

Windward Community Services Association, Inc.
1100 Northmeadow Pkwy, Ste 114, Roswell, GA 30076
(770) 802-8360 Fax (770) 777-6907
www.windwardhomesga.com



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 Resources** tab; select **Selling in Windward** and go to **Rules About For Sale 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:

- 2024 annual assessment for WCSA is \$840
- 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>
- \$295 Closing Package ***rush fees apply if needed in less than 5 business days***
- A closing letter may also be required for any sub-Association

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Windward Sub-Associations

There are ten (10) active sub-Associations within Windward that have additional fees, additional CC&R's and additional services such as, lawn maintenance. 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 2024. This will be updated accordingly.

Sub Association	Initiation	Fee	Due	Services	Other
Ardsley Park	\$1000 or .01% whichever is greater	\$1000	Quarterly	Basic Lawn Maintenance plus additional assessment for pine straw 2x's year	Please note all sub-associations also incur a \$1,000 initiation fee for the Master Association and yearly assessments of \$812 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.
Bay Pointe	None	\$1400	\$700 Semi- annually	Common Area Maintenance January & July	
Creekside Place	\$1000	\$3700	\$925 Quart	Basic Lawn Maintenance & gate Entry	
The Enclave	\$2,500	\$2,500	Annually	Common area maintenance	
Greatwood Glen	\$1,500	\$230	Monthly	Basic Lawn Maintenance	
Harbour Ridge	None	\$320	Annually	Common Area Maintenance	Private Marina motorized boat (pontoon, jon boat) fees are \$300, 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	Annually \$3,782	Semi- Annually	Pool, Clubhouse & Tennis Courts, Manned gate 24/7	Includes courtesy officer fee (fee subject to change per billing).
Shirley Estates	\$1,100	\$1,100	Annually	Gate, Private Roads & Common Area Maintenance	Due January 1st. Contact Homewise for closing payoff information.
The Peninsula	None	Annually \$3,096	Semi- Annually	Shares Northshore Amenities and Gate	This includes semi-annual courtesy officer fee of \$1086. Annual \$805 fee to Northshore for shared amenities (fees subject to change per billing).
The Spinnakers	\$720	\$240	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