

WINDWARD AT ISLANDS AT DORAL HOMEOWNERS ASSOCIATION, INC.

HAVE A SUGGESTION?

Come and join us every Saturday from 10:00 am to 12:00 pm starting August 16, 2008, until Saturday, August 30, 2008. Members of the Board of Directors will be present at Windward's Clubhouse listening to your suggestions regarding the items listed below and work together to find solutions.

"NEIGHBORS SERVING NEIGHBORS TO GET A BETTER COMMUNITY"

By these means, the Board of Directors of Windward at Islands at Doral would like to inform you regarding the status of projects in our community.

Entrance Gate to Windward

- Windward was built by CENTURY Homebuilders as an OPEN community, it was never a gated community, despite the fact that we were all told that it was.
- We recognized the need to act and had worked with the Developer and the City of Doral to get the approval to close our community. The City of Doral approved our petition to close our community on two of the four sites: The two entrances on NW 114th Avenue.
- Century Homebuilders agreed to pay for this project; the approximate total amount of it is \$80,000. CENTURY Homebuilders promised to start constructing the gate on January 2008. The current economic situation has delayed the beginning of the project due to Century's economic constraints. Nevertheless, we have continue to inquire them when will the construction begin.

The gate is a priority for Windward

We are researching two possibilities:

1) Special Assessment: Approximately \$400.00 per house that is currently paying. Delinquency rate is at 18% or near 50 houses not paying maintenance fees. Therefore in order to be able to get the money for the construction of the gate we will need around \$350.00 (under the assumption that the 230 houses that are currently paying will do so, if not we will have to increase the special assessment to approximately \$400 to cover for the ones that won't).

2) To get a loan that will give us the money to be repaid over time at a lower rate.

We are in the process of obtaining, from different banks, all the information regarding the loan. We will provide you more information as it becomes available.

We do not consider this the best time to have a special assessment, please provide us with your feedback on this regard.

Entrance/Connection with Netherlands

We are currently working with architects to present a plan to The City of Doral to close NW 116th Ave and NW 114th Path. This plan needs to comply with the City's specifications. As soon as the Architects get back to us with a proposal we will know the exact amount of the project. We will also have to work together with Netherlands because the only way in which the City will grant the authorization is to close at the same time on both communities.

Speeding Problem

By Code Ordinance, Speed bumps are forbidden in the City of Doral.

As an alternative to control the speed limit at Windward, the construction of a roundabout on NW 77 lane and NW114th Path is being planned with architects. A proposal to the City will be delivered. We are now waiting for the plans and impact costs.

We are also submitting a request to make the street around the park a One Way Street and at the same time make it narrower. We are also waiting for the architects for the designs and impact costs.

We have signed an agreement with the City of Doral Police Department to help us control the speeding around our community.

City of Doral Police Department

- They patrol our community on a regular basis, via police cars and bicycles.
- **IF YOU SEE ANYONE SUSPICIOUS, SUSPICIOUS ACTIVITY, ANYONE TRESSPASSING OR VANDALISING THE POOL AREA OR ANY OTHER AREA, PLEASE CALL IMMEDIATELY: 305 -4POLICE (Calls may be anonymous).**

Architectural Modifications

(Land scape, Paver, Shunter, etc.)

- To consider or to begin modifications to your home property, please first read about the procedures found at Windward's website: www.windwarddoral.com
- Another useful resource is to contact Allied Property Group at 305 232 1579
- The procedures in effect have been established since 2004.
- Please remember that you will need to submit an application to the Architectural Committee PRIOR to commencing any modification.

Pool Area

- Windward counts with a spacious pool area which unfortunately has been target of constant acts of vandalism. Community property has been destroyed and stolen. The pool gate has been changed and repaired so often that it heavily affected the community's expenditures. To protect this space, the height of the pool fence and gate were risen in an effort to prevent trespassers. The project is almost completed and surveillance has been improved. The Pool Area is monitored by video cameras and a surveillance guard is at post from 13:00 to 17:00 Monday to Friday and 11:00 to 17:00 on weekends.
- Please remember that to enjoy the Pool Area and its facilities YOU NEED A KEY TO ACCESS THE POOL AREA. Use Allied Property Group to answer questions in this regard.
- If you see anyone breaking or destroying our facilities please report it to the Police at (305) 4 POLICE

Trash Cans

- Shortly, Dade County will send a second container for the new recycling process. This will be a blue bin almost the same size of the green one.
- Please remember what the rules and regulations of Windward read:
"14.19 ... No garbage cans, supplies or other similar articles shall be maintained on any home so as to be visible from outside the home or parcel..... All such trash receptacles shall be maintained in a sanitary condition and shall be shielded from the view of adjacent properties and streets...."

Neighbors have been loud on both sides of the issue, those who resist bringing them in and those who dislike seeing them out. We have been searching for a solution to this matter repeatedly at our Board Meetings.

When confronted with such situations, the Board of Directors must refer to the documents. Please help us find a solution that will be acceptable to anyone.

Parking

One of the most sensitive concerns at Windward is parking. This is an issue that is continuously inquired and many times it is not completely understood. The implementation of the Parking directives is based on the following facts.

1. By County Code, Windward needs to provide with 70 visitor (non residents) parking spaces at all times, this accounts for 25% of the total homes.
2. Windward has 280 homes and it counts only with 70 visitor (non residents) parking spaces, clearly marked around the community. **The sign "Visitor Parking 24 Hours" means that only visitors can use these spaces.**
3. Each home at Windward was constructed with three private parking spaces: one garage plus two spaces in the driveway.
4. Rules and regulations on this regard, read:
"14.4.1 Parking: Owners' automobiles shall be parked in the garage, driveway or parking lot, as appropriate, and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of Windward at Islands at Doral or a Lot except on the surfaced parking area thereof. All lawn maintenance vehicles shall park on the driveway of the Home and not in the roadway or swale. **To the extend Windward at Islands at Doral has any guest parking, owners are prohibited from parking in such guest parking spaces.** No vehicles used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than three-quarter(3/4) ton shall be parked in Windward at Islands at Doral except during the period of a delivery."

If you have a particular situation with parking, please help us with your suggestions.

Please keep in mind that there are 280 homeowners with a right to the same solution that you may provide us.

We greatly appreciate and welcome your proactive suggestions and involvement in our community.

VISIT OUR WEBSITE AT WWW.WINDWARDORAL.COM