dues, ensuring that the financial responsibility is shared fairly by all property owners.

## What the Increase Does NOT Pay For

To remain good stewards of your money, we want to be clear about what is not included in this budget increase. Notably, our stick and leaf pick-up services are successfully funded through the FireWise Grant—meaning your annual dues are not used for these specific fire-prevention efforts!

Additionally, these funds are not used for:

- **New Amenities:** Our focus is on restoring and maintaining our current assets.
- **Leaf & stick pick-up**
- **Discretionary Spending:** There is no "slush fund" for surplus spending.
- **Board Compensation:** Your Board members remain 100% volunteer and receive zero compensation or benefits for their service.

## BOARD MEMBERS

Katherine Wright - President

Brigette Keller - Vice-President

Dave Fuller - Treasurer

Yvonne Olson - Secretary

## WGPOA OFFICIAL EMAIL

wgpropertyownersassoc@gmail.com