



WELCOME HOME!

Windward is a master planned community that includes 44 neighborhoods on over 3,000 acres, including a beautiful 200-acre lake and extensive landscaped common areas exclusively for homeowners. Windward was established in the 1980s as a covenants community; Windward Community Services Association (the Homeowners' Association) is responsible for maintaining the common areas, upholding community standards, and protecting home values. All Windward homeowners are members of the homeowners' association; in the 10 gated neighborhoods, homeowners are also part of their own sub-associations. For more on WCSA, visit this portal's Documents tab, in the About WCSA folder.

The association (and sub-associations if applicable) raise the funds necessary for maintaining the community through annual assessments. The WCSA Board of Directors finalizes its annual budget and determines the assessment amount in November of each year; all homeowners are notified by email of the budget details and the assessment amount. Billing statements are mailed in December, and the amount is due in February. Assessment billing and payment details are available on this portal under the Billing tab.

Windward's common areas include:

- Boat launch area
- Sports park (including a small dog park)
- And 3 pocket parks

More on all of these amenities is available on this portal under the Documents tab; you'll find a folder for each.

Within the Windward area, there are 2 amenities that are **privately owned and operated** (not part of WCSA and not included in the annual assessment): The Club at Windward (formerly Windward Lake Club), which provides swimming, tennis, and marina facilities, and the Golf Club of Georgia. Membership is optional and involves fees paid directly to each. This structure allows homeowners the flexibility to decide what additional amenities they're interested in.

- For more on The Club at Windward, visit <https://www.windwardlakeclub.com> or call 770-442-5783
- For more on the Golf Club of Georgia, visit <https://golfclubofgeorgia.com> or call 770-664-8644.

Questions? Check out the Resident FAQs folder under Documents, or please don't hesitate to call our property managers, Access Management Group, at 770-802-8360.