

Windy Hill Farms Homeowner Association, Inc.

Murphy, TX

Letter from the HOA Board

Dear Residents:

It is that time of year again when the flowers bloom and your allergies flare. If you are like us, then you are just glad winter is over. We have some exciting news to share with you as we move into the second quarter of the year.

We are celebrating our one-year anniversary with Spectrum Association Management! There are still some homeowners who have not registered on the Spectrum website. If you have not registered online, then please do so at www.SpectrumAM.com. This website will be the primary communication tool used by the board. Spectrum has an online chat function available on their website for faster communication. This is also a great time to make sure the board and Spectrum has your current contact information for emails and announcements.

Our Community Manager is Shonna Brown. You can contact her at 972-992-3444 or at Contact@SpectrumAM.com.



Architectural Control Committee (ACC)

With the spring time approaching, the ACC reminds homeowners that the board has approved the below shingles for roof replacements as of 2016. Please review the standards at [WHF webpage](#) for specifics at roofing shingles. **ROOFING RESTRICTIONS ARE STRICTLY ENFORCED.**

WHF HOA Approved Shingles		
MFG	Style	Color
GAF	Timberline HD	Weathered Wood
Owens Corning	Tru-Definition Duration	Driftwood
Tamako	Heritage Classic	Weathered Wood
Armor Shield II		Weathered Wood

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We are all fortunate to live in a fantastic subdivision in a great town. The care and the upkeep of our homes is management of one of our greatest investments. As our properties mature, upkeep and preventative updating is necessary in order to maintain the best market value throughout the whole community. Please be aware of the condition of your homes, landscaping, fences, and exteriors. Contact the Architectural Control Committee when you are ready to make improvements to your wonderful homes. If you have any ACC questions, contact the Spectrum ACC Coordinator on your www.SpectrumAM.com account.

Club House Reservations

To reserve the clubhouse, contact Reservations@SpectrumAM.com. The clubhouse was updated in 2017 and we are eager for WHF members to use it. The board would like to remind our homeowners when you park in the clubhouse/pool parking lot, please be respectful to the surrounding homes.

Pool Opening 2018

We are scheduled to open the pool mid-May through the first weekend in October. The pool bathrooms and the fence are scheduled for maintenance before we open the pool and could impact the opening. We are researching a new pool card access system for 2019. New pool access cards will be issued with the update so please make sure Spectrum AM has your contact info. Visit www.SpectrumAM.com for new or replacement cards. Replacement cards are \$10.00.

Projects for 2018

The board has scheduled maintenance projects through 2018 to stay in line with the [reserve study](#) completed in 2017. The board is looking for volunteers to be on committees to prioritize projects going forward. Please consider joining one of these committees or the HOA board. Below is a list of projects scheduled for 2018.

Pool fence and bathroom (completed)

Soccer field aeration and seeding (scheduled for May and will close the fields for up to 30 days)

Two new pool pumps (completed)

Re-stripping the clubhouse parking lot (completed)

Update security system for clubhouse (completed)

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Annual Meeting of the Members

Please mark your calendars for Tuesday, May 15, 2018. The association will conduct the Annual Meeting of the Members at Murphy City Hall. The official notice is included with this letter and contains specifics around the event. We will have several items to discuss with the community. The board is exploring raising dues in 2019 and again 2022 due to maintenance and inflation. WHF has not raised dues in over ten years and with an aging infrastructure, we need to maintain the common areas for our members.

The Board will have one open position with a 2-year term. These are exciting times around North Texas and with your participation we can continue making WHF a great community and neighborhood. WHF Board would like to thank all people who volunteer their time to help make the WHF community a great place to live.

Should you need additional WHF HOA information, please visit our community website at www.SpectrumAM.com. Should you need assistance, the board is here to help. Feel free to contact us anytime via email at whfboard@windyhillfarmshoa.com.

Regards,

Windy Hill Farms Board of Directors



**Visit www.SpectrumAM.com
to register or update your homeowner account
today.**