



# Windward Community Services Association, Inc

## Community Disclosure Information

- Mandatory Membership Homeowners Association
- 2474 Units
- Community is NOT age restricted
- This Community has 45 Neighborhoods incl. 10 Sub Associations (additional fees to be collected)

Contact Information: Access Management Group  
 1100 Northmeadow Pkwy., Suite 114  
 Roswell, GA 30076  
 P: 770-777-6890  
 F: 770-777-6907  
 Email: [info@accessmgt.com](mailto:info@accessmgt.com)  
 Website: [www.accessmgt.com](http://www.accessmgt.com)

- The total annual assessment amount is \$ 760.00  
*Assessments are billed in:*  1 installment     2 installments     3 installments     4 installments     12 installments
- \$260 Closing Letter Fee \*rush fees apply if needed in less than 5 business days\*

- Initiation Fee-\$1,000.00
- No Special Assessments
- No Pending Litigation

• The following services and amenities are paid for by the Association from the annual assessment:

- |                                   |   |  |  |
|-----------------------------------|---|--|--|
| <input type="checkbox"/> Gas      | <input type="checkbox"/> Concierge                          | <input type="checkbox"/> Pool                  | <input type="checkbox"/> Cable   |
| <input type="checkbox"/> Water    | <input type="checkbox"/> Gate Attendant                     | <input type="checkbox"/> Tennis                | <input type="checkbox"/> Pest Control                                  |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Trash Pickup                       | <input type="checkbox"/> Golf                  | <input type="checkbox"/> Termite Control                               |
| <input type="checkbox"/> Heating  | <input type="checkbox"/> Road Maintenance                   | <input type="checkbox"/> Clubhouse             | <input type="checkbox"/> Fire Insurance on Property                    |
| <input type="checkbox"/> Sewer    | <input type="checkbox"/> Maintenance of Property            | <input checked="" type="checkbox"/> Playground | <input checked="" type="checkbox"/> Common Area Insurance              |
|                                   | <input type="checkbox"/> Grounds                            | <input type="checkbox"/> Exercise Facility     | <input checked="" type="checkbox"/> Other: Lake & Parks                |
|                                   | <input type="checkbox"/> Dwelling Exterior                  | <input type="checkbox"/> Equestrian Facility   | <input checked="" type="checkbox"/> Other: Architectural Consultations |
|                                   | <input checked="" type="checkbox"/> Common Area Maintenance | <input type="checkbox"/> Marina/Boat Storage   |  |

- Closing letter and/or Condo Questionnaire to be requested at <https://accessmgt.condocerts.com/resale>
- Is this an FHA approved community?    N/A (Fee Simple)
- This community does not have leasing restrictions
- Some sub-associations have additional fees.
- Fob for boat ramp is \$20.
- Covenants and Architectural Modifications are heavily enforced.



## Windward Community Services Association, Inc.

1100 Northmeadow Pkwy, Ste 114, Roswell, GA 30076

(770) 802-8360 Fax (770) 777-6907

[www.windwardcommunity.org](http://www.windwardcommunity.org)



### Realtor/HOA Information

#### FOR SALE SIGN REQUIREMENTS

Windward has a mandatory standard "For Sale" sign used to market homes in the community. To view the sign requirements, go the web site (above), click on the **Realtor Information** tab; select **Windward Realtor Directional Signs**. There are ready-made order forms you may use. **Only two directional signs per listing are permitted to be posted in the community.**

#### Fees related to Homeowner Associations and Other Entities in Windward:

**Windward Community Services Association, Inc. (WCSA)** is the mandatory homeowners association for the Windward community. WCSA's By-Laws, Covenants and Use Restrictions are available to current homeowners on the web site. WCSA is responsible for the maintenance of the common areas and enforcement of the rules and covenants.

##### WCSA related fees:

- 2022 annual assessment for WCSA is \$760
- WCSA has a \$1,000 Capital Contribution Assessment, collected at closing
- Invoices for annual Association dues are sent out at the end of the calendar year. Fees are due Feb 1. If you are selling your home, pro-ration of the fees is completed by the closing attorney
- WCSA maintains the entrance monuments, and common areas throughout Windward including: Sports Park, Boat Launch, Pocket Parks and Lake Windward
- There are no special assessments being considered or passed

**Sub-Associations:** Of the 45 Neighborhoods in Windward, ten (10) have their own sub-associations. For related fees, see reverse side hereof

**The Golf Club of Georgia** is a private club offering Windward Preferred memberships. For details please contact Membership Director - 770-664-8644. **The Windward Lake Club** The Club at Windward is a privately owned and operated club providing swim, tennis, and marina memberships. This amenity is NOT included in the services and amenities provided by WCSA. Please contact the Club Manager at 770-442-5783 for additional information.

##### Management Company:

- Closing Packages are generated by Access Management Group through <https://accessmgt.condocerts.com/resale>
- \$260 Closing Package \*\*\*rush fees apply if needed in less than 5 business days\*\*\*
- A closing letter may also be required for any sub-Association

See Reverse Side for additional information regarding fees

Revised 2/2022



**Windward Sub-Associations**

There are ten (10) sub-Associations within Windward that have additional fees, additional CC&R's and additional services such as, lawn maintenance. (See **Community Governance** to review those documents). Residents in these neighborhoods pay the annual WCSA assessment and additional assessments as determined by their sub-association Board of Directors. The table reflects the amounts billed in 2022. This will be updated accordingly.

Sub Association	Initiation	Fee	Due	Services	Other
Ardsley Park	\$1000 or .01% whichever is greater	\$800	Quarterly	Basic Lawn Maintenance plus additional assessment for pine straw 2x's year	<b>Please note all sub-associations also incur a \$1,000.00 initiation fee for the Master Association and yearly assessments of \$760.00 for the Master Association. Each will also have their own closing letter and account setup fees (in addition to the WCSA closing letter and account setup fee) – contact the appropriate management company for details. Agent information may be found on the Georgia Secretary of State website.</b>
Bay Pointe	None	\$1400 annual	\$700 Semi- annual	Common Area Maintenance January & July	
Creekside Place	\$800	\$925	Quarterly	Basic Lawn Maintenance & gate Entry	
The Enclave	\$500	\$2,300	Annual	Common area maintenance	
Greatwood Glen	\$1,500	\$180	Monthly	Basic Lawn Maintenance	
Harbour Ridge	None	\$300	Annual	Common Area Maintenance	Private Marina motorized boat (pontoon, jon boat) fees are \$275, and non-motorized watercraft (kayak, stand up board, canoe) fees are \$50. There are 28 large slips and 9 small slips at the marina.
Northshore	\$197	\$3,242	Semi- Annual	Pool, Clubhouse & Tennis Courts, Manned gate 24/7	\$2,302 due first half, and \$940 due in July. Includes courtesy officer fee (fee subject to change per billing).
Shirley Estates	\$1000	\$900	Annual	Gate, Private Roads & Common Area Maintenance	
The Peninsula	None	\$2,626	Annual	Shares Northshore Amenities and Gate	This includes semi-annual courtesy officer fee of \$940. Annual \$746 fee to Northshore for shared amenities (fees subject to change per billing).
The Spinnakers	\$450	\$225	Monthly	Lawn maintenance, gutter cleaning and exterior painting	5-year rotation for painting
Windward Cove	none	none	inactive	Assigned boat slips	Association has been inactive for years with no point of contact