

Winslow Bay Banner

www.winslowbay.org

JULY/AUGUST

2007

COMMUNITY CALENDAR

*Sun., July 29th @ 5 p.m. —
Swim Team End-of-Season
Party at WB Clubhouse
(rain date Sat., Aug. 4th @
5p.m.)*

*Wed., Aug 1 at 7 p.m.—WB
HOA meeting at clubhouse*

*Mon., Aug. 27—Back to
School!*

*Mon., Sept. 3—Happy
Labor Day—be safe on the
water!*

*Wed., Sept. 5 @ 7 p.m.—
WB HOA meeting at club-
house*

*Sat., Sept. 8 @ 7:30 a.m.—
Playground work day—see
details on page 2.*

*Sat., Sept. 8 @ 7 p.m.—Post
workday party—see details
on page 2.*

From the President's desk:

Welcome to the many new homeowners of Winslow Bay! We encourage you to take advantage of the many amenities here in Winslow Bay and to get to know your neighbors. Our monthly Homeowners meetings take place the first Wednesday of each month in the Clubhouse @ 7:00PM, Please attend to learn more about what's happening in Winslow Bay !!

I trust that everyone is enjoying the summer and the lake. However, please be aware of some reports I have been receiving of underage drinking at the boat docks late at night. The noise and garbage left behind are issues that every resident should be on the lookout for and please remind our teens to be responsible.

Congratulations to the Winslow Bay Wahoos swim team on a very successful season - 3 wins and only 1 loss is fantastic! Please check our

website for the results of the Championship meet held at Huntersville Family Fitness & Aquatic Center on Sunday, July 22!

One last note, a call for help, if anyone has experience with swimming pool plumbing and pumps, we have a leak in the kiddie pool system, and could use some "in house expertise" to keep repair costs down.

Thanks to all of the neighbors who dedicate their time to volunteer. It helps to keep costs down and to keep our neighborhood the "best place to live in Mooresville".

To volunteer, go to our website www.winslowbay.org and click on suggestions or e-mail larry_stamm@hotmail.com.

Best Regards,

Larry Stamm
WBHOA President

Welcome your new neighbors!

Please give these new Winslow Bay residents a warm southern welcome!!

John and Chery Severens	130 Coronilla Road
Jeffrey and Kimberly Carr	163 Foxtail Drive
Varma and Valli Chintalapati	282 Glencoe Road
William Gaule and Elizabeth Elden	102 Peralta Circle
Vincent and Susan Carroll	105 Peralta Circle
Barbara and Victor Garcia	139 Walmsley Place
Mike & Amanda Forsterling	111 Foxtail Drive
Doug & Kim Turner	107 Alameda Circle

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POOL HOURS:

Mon.—Sat.: 10 a.m.

to 9 p.m.

Sun: Noon to 9 pm

KUDOS KORNER

Have you ever noticed that it's the same people being thanked month after month?

Lots of WB residents give great service to our community on a daily basis, fixing things, keeping up with the landscaping, serving on the board, keeping the pool going for all to enjoy, planning neighborhood events, keep our boats and property secure, manage our amenities, etc

Thank one of these people—their names are on page 4.

We'd like to see your name here! It's easy to get involved—just contact a board member or come to our next HOA meeting on August 1st. Even small things make a big difference for everyone!

- thanks to Curt Angstmann for his upkeep of the security gates

for the boat storage and boat ramps this summer

- thanks to John Wilson for pool and clubhouse fix-ups

Know anyone who needs to be thanked—even for neighborly gestures—send it to Pam Cook at pamcook@alltel.net.



Playground Work Day on Sat., Sept. 8th

Please mark your calendars for Saturday, Sept. 8th at 7:30 a.m. to help install drains and replace the mulch in the playground area!

This is a much needed improvement to our playground area! We need lots of helpers, shovels, and

wheelbarrows.

Please call John Wilson to see how you can help us with this project at 704-838-6347.

We'll celebrate a productive day of work and fellowship with our

neighbors with a cook out and social in the commons area after ward—see below!



End-of-Summer Social Event



To celebrate the End of Summer and top off our playground work day,

please join your Winslow Bay neighbors in the commons area Saturday, Sept. 8th at 7 p.m.

We'll provide burgers and dogs. Please BYOB and bring a side dish to share. We'll need a couple grills and tents or canopies.

If you can bring your grill or canopy or can help in any other way—like providing entertainment for the children, please call Karen Ratliff at 704-660-5351 or klwr@att.net

Recycling guidelines:

Thanks to all who volunteered to help empty the recycling containers for our neighborhood!

- 1) Cans and bottles **MUST** be sorted and put in the appropriate green bin!
- 2) **DO NOT** leave bags next to the bins—this is not a trash drop!
- 3) **PLEASE BE CONSIDERATE**—this is a service provided by volunteers! If this area continues to be used as a trash dump and items aren't sorted properly—**THE BINS WILL BE REMOVED!**

We won't allow this area to be an embarrassment to the neighborhood as it has been recently!



How Sell Your House For the Most Money In the Shortest Possible Time

Your imagination is the most powerful tool you have to improve the value of your property-and it's free. Here's how: Step out of your own shoes and step into your potential buyer's shoes. Then take a good, realistic look at your home and property, and consider: Is it appealing? Can you imagine yourself living there comfortably? Or do you imagine yourself putting in a lot of work to make the house and property acceptable?

Most buyers are interested in three things about property they're considering:

Visual appeal (landscaping, spaciousness, cleanliness, color, lack of clutter)

Maintenance (everything in working order, nothing to repair or paint)

Safety (Locks and deadbolts, burglar/fire alarm systems, busy-ness of the neighborhood)

If a potential client can't form a good mental picture of living in your house – no sale! With this in mind, you will want to give your property a good, hard look from the outside in. You want to create a fabulous first impression so everyone will want to come inside.

What to Look For On the Outside

Roof and gutters: When buyers look at your house from their car, about 30% of what they see is your roof. Be certain it's in good repair.

Landscaping: A well-manicured yard and a smooth even driveway reassure potential clients that you

care about the property. A yard free of mud and weeds suggests a good sprinkler system and low maintenance.

Paint and siding: Neutral colors and a clean appearance are important. Consider repainting or power-washing both your house and roof.

Porch or covered patio: Make sure it's clean and uncluttered.

Fence: Fencing should be in good repair.

What to Look For On the Inside

Kitchen: Regardless of your kitchen size, you can make it feel spacious: Remove appliances and gadgets from countertops and store them. Repair broken or cracked counters.

Bathrooms: Replace faucets, medicine cabinets, and towel racks if necessary; be certain the bathrooms are spotless and fresh smelling.

Master Bedroom: Spaciousness and décor are very important. Remove and store nonessential furniture.

Flooring: An investment in new carpeting almost always increases the perceived value of a home. Select a neutral color of medium-grade carpeting and padding. Replace cracked and broken tiles.

Wall Covering: A fresh coat of paint can do wonders. Always use neutral or soft, warm colors. Avoid wallpaper.

Personal touches: Eclectic personal touches may distract potential buyers.

Deciding What to do First:

Cosmetic changes, regardless of the cost, will make a world of difference when it comes time to sell.

Whatever you see when you put on your potential buyer's shoes, that's what you do first, from the outside in.

Keep in mind that you want the best return on your investment. When you make cosmetic changes, you maximize popular appeal. People will see what looks great, and they'll picture themselves living there. Conversely if your home looks untended, people will imagine how much work they have to do – again, no sale!

The cost of such a project might frighten you; however, think about the cost of *not doing it*. If it costs \$2,000 to repair your roof and gutters and you balk at the price, think again. The same roof repair will probably decrease your asking price by \$4,000 when a buyer begins to negotiate. Ask your Realtor for guidance.

Courtesy of:

Patricia Montes-Mukhtar
(704) 658-7417

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Current Active Listings in Winslow Bay:

152 Foxtail Drive 1560 HLA	\$239,987	115 Sandreed Drive 2738 HLA	\$300,000
115 Foxtail Drive 2136 HLA	\$259,000	110 Comata Road 2738 HLA	\$329,000
133 Walmsley Place 2106 HLA	\$269,000	111 Worley Court 2838 HLA	\$345,000
104 Alameda Circle 2539 HLA	\$296,000	115 Worley Court 3105 HLA	\$358,000

Who 'ya gonna call?

Board Members:

Larry Stamm 704-660-1320
larry_stamm@hotmail.com
Pat Weddington 704-506-6876
pat@golake.com
Ken Carson 704-660-7577
kencarson@roadrunner.com

Architecture Review Comm:

Mark Sumner 704-662-6162
marksum@msn.com
Chris Contino 704-658-9160
cjcontino@windstream.net
Jim Piazza 704-663-7137
ncpizza@adelphia.net

Clubhouse Rental:

Beth Cusimano 704-662-0297
jimcusimano@roadrunner.com

Social Committee:

Karen Ratliff 704-660-5351
klwr@att.net

Boat Storage Committee:

Ken Taylor 704-662-6439
ktaylor5@alltel.net

Landscaping Committee:

Stoney Ratliff 704-660-5351
Stoney.ratliff@att.net
Eric Lodge 704-663-3197

Pool Comm/Swim Team:

Deirdre Taylor 704-662-6490
deirdre2@alltel.net
John Finn 704-658-9399
johnxfinn@adelphia.net
Jim Cusimano 704-662-0297
jimcusimano@roadrunner.com

Webmaster:

Joan Finn 704-658-9399
joanfinn@roadrunner.com

Newsletter Editor:

Pam Cook 704-663-6828
pamcook@alltel.net

HELP WANTED:

We are looking for an editor for the Winslow Bay Banner beginning with the September/October issue. Great way to get involved in your neighborhood. Minimal time involved. No heavy lifting!

Must be able to attend WB HOA Board meetings and write about what is going on in our neighborhood. Excellent opportunity for exercise and for meeting your neighbors while delivering newsletter.

Call Pam Cook or Larry Stamm if interested!

Dry Boat Storage News:

The Dry Boat Storage lot is full! We are currently looking for volunteers who have multiple spots who are willing to give up their spots for those who need a spot.

If you have multiple spots, please consider this. Our next step will be to put those with multiple spots into a lottery system to give up their extra spots as new needs are met. No more residents will be able to have multiple spots.

Please be aware that we have had some thefts of stereos and electronics from boats stored in the dry boat storage. This is typical of this time of year. Please check on your boat regularly and if you notice people hanging around the boat storage area or walking in when you open the gate, please stop them and ask if they are a resident. We all must take responsibility to keep our property secure.



The dry boat storage committee is investigating security options to protect the dry boat storage area better for us. If you have ideas or can help with this project, please contact Ken Taylor at 704-662-6439 or ktaylor5@alltel.net.

Winslow Bay Wahoos

Thanks to all residents for your support of our Winslow Bay Wahoos Swim Team. Season is over—please see our website for Championship Meet results!

This season was a great success with the Wahoos prevailing in 3 out of 4 meets!

The Wahoos has recently elected a new board of officers as follows:

President—John Finn

VP & Equipment Mgr—Lori Swarts

Treasurer & Purchasing—Dee Pisauro

Secretary & Registrar—Joan Finn

Computer Systems Mgr—Ken Taylor

Concessions Manager—Sharon Nitz

These board positions will be responsible in the next season for all critical decisions in all areas, including policy making, planning and staffing.

If you would like to help out in one of these areas, please go to the website and click on Swim Team to get in touch with one of the new officers to help out on that committee.

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