

# WINDY NEWS

*A Newsletter for the Homeowners of Windy Shores II HOA*

## PRESIDENT'S MESSAGE

Your Board of Directors met on September 14, 2007 to review, revise and approve the proposed 2008 budgets for Operating and Reserve expenses.

The 2008 Maintenance Fees were approved with an increase of 4.3% over 2007 fees. The only significant change resulted from an \$8,000 or 15% increase in Reserve Funding to maintain our property.

We discussed upcoming Reserve projects and approved a budget of \$163,679. The projects approved for 2008 include Phase II of the balconies, resealing and waterproofing the building, new hallway carpet, fire alarm system upgrades and several other projects.

Ken Nichols

## MANAGER'S CORNER

We have experienced a very active year thus far in 2007 and look forward to a good finish. In our recent budget meeting, we discussed getting the north and south ends of the building waterproofed, new caulking applied, as well as having a new coat of paint. We are also working hard to address the need for new carpet in the hallways. These projects, along with Phase Two of the balcony reconstruction, will give us plenty to look forward to in the upcoming months and into 2008. I want to personally thank all of you for the cooperation you have shown this year and look forward to meeting with all of you again real soon.

Respectfully,

Carson Ray

**WINDY SHORES II HOA**  
**2008 APPROVED MAINTENANCE FEE CALCULATION**

			WSM				WSM
<i>Unit</i>	<i>Percent of</i>	<i>Annual 2008</i>	<i>Annual 2008</i>	<i>Monthly 2008</i>	<i>Monthly 2007</i>	<i>%</i>	<i>Monthly 2008</i>
<u>Number</u>	<u>Ownership</u>	<u>Maint. Fee</u>	<u>Maint. Fee</u>	<u>Maint. Fee</u>	<u>Maint. Fee</u>	<u>08 vs 07</u>	<u>Maint. Fee</u>
101	3.9181	\$ 6,146.41		\$ 512.20	\$ 490.08	4.32%	
102	2.7434	\$ 4,303.63		\$ 358.64	\$ 343.15	4.32%	
104	2.7764	\$ 4,355.40		\$ 362.95	\$ 347.27	4.32%	
107	2.8096	\$ 4,407.48		\$ 367.29	\$ 351.43	4.32%	
204	2.8096	\$ 4,407.48		\$ 367.29	\$ 351.43	4.32%	
205	2.8758	\$ 4,511.33		\$ 375.94	\$ 359.71	4.32%	
206	2.8096	\$ 4,407.48		\$ 367.29	\$ 351.43	4.32%	
207	2.8427	\$ 4,459.40		\$ 371.62	\$ 355.57	4.32%	
301	3.9845	\$ 6,250.57		\$ 520.88	\$ 498.38	4.32%	
302	2.8096	\$ 4,407.48		\$ 367.29	\$ 351.43	4.32%	
303	3.9843	\$ 6,250.26		\$ 520.85	\$ 498.36	4.32%	
304	2.8427	\$ 4,459.40		\$ 371.62	\$ 355.57	4.32%	
401	4.0836	\$ 6,406.03		\$ 533.84	\$ 510.78	4.32%	
402	2.8427	\$ 4,459.40		\$ 371.62	\$ 355.57	4.32%	
403	4.0836	\$ 6,406.03		\$ 533.84	\$ 510.78	4.32%	
404	2.8758	\$ 4,511.33		\$ 375.94	\$ 359.71	4.32%	
405	2.9089	\$ 4,563.25		\$ 380.27	\$ 363.85	4.32%	
406	2.8758	\$ 4,511.33	<b>\$89,223.70</b>	\$ 375.94	\$ 359.71	4.32%	<b>\$7,435.31</b>
103	3.9181	\$ 6,146.41		\$ 512.20	\$ 490.08	4.32%	
105	2.8096	\$ 4,407.48		\$ 367.29	\$ 351.43	4.32%	
106	2.7764	\$ 4,355.40		\$ 362.95	\$ 347.27	4.32%	
108	2.8096	\$ 4,407.48		\$ 367.29	\$ 351.43	4.32%	
201	3.9513	\$ 6,198.49		\$ 516.54	\$ 494.23	4.32%	
202	2.7764	\$ 4,355.40		\$ 362.95	\$ 347.27	4.32%	
203	3.9513	\$ 6,198.49		\$ 516.54	\$ 494.23	4.32%	
208	2.8427	\$ 4,459.40		\$ 371.62	\$ 355.57	4.32%	
305	2.8758	\$ 4,511.33		\$ 375.94	\$ 359.71	4.32%	
306	2.8427	\$ 4,459.40		\$ 371.62	\$ 355.57	4.32%	
307	2.8758	\$ 4,511.33		\$ 375.94	\$ 359.71	4.32%	
308	2.8758	\$ 4,511.33		\$ 375.94	\$ 359.71	4.32%	
407	2.9089	\$ 4,563.25		\$ 380.27	\$ 363.85	4.32%	
408	2.9089	\$ 4,563.25		\$ 380.27	\$ 363.85	4.32%	
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	100.0000	\$156,872.15					
		\$156,872.15		\$ 13,072.68	\$ 12,508.08	4.32%	