



WINDGATE BREEZE

Labor Day 2025

A newsletter for Windgate on the Lake Homeowners

It's Labor Day Weekend. The Board hoped that everyone had a safe and enjoyable summer. Below are some helpful reminders, important dates, and general information for Windgate Homeowners and Guests.

UPCOMING EVENTS

- The Annual Windgate on the Lake Homeowners Meeting will be held on **Saturday October 18, 2025** at the Sunrise Beach Firehouse Training Center. We will have coffee and doughnuts at 9:30am. The meeting will start at 10:00 am. Please note the date change.
- The annual Windgate on the Lake Cove Out will be on Sunday August 31, 2025 at 1:00 at the back of Alcorn Hollow Cove, aka Kip's Cove/Bud Cove/Windgate Cove. Let's make it our biggest cove out ever. All homeowners and guests are invited. Hope to see everyone there to celebrate the summer season.

REMINDERS

- With the busy Labor Day weekend approaching, the Windgate Board kindly asks that homeowners and their guests use common sense parking. Please continue to use your garage for parking if applicable. Please do not double park near the Windgate entrance or on the hill coming down as these areas need to remain clear for emergency vehicles. We ask that larger vehicles to be parked in the upper lot behind the garages. A big thanks to those who have large vehicles and regularly park them in the upper lot. The board appreciates your cooperation as **Safety** is our top priority.

- All homeowners are responsible for their guests, and as such, the Windgate Board kindly reminds homeowners to be cognizant of condo noise that can be heard below, above, and to each side. Please be courteous to your neighbors and respect quiet hours of 11:00pm-7:00am. The Board appreciates your cooperation.

- Please remember that fireworks are not allowed on Windgate property at any time. Thank you for your cooperation.

- If you are having any work done in your condo, please be cognizant of the noise that is generated by your contractors. Please hold your contractors to the same standard of conduct you would guests. Please also notify your neighbors in advance. A quick text, call, or email is appreciated. Contact information for all Windgate Homeowners is located on our website under directories. Contact information is also listed under Condo Owners. If you have any questions regarding your contact information, please contact Mark Morrison.

- Windgate Common Grounds-We have taken great pride as Windgate Homeowners in all areas of Windgate common grounds. We strive to keep Windgate as one of the best complexes on the lake. Please note that any tree trimming or additional plants being planted on Windgate grounds must be discussed and approved by the Windgate Board.

OTHER IMPORTANT INFORMATION

Windgate Insurance-Please note that our property coverage with American Family has been discontinued. American Family has decided not to provide insurance to condominiums going forward. With outreach to multiple insurance organizations and multiple bids over the last several months, Windgate property coverage is now with Auto Owners insurance which was effective August 20, 2025. More information to follow at our Annual meeting on October 18, 2025.

Windgate Post Project Building 140 and 122-A great deal of planning has gone into Phase 2 of the deck post project. An engineering assessment for Building 140 and 122 has been completed by Marshke Engineering. Multiple bids were reviewed along with scope of work which included interviews with construction companies. The Windgate HOA is working closely with Matt Marshke with Marshke Engineering and has chosen USQ Construction. More information will be provided at our Annual Meeting on October 18, 2025.

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 in keeping Windgate on the Lake a safe and enjoyable place to live.

