



September 18, 2025

Re: **Windswept Homeowners' Association 2025 Annual Meeting and Annual Dues Notice**

NOTE: The Annual Meeting will be held in-person at the eastern end of the Binford's cul-de-sac

Dear Windswept Homeowner,

This letter is to inform you that the Annual Meeting of the Windswept Homeowners' Association (WHOA) will be held on **Monday, October 6th, 2025, at 7:00 PM**. We will have dinner as a community before our business meeting at 7:30 to present and vote on the 2025-26 budget, vote on 2025-26 Board members, and to present the year in review. Included in this packet are three important attachments that require your prompt review and action.

 **Attachment 1: Annual Meeting Proxy Form**

If you are attending the annual meeting, you do not need to complete this form.

If you cannot attend the meeting, **a Board member must *receive* the attached proxy form by 5:00pm on Sunday, October 5th** to ensure we have a quorum to conduct Association business. Further, if you would like to volunteer or nominate someone for a Board position, please write (or type) the candidate's name under the Election of Board Members area on the proxy form; we will vote on nominees at the Meeting.

 **Attachment 2: Annual Dues Information**

Submit your 2025-2026 annual homeowner dues by mailing your payment to our PO Box, by using your bank's bill pay option, delivering a check to the annual meeting, or by using the online payment option through the neighborhood website at www.windsweptneighborhoodclt.com. Please note that there is a small fee for paying through the website. This attachment supplies valuable information on the submittal process.

The due date for annual homeowner dues is October 1st, 2025.

Late fees will be assessed on November 1st.

 **Attachment 3: Proposed Budget FY 2025 – 2026**

We send the proposed budget in advance of the annual meeting so you will have an opportunity to review it and formulate your questions/concerns before the meeting. Please note that this is a ***proposed*** budget and is subject to change at the Annual Meeting.

Thank you for reviewing these documents prior to the meeting
so that we can have an efficient and productive session.

Attachment 1: Windswept Homeowners' Association Annual Meeting Proxy Form

One homeowner per lot may vote on Association business. Any homeowner wishing to vote by proxy must complete this form. This form must be turned in by **5:00pm on Sunday, October 5th, 2025**, following any of the delivery methods listed at the bottom of this form. This is a fillable form so you can type in your responses, save, attach the pdf to an email and send to secretary@windsweptneighborhoodclt.com.

Homeowners who prefer to vote at the meeting do not need to send in this attachment.

Your (Homeowner) Name(s): _____

Your Address: _____

Check only ONE of the following:

I assign the Windswept Homeowners' Association Board of Directors the authority to represent me/us on the issues to be discussed at the Annual Meeting of the Windswept Homeowners' Association to be held on October 6th, 2025, and to vote on my/our behalf on issues submitted to vote at this meeting, or, in the event a quorum shall fail to attend, at such time and place as the adjourned meeting shall be resumed.

I hereby authorize and appoint _____
(Full Name of Proxy Representative)
of _____
(Address of Proxy Representative)

to be my/our proxy, to represent me/us on the issues to be discussed at the Annual Meeting of the Windswept Homeowner's Association to be held on October 6th, 2025 and to vote on my/our behalf on issues submitted to vote at this meeting, or, in the event a quorum shall fail to attend, at such time and place as the adjourned meeting shall be resumed.

Items to be voted on at the Annual Meeting:

1) **Election of Board members** for the Fiscal Year 2025 - 2026. I/we stipulate that votes be cast in favor of the individuals listed below for the position of Board Member, unless the name is struck through, indicating a vote against said candidate. Candidates nominated are:

Ryan Kaysen	Prasun Bhattacharyya	Monique Brown	Andrea Gamlin
Jada Miller	Denise Chew	Lesley Taylor	

_____ write in candidate(s)

- 2) The **WHOA proposed budget** for the 2025 – 2026 fiscal year, as presented at the meeting (see Attachment 3).
- 3) All other business as brought forward at this meeting.

Signed: _____ Date: _____

If you are unable to attend the Annual Meeting, please complete this proxy form and deliver it no later than **5:00pm, Sunday, October 5th, 2025**, by one of the following methods:

- **By Email:** secretary@windsweptneighborhoodclt.com
- **By Hand Delivery:** 4810 Nora's Path Road (place in an envelope and put inside newspaper slot)
- **By Mail:** Windswept Homeowners' Association, PO Box 473027, Charlotte, NC 28247-3027.

Proxy form must be received, not just postmarked, by 5:00 pm, Sunday, October 5th, 2025.

NOTE
Please do not include your annual dues payment with your proxy.

**Attachment 2:
Windswept Homeowners' Association Annual Dues Information**

Homeowner annual dues for the upcoming Fiscal Year 2025-2026 are:

**Amount
Due:**

\$400.00

**Due On:
October 1, 2025**

\$21 REDUCTION FROM PRIOR YEAR

Any dues received after October 31st will be considered delinquent and are subject to a late fee of \$20 per month until all dues and late fees are paid in full. Your prompt payment will ensure that no late fees are assessed and will help the HOA meet our financial obligations.

Payment Options:

Check – The Homeowner's name and Windswept address must be on the check. Please mail your check made payable to "Windswept Homeowners' Association, Inc." to:
Windswept Homeowners' Association, Inc.
PO Box 473027
Charlotte, NC 28247-3027

Payments by check will also be accepted at the annual meeting on October 6, 2025.

Automatic Bill Pay – You may set up an automatic bill payment through your bank. To set this up, contact your local branch or log on to your bank account online. Use the PO Box number listed above as the WHOA mailing address and **please make the payment effective October 1, 2025.**

Online Payment Option – Go to www.WindsweptNeighborhoodCLT.com and choose the "Online Payment Option." Follow the instructions for **2025-2026 Dues** to complete your payment transaction online. Please note that a small fee applies for paying through the website via ACH or credit card.

*Please visit the Windswept Homeowners' website at
<https://www.windsweptneighborhoodclt.com> and update your personal
information, especially email addresses and phone numbers, so that the
Windswept HOA can provide you with periodic news and updates.
Follow the links on the website to join our Facebook group!*

Attachment 3:

WHOA Proposed Budget for Fiscal Year 2025-2026

	24-25 Budget	24-25 Estimate	25-26 Budget proposed
Annual Dues Income	31,575	31,634	30,000
Transfer from reserves			5,000
Total income	31,575	31,634	35,000
Communications/Postage	750	856	750
Legal Fees	3,000	737	1,500
Electric	700	682	700
Water	2,500	2,510	2,500
Landscaping	17,000	21,853	20,000
Insurance	1,800	1,762	2,100
Irrigation system	500	625	1,000
Lighting	500	1,215	550
Social Events	4,000	4,080	4,500
New H/O Gifts	400	215	400
Misc	425	908	1,000
One time improvements/CapEx	-	-	-
Total Expenses	31,575	35,443	35,000