



# WINDGATE BREEZE

## First Day of Spring 2024

A newsletter for Windgate on the Lake Homeowners

Happy First day of Spring!!!! The Windgate Board would like to take this opportunity to provide homeowners with some friendly reminders, helpful hints, and suggestions for a safe and enjoyable year at the Lake.

- If you will be away from your condo for longer than 2 months, please consider cleaning your refrigerator and freezer of perishable items. With our condo units aging, older appliances fail and may not be detected for several weeks. Thank you for your cooperation.
- If you are having remodeling work done, please remember to fill out the Contractor Working in Condo document on the Windgate website and return it to the Board for review. It is located on the website under Send Messages to. Please include as much information as possible. The Windgate Board thanks you for your cooperation.
- If you encounter a strange smell in your condo and have been away for several weeks it could be sewer gas coming through a dried P-trap in either your kitchen sink, bathroom sinks, or bathtub. To stop the smell, try running water down the drains. This should take care of the smell.
- Please note that condo or boat slip rentals to non-owners are not allowed at Windgate on the Lake.

- If you are having any work done in your condo, please be cognizant of the noise that is generated by your contractors. Please note that contractors in your condo should be held to the same standard of conduct as would guests in your condo. Also, please notify your neighbors in advance. A text, call, or email to notify your neighbors that work is being done in your condo is appreciated. Please note that contact information for all homeowners at Windgate is located on our website under Documents/Directories. Each building is listed with contact information. Contact information is also located under Condo Owners and listed in alphabetical order. The board suggests reviewing your information to make sure it is current. If you have any questions regarding updating your contact information, please reach out to Terry Heig or Missy Henry.
- A significant water leak resulting in ceiling damage was traced to a defective seal on a shut-off valve stem connected to the operating handle. The leak occurred with the valve turned to the "off" position. At this time, we can only speculate if this problem is going to occur in other condos. When operating the shut-off valve in your condo, please take a little extra time to inspect for any signs of leaking or dripping as shown in the picture below.



### **Update on Deck Repairs:**

Building 164 deck repairs are complete. The wood is curing and will be painted this spring. After painting is completed, the screens will be replaced. Please note that the board has contracted with Lake Home Construction to complete deck repairs on Building 140 and Building 122. This work is scheduled to start this fall on Building 140. The board will provide an update on the schedule of this work when it draws closer.

### **Dock Repair Updates:**

All repairs to Dock 1 and 2 are complete.

### **Storm Shelter at Windgate:**

Spring is approaching and so is stormy weather. In the event of an emergency, Windgate has a storm shelter to take cover in. The storm shelter is located under Building 122. To enter the shelter, you will go down the far east steps to the ground floor on the east side of Building 122 facing the retaining wall where you will see a door. If the door is locked, the code is 1-2-3-4.



- Please note that the Windgate Board is working on options for grills on decks as discussed in our Annual Homeowners Meeting. Nothing will need to be done until Fall at the earliest. The Windgate Board will provide timely guidance.
- Due to the sale of Morrison's condo, Cam Ator has assumed the role of Treasurer at Windgate.

### WELCOME TO WINDGATE ON THE LAKE

- The Windgate Board would like to take this opportunity to welcome our newest homeowners, Steve and David Roth. They purchased condo 164-4A. Welcome to the Windgate Family.
- Please note that we are adding fire extinguishers to each dock. A total of eight will be installed. Dock 2 and 3 will have three extinguishers each. Dock 1 will have two. You should see them installed late April early May.

If you have any questions or concerns, please do not hesitate to reach out to a Board member. If you have any suggestions of what you would like to see in this newsletter, please reach out to Missy Henry. The Board thanks you for your attention and cooperation to keep Windgate on the Lake a safe and enjoyable place to live.

