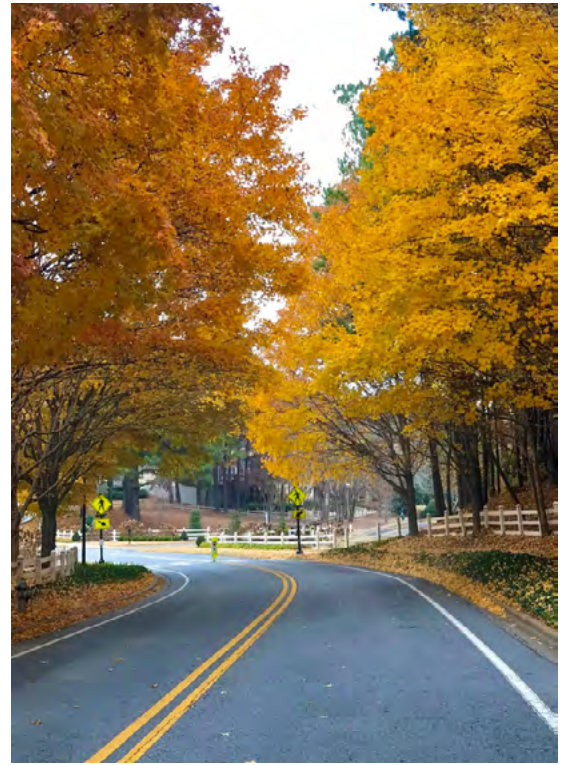




Homeowners Guide to

WINDWARD COMMUNITY





WELCOME

HOMEOWNERS!

EST. 1983
WINDWARD
ALPHARETTA, GA



We're delighted that you're now a part of the Windward community. Windward has been an important part of the City of Alpharetta's evolution from a historic settlement to a vibrant technology hub supported by excellent schools. We're a big part of its bright future.

Windward is a diverse, park-like collection of neighborhoods centered around a 200-acre lake; it includes well maintained common areas and community resources under the care and supervision of its homeowners' association, Windward Community Services Association (WCSA), and its contracted management company, Access Management Group.

Windward is a covenants community. *What does that mean?*

The value of your new home depends in part on how you maintain it; it also depends on how well the homes around yours are maintained.

Before making any changes to the exterior of your home or its landscaping, we recommend that you call Access Management at the number below and they will be happy to guide you through the process.

Community covenants provide guidance for maintenance and grant the homeowners' association the ability to ensure that homeowners follow that guidance. Your homeowners' association, WCSA, is ready to help through its management company, online resources, and community volunteers: 7 members of the Board of Directors and 9 committees, with over 80+ volunteers working hard to help this community be its best.

As you settle into your new home and your new community, please take a few minutes to learn more online:

- Visit the Homeowner Portal and **register as a new member** at windwardhomeowners.com. Once you're registered, please explore the site to learn about the community. Go to My Contact Info to be sure there is a current primary email address on file.
- If you're interested in social media, please be sure to join the Windward Residents Facebook Group, the private group on which you'll find an information exchange solely for vetted members of the community.

The Homeowner Portal will be an important resource for learning more about the guidelines and approval process for any modifications (maintenance or improvements) as you make your new home your own.

Our property managers, Access Management Group, are available at **(770) 802-8360**; they can answer your questions or put you in touch with someone who can help.

Thank you for joining our community and choosing to be a part of its exciting future!

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A LITTLE HISTORY ABOUT WINDWARD

A beautiful community in the vibrant city of Alpharetta, Georgia.

Alpharetta is Georgia's "Connected City", a technology hub and a unique combination of energy and charm. **Windward** offers 45 different neighborhoods of single family homes, on 3,000 park-like acres surrounding a 200 acre lake, just minutes from all the excitement.

Windward's Timeline

1960

Alpharetta is an agrarian town of about 1300 residents.

1971

The State of Georgia builds a major interstate-style highway from the I-285 perimeter to Alpharetta.

1980

Mobil Land Development Corporation submits its plan to build one of the largest live/work/play developments at that time.

1981

Mobil and the Army Corps of Engineers complete the dam that forms Lake Windward.

1983

Windward welcomes its first homeowners.

NOW

Windward has grown to nearly 2500 households. Children raised in Windward are coming home to raise their families, as new neighbors arrive from across the country and around the world.

FUTURE

With its ideal location, extraordinary homes, and park-like setting, Windward will remain a highly prized community in a thriving City.





LAKE WINDWARD

With Alpharetta's mild climate, homeowners enjoy activities on Lake Windward year-round, such as:

- Boating, including pontoons (electric motors only, maximum 10 HP) and sailboats; maximum length of any type of watercraft is 24 feet
- Personal watercraft, including kayaks, sculls, canoes, and paddleboards,
- And fishing, primarily for large-mouth bass.

Windward Community Services Association (the homeowners' association) actively manages the lake fishery by:

- Monitoring the water quality
- Maintaining appropriate habitats
- Monitoring the number, types, health of fish, and stocking as appropriate

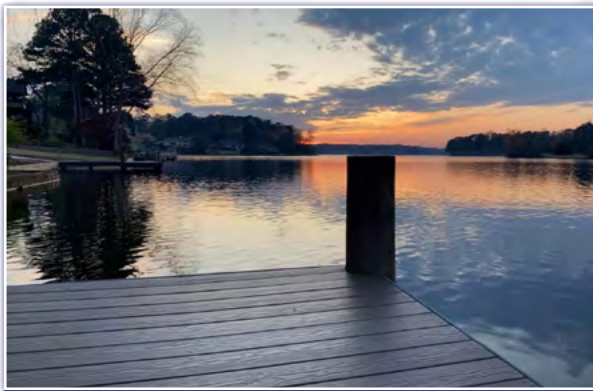
The volunteers who manage the lake environment routinely provide reports from an accredited professional aquatic management service. Three community parks provide docks and lake-front green space.

Lake Windward is made possible by a gate-controlled dam. Its sources are several natural creeks and streams; storm drains also direct rainwater into the basin. The lake is approximately 40 feet deep at its deepest point and covers approximately 200 acres. WCSA dredges the lake roughly every 3 years.

Access to the lake and all community parks is restricted to Windward homeowners and their guests. Swimming is at your own risk.



OUTDOOR SPACES



Pocket Parks

Windward maintains 3 “pocket parks” – green spaces within neighborhoods, offering something special in each location; two provide lake access.

Clipper Bay, LOCATION: between 341 and 361 Clipper Bay Drive (one on lakefront side, one on inland side)

Schooner Ridge, LOCATION: between 3680 and 3700 Schooner Ridge

For more important information, visit windwardhomeowners.com > Documents > Pocket Parks



Boat Launch

Homeowners may launch their watercraft (no gas-powered) from this gated facility, which includes a picnic pavilion.

LOCATION: Lake Windward Drive, directly across from Signal Point and the Sports Park entrance.

For more important information, visit windwardhomeowners.com > Documents > Sports Park



Sports Park

Something for everybody — a beautiful playground, covered picnic pavilions, a baseball field, a basketball court, large and small dog runs . . . and more.

Restrooms are on-site. You’ll need a key code to access them: **you’ll find it on residents’ site, www.windwardhomeowners.com.**

LOCATION: Lake Windward Drive, at the intersection with Signal Point.

Access to the lake and all community parks is restricted to Windward homeowners and their guests. All Windward Parks are open from dawn until dusk.

ANNUAL SPECIAL EVENTS

Each year, Windward presents several special events, exclusively for Windward homeowners, with the support of valued sponsors. Our community comes together at these events — wonderful opportunities to meet each other and to take pride in Windward!



WOMEN OF WINDWARD (WOW)



So, you've moved to Windward, or you've recently retired and find you have time on your hands. Now what do you do? You might consider joining WOW, the Women of Windward.

If you enjoy lively one-time events, ongoing activities, stimulating conversation and warm fellowship then WOW is for you.

Founded in 1996 by Gail Castaldi and Judy Wheeler, WOW is an organization dedicated strictly to a social agenda. Our dues are only \$10 for a year of fun-filled ongoing activities which includes a book club, bridge, the knit wits, mah jongg, a Pickleball team, a quarterly Ladies Night Out and a Widow & Singles group. The menu of Evite events is full of brunches, lunches, teas, cocktails, lectures, fashion shows, museums and on and

on. You don't have to do it all. Just pick the ones that fit your interests. And if you're "itching" to try something new, you will probably find a bunch of WOW members eager to join you.

WOW is for ladies who can see 50 – either on the horizon or in the rear-view mirror. If you have some free time, you'd like to pack full of adventure, fun and friendship, consider joining WOW. It's easy, just visit Windward's residents' website: www.windwardhomeowners.com login in and look under documents, then social groups.



WINDWARD ASSOCIATION OF RETIRED MEN (WARM)

Congratulations. You've made it to retirement. Or you're getting close. Or you simply have one morning a week you might like to spend with a bunch of your neighbors for a breakfast of conversation, education and fellowship. If so, you are invited to attend WARM – the Windward Association of Retired Men.

WARM is an informal organization that has been around almost as long as Windward itself. It was founded by some early homeowners as a way to get together, share ideas and discuss issues affecting our neighborhood, the City of Alpharetta and the surrounding area. It's a great way to network with neighbors, make new friends and generally spend a relaxing time among your peers.

WARM is also a service organization. We are the driving force behind the annual Windward Veterans Salute – the Flags Across the Dam. WARM supplies the manpower for the annual Windward Fourth of July Picnic. We support Meals on Wheels and the North Fulton Community Charities Food Bank with daily food deliveries. WARM is always looking for community service projects such as brush clearing, woodscape paths and on and on.

But it's not all work. WARM members are always on the lookout for exciting outings. Be it a trip to a ballgame, a museum, an auto race or a fishin' hole, we are often on the go. Members love weekend getaways to places like the Smoky Mountains, Savannah, and Dollywood. A highlight of every year is the WARM/WOW Holiday Party. A chance to end the year at a coat and tie get-together with our wives and friends.



WARM members care about Windward and Alpharetta and have always been active participants in their development. We stay up on local and annual affairs through a series of guest speakers at the weekly breakfast. Local and national political leaders keep us up to speed on government activities. Local officials – police chiefs,

fire captains, judges and civic planners are regular visitors. A guest speaker highlight is the semi-annual visit of our baseball insider. His pre-season preview of the upcoming season and fall predictions for the playoffs keep us the best-informed fans in town.

So come out and join us. Drop by for a visit and give WARM a try. Meetings start around 8 am every Monday at the Alpharetta Presbyterian Church. We think you'll leave well fed, well informed and anxious to come back.

For details contact **Leland Carawan** lcarawan@me.com or **Eric Hempelman** hempwas@gmail.com.



THE LAKE WINDWARD YACHT CLUB

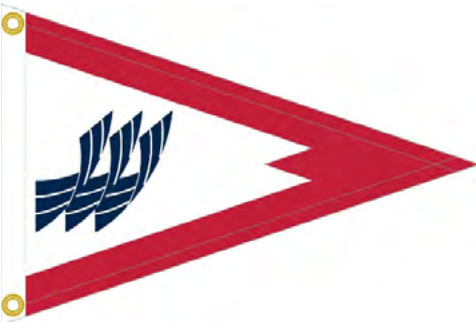
The Lake Windward Yacht Club was formed in 2008 to promote the enjoyment of Lake Windward with social activities.

The Yacht Club hosts a variety of member events throughout the year including our very popular Martini Night, Chili Cook-off, Boat-In Braves Season kick-off, multiple informal daytime & evening raft-ups on Lake Windward, Oktoberfest, and a formal "Commodore's Ball". For sports fans, we host a very popular "Football Tailgate Tie-up" event where you can watch college football "on the big screen" from either the lake or land-side.



The Yacht Club hosts 4 events open to the entire community:

The Annual Windward Fishing Derby (typically May); the Red White & Blue Boat Parade (early July); the Witches of Windward charity event (early October); and the Holiday Boat Parade (First Sunday in December).



Ahoy all you Windward Newcomers:

The Lake Windward Yacht Club also hosts and provides the transportation for an annual complimentary Windward Newcomers Boat tour held during the month of September. Be on the lookout for a Windward Community email, addressed to all Windward Newcomers that will be sent late in the summer, detailing how you can reserve a place for your family at this popular event.

The Lake Windward Yacht Club is only open to residents of the Windward Community, so find a friend with a boat if you don't have one and come join the fun! You can become a member today by clicking on the picture of the burgee on the left, which will take you to the Yacht Club's Website. On the Home page there you will find instructions on how to become a member of the LWYC; as well as making payment for your initial membership dues.

For information and questions, please visit the Yacht Club Website at: www.lakewindwardyachtclub.org or contact the club via email at: lwyc.commodore@gmail.com.

OPTIONAL AMENITIES

NON-WCSA PRIVATELY OWNED AMENITIES



THE CLUB AT WINDWARD (formerly WINDWARD LAKE CLUB)

Windward's structure allows homeowners the flexibility to decide for themselves whether they're interested in participating in and paying for swimming, tennis, or the marina. For those who are, the privately owned Windward Lake Club is located within the heart of the community at 2001 Lake Windward Drive. WLC offers a world-class tennis facility with 20 lighted courts and a nationally-ranked tennis academy, and an active league. The swim center features a zero-entry pool, 150-foot waterslide, spray park and a competitive junior swim team, the Windward "Waves."

Visit <https://www.windwardlakeclub.com> or call 770-442-5783 to learn more.

GOLF CLUB OF GEORGIA

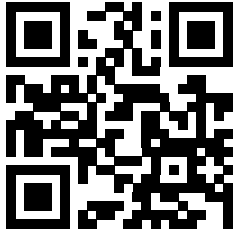
Nationally recognized as among the finest private clubs in the Southeast, the Golf Club of Georgia features a 20,000-plus square foot clubhouse and two distinctly different Arthur Hills courses, both ranked in the State of Georgia's Top 20.

Visit <https://golfclubofgeorgia.com> or call 770-664-8644 to learn more.

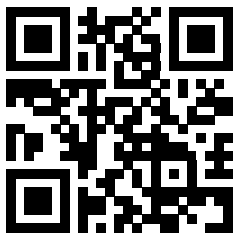


STAY INFORMED COMMUNICATIONS

WEBSITES



Share information about Windward with friends and family and learn more about the area at windwardhomesga.com, Windward's public information source for realtors and potential home buyers. Explore nearby attractions, the area's award-winning schools, Alpharetta's thriving business community, Windward's included and optional amenities (Windward Lake Club and the Golf Club of Georgia), and useful information about buying or selling a home in Windward.



To find **everything you need to know as a Windward homeowner**, log in to the secure Homeowner Portal at windwardhomeowners.com from any web-enabled device. Learn about:

- managing your account
- how to submit an application for exterior modifications to your property
- the location and features of community amenities and much more!

Be sure to add it to your favorites.

NEWSLETTER

Windward publishes a monthly newsletter called *The Breeze*.

Every month, you'll find a print version in your mailbox, filled with feature articles



and useful news, written by neighbors, about the community and its surroundings. You can also find digital versions on the Homeowner Portal.

SOCIAL MEDIA

If you're interested, we have a private **Facebook group** (for Windward homeowners ONLY): **Windward Residents**. Look for the group and submit a request to join. We share news about our community with the general public on the **Windward Breeze** Facebook page.

E-BLASTS

Important community updates come right to your **email inbox**.

Please be sure you have provided an up-to-date email address in your resident profile:

- Log in to the Homeowner Portal at portal.accessmgt.com > My Contact Information.
- Verify the PRIMARY contact email address – make sure it's the one you regularly check.
- Be sure to click EMAIL under General Communication Preference.

And please double-check your spam/junk folders – you won't want to miss out!



IMPORTANT CONTACTS

From the browser on any web-enabled device, enter **windwardhomeowners.com** (and save to Favorites!). If you don't already have a login, click on **Sign Up**. Use the **I Forgot my Login/Password** option if you don't recall your login credentials. For help, call our property manager at **(770) 802-8360**.

When you need help with:	Click or call:
PUBLIC SAFETY AND UTILITIES	
Establishing Utility Services	
Electric	Windward is served by two different electric utility companies. Contact either and provide your address – the agent will be able to direct you to the appropriate company. Georgia Power: 888-891-0938 Sawnee Power: 770-887-2363
Natural Gas	Georgia's natural gas market was deregulated in 1998. As a result, homeowners have many possible options. Use comparison shopping sites such as Georgia Gas Savings or one of many other options to find the service that best suits your needs.
Water/Sewer	Fulton County Water Services
Trash	The City of Alpharetta / Trash Services
Public Safety EMERGENCY <i>including downed trees blocking roadway</i>	9-1-1
Public Safety Non-Emergency <i>including noise complaints, unauthorized soliciting</i>	678-297-6300
Street conditions: <i>including signs, stoplights, streetlights, sidewalks, potholes</i> Stormwater/runoff problems <i>including clogged storm drains</i> Reporting City code enforcement violation <i>including unkempt landscaping along public streets</i> Dead animal removal	See/Click/Fix at https://seeclickfix.com
Non-emergency requests for Alpharetta Public Safety, including: • vacation look-ins • traffic safety concerns (frequent speeding, stop sign violations, et al.)	The Alpharetta Department of Public Safety's Interactive Lobby at https://alpharetta.policetocitizen.com
Door to Door soliciting	Register as a no-soliciting household with the City of Alpharetta by visiting https://alpharetta.policetocitizen.com After registering, if a solicitor persists, call the Alpharetta Police Department's non-emergency number at 678-297-6300 and provide a description of the solicitor. <i>Please bear in mind that certain religious, veteran, political, and non-profit groups do have the legal right to solicit.</i>
Animals	Fulton County Animal Services at https://fultonanimalservices.com/field-services
Noise complaints, including dog barking	Alpharetta Police NON-EMERGENCY number at 678-297-6300
Trash pickup questions or problems	The City of Alpharetta's Trash Services information at https://www.alpharetta.ga.us/government/departments/finance/services/trash-pickup-service
Possible natural gas leak	Atlanta Gas Light at 770-907-4231
Electrical power outage or downed power lines	In areas serviced by Georgia Power: http://www.georgiapower.com/ or (888) 891-0938 In areas serviced by Sawnee Power: https://www.sawnee.com/ 770-887-2363
Water line leaks	Fulton County at (770) 640-3040
Sewer line leaks	Fulton County at (404) 612-3061

When you need help with:	Click or call:
WINDWARD-SPECIFIC	
Community management: <ul style="list-style-type: none"> • modification requests • covenants • governance • social events • maintenance of common areas • boat launch access 	Access Management Group (770) 802-8360 windward@accessmgt.com and www.windwardhomeowners.com
Mailboxes (repair and/or replacement)	Mailbox Project www.MailboxProject.com 770-535-0036
Becoming a Windward sponsor	Windward Homeowners: windwardhomeowners.com > Documents > About Windward > Sponsorships All others: www.windwardhomesga.com > Windward Life
Information for Realtors	www.windwardhomesga.com > Realtor Resources
Windward Lake Club (swim, tennis, and marina) NOTE: WLC is privately owned and operated.	https://www.windwardlakeclub.com or 770-442-5783
Golf Club of Georgia NOTE: the Golf Club is privately owned and operated.	https://golfclubofgeorgia.com or (770) 664-8644
AREA GOVERNMENTS	
Voter Registration	My Voter Page: https://mvp.sos.ga.gov
City of Alpharetta	http://alpharetta.ga.us/ 678-207-6000
Alpharetta Convention and Visitors Bureau	http://www.awesomealpharetta.com/ 678-297-2811
Greater North Fulton Chamber of Commerce	http://www.gnfcc.com/ 770-993-8806
Fulton County (general)	http://www.co.fulton.ga.us/
Vehicle Tags	https://dor.georgia.gov/motor-vehicles/drives-e-services
Driver's License	https://dds.georgia.gov
Fulton County Board of Assessors (Property)	http://www.fultonassessor.org/
Fulton County Library Nearest branches: Ocee @ 5090 Abbott's Bridge Road Downtown @ 10 Park Plaza	http://www.afplweb.com/
State of Georgia (general)	http://www.georgia.gov/
SCHOOLS	
Lake Windward Elementary School	https://www.fultonschools.org/lakewindwardes 470-254-7050
Creek View Elementary School	https://www.fultonschools.org/creekviewes 470-254-2932
Webb Bridge Middle School	https://www.fultonschools.org/webbbridgemes 470-254-2940
Alpharetta High School	https://www.fultonschools.org/alpharettahs 470-254-7640
Amana Academy	https://www.amanaacademy.org 678-624-0989
Fulton Academy of Science and Technology	http://www.fastk8.org 678-321-1100
Innovation Academy	https://www.fultonschools.org/innovationacademy 470-254-5360

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EST. 1983
WINDWARD
 ALPHARETTA, GA  SM



Windward Information Sources

Our websites:

PUBLIC: www.windwardhomesga.com

RESIDENTS ONLY: www.windwardhomeowners.com (login required)

Windward Community Services Association Management Company:

Access Management Group (AMG): 770-802-8360

Access Management Group (After-Hours): 770-777-6890

Email: Windward@accessmgt.com

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Primrose School of Alpharetta East

**NOW
ENROLLING!**



Primrose School of Alpharetta East offers a balanced learning approach to childcare that makes us different than an ordinary Alpharetta daycare. Minutes down the road from Brookwood Elementary School, we are conveniently located at 5425 McGinnis Village Place.

- **Open Monday-Friday 7 AM-6 PM**
- **We offer programs for Infants- Private Pre-K**
- **Afterschool Care is offered as well!**
Call today to schedule a tour with us!





LET US TURN YOUR CLUTTERED CHAOS INTO CALM

ASK ME ABOUT OUR NEIGHBOR SPECIAL!

Organizing · Decluttering · Packing · Unpacking



PRE-MOVE

Our pre-move services are designed to reduce the size of the household good shipments and to save you money. We can also help pre-stage and stage before listing.



PACKING + UNPACKING

Moving is a very stressful time for most people. Let Simply Organized handle the packing, unpacking and organizing.



ORGANIZING

Organize & systematize any space in your home. We offer a wide range of organization services for closets, kitchen, living area, bedroom, office, garage, and basement.

We want to be your problem solvers.

We specialize in RE-MOVING STRESS for anyone getting ready to relocate their home or office, getting their home ready to sell, busy young families and seniors who need packing and unpacking help plus organizing and decluttering. Our team of professional organizers (typically teams of 2 – 6, depending on the size of your home) quickly turn your house into a comfortable new home and alleviate the stress of a household in disarray. The boxes are unpacked and belongings are put away in cabinets, closets, and drawers plus the kitchen is fully functioning on the first day! Many companies offer organizing services as a way to make the relocation process easier on the executive and their families moving into the area. Professional unpacking and organizing services provide immediate focus on your new job responsibilities, the time to establish new friendships within your community, and room to breathe.

Simply Organized has been turning chaos into calm since 2010!

WHAT SIMPLY ORGANIZED HANDLES FOR YOU

- Packing and unpacking
- Arrange for charity pickup of unwanted items
- Arrange trash removal

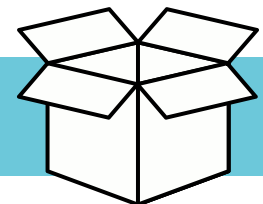
Other services Simply Organized offers include:

- Returning cable boxes to your provider
- Have furniture/other items shipped to friends or family
- Mail forwarding

Coordinate and get quotes/hire for the following:

- Carpet cleaners
- Painters
- Cleaning services
- Odor removal

ASK ME ABOUT OUR NEIGHBOR SPECIAL!



Get in touch → email heather@simplyorganizedyou.com

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CLOSED IN WINDWARD 2022 | CLOSED IN 2022

58 | 104%

CLIENTS SERVED IN 2022 | AVERAGE SALES TO LIST PRICE

WHAT WE BELIEVE

In our rapidly changing market, the very best representation is critical to achieving your goals. Our referral driven business speaks to our ability to connect with clients to uncover their true needs and expertly guide them every step of the way through what can be a stressful time. We love what we do and we welcome the opportunity to serve clients at **every** stage of life – first time homebuyers, growing families, empty nesters, vacation home buyers, and investors.

Our client focused model of **RELATIONSHIPS** and **IMPECCABLE SERVICE** is the Tirone & Weaver difference.

Jody Tirone

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