



**WINDWOOD  
WINDSOCK  
VOLUME 3**



**SPECIAL  
RECOGNITION TO  
JOHN DEHN  
&  
DAVE  
FRESHWATER**

FINISH READING ON PG. 2



**SAVE THE  
DATES**

**DEADLINE FOR  
SNOWPLOW BIDS  
OCTOBER 7<sup>TH</sup>**

**EXECUTIVE BOARD  
MEETING  
OCTOBER 14<sup>TH</sup>  
7:00PM**

**SPECIAL MEETING  
NOVEMBER 3<sup>RD</sup>**

**DUE TO COVID  
RESTRICTIONS ALL  
MEETINGS WILL BE VIRTUAL  
UNTIL FURTHER NOTICE**



**ROAD & RUNWAY  
NEWS**

**UPDATES ON THE CLOSURE  
OF THE RUNWAY  
INTERSECTION AND  
CHANGES TO BEECHCRAFT**

FINISH READING ON PG. 4

**ANNUAL MEETING  
COMMITTEE  
REPORTS**

Catch up on some of what you missed at the Annual Meeting here.

BEGIN READING ON PG. 5





# SPECIAL THANK YOU

## John Dehn & Dave Freshwater

Since their arrival in Windwood, John and Jessica Dehn have been giving of their time and resources to better our community. Last summer Mr. Dehn contributed the money, time and the equipment to resurface our runway and have it repainted, as well as replacing the windsocks and poles. Not only did this make for a safer situation for our pilots, but also gave the opportunity to make the much needed change on the displaced threshold. John didn't stop there, he has continued to give of his time and talents by repairing our lights on the runway which had been inoperable for some time and make repairs to the wiring. He has also contributed equipment, gravel, supplies and labor for our new road around the runway and the Beechcraft project.

Mr. Dave Freshwater has spent countless hours with our community projects and giving of his time and talents monitoring the progress, working the heavy equipment and managing the men, trucks and endless gravel to accomplish a beautiful result of the new road around the runway. Too many near-hits have occurred with vehicles and aircraft at the main intersection and this project is indeed a life saving and preventative smart direction. Mr.



Freshwater has also contributed deeply to our community with upgrades to infrastructure and materials.

Thank you, gentlemen, from the bottom of our hearts and thank you for your most generous contributions.

Mr. Dehn and Mr. Freshwater will be receiving a Coal Mountaineer Statue engraved with the following...

In recognition of true Mountaineer spirit, a desire to make things better and service above self - The Windwood Unit Owners Association recognizes Mr. John Dehn and Mr. Dave Freshwater for their efforts and advancements of aviation safety.

Thank you again gentlemen, you make our community a better place and we appreciate it greatly!



*John and Jessica Dehn*



*Dave Freshwater*



# Governor's Office and DOH visit WW with the Executive Board



## Governor's Office and Tucker County Commission Give Directive to close intersection across Windwood Runway

Signs are being installed, gates are being placed and the intersection across the runway will be closed. Beechcraft also will be undergoing upgrades as well as widening.

Thank you to the volunteers who put in countless hours over the last several years to research, make phone calls, write letters, meet officials and make this long time endeavor happen. Special thanks to WWUOA members Laura Milam-Hanin, Bob Denyer, Carl Bowlen, John Hambrick, Kathy Knight, Larry Knight, Chris Ujvagi, Clifford Jordan, John Dehn and Dave Freshwater.



# ROADS, RULES & REGULATIONS ANNUAL REPORT

My name is Kathy Knight, and I currently serve as your Vice-President and as Chairman on the Rules and Regulations, Roads, Education committees and legal liaison. All four of the committee reports are interconnected and this report will address all those areas collectively,

Education: Nineteen plus years ago a group of fifteen HOA presidents in the Jefferson County West Virginia area got together and shared the challenges and frustrations of being HOA leadership. We quickly realized that we didn't know what we were doing and there was zero training available in West Virginia. Fast forward and now WV HOA oversight group for HOA's was born. Fast forward again, and we became the WV State level HOA oversight group with permanent ties into the National HOA oversight group. Now we are "West Virginia Organization of Homeowners Association" (WVOHOA).

Just because a volunteer individual is elected to serve on a Board does not mean that somehow, they are instantly and miraculously gifted with knowledge and wisdom, after being placed in a HOA leadership role. WVOHOA educates and trains HOA Board members. WWUOA is now a full and active member of WVOHOA as well as hoaleader.com, with all current sitting WWUOA Board members being involved in in some level of WVOHOA/hoaleader.com training. The following are some of the training courses that WWUOA has participated in: Steps for initiating a Lien for Covenant Violations, The Ins and outs of Covenant Enforcement for your HOA, Know the duties and Responsibilities of your HOA Board, How to run a welcoming BOD Meeting using Robert's Rules of Order, HOA Secretarial Duties and Procedures, Executive session in nonprofit board meetings, HOA Finances/Best Practices and Confidentiality Statements( CS) for nonprofit Boards/ A trained volunteer Board is a professional, effective, and working volunteer Board.

I serve as the POC to the WVOHOA Board, as WVOHOA is now working for the Uniform Law Commission (UCIOA) Amendments recommended for all U.S.A. States and the West Virginia Legislature. Your WWUOA Board is making WV State policy and impacting on National policy. Why is that important, you ask? Because **all our (WWUOA) recorded governing documents are all based on "Uniform Common Interest Ownership Act, Chapter 36 B of the West Virginia Code."** Refer to Page 1 of the Second Amended Declaration of Common Interest Community for West Virginia Resorts Limited Liability Company d/b/a The New Windwood Fly-In Resort Phase I, Phase II and Phase IV." **Any homeowner who owns within WWUOA community has legally agreed to adhere to all those written documents upon ownership and your WWUOA Board is legally required, by those same legal documents to enforce all those documents.** It's nothing personal folks, it's just business and that is what you elected us to do, on your behalf.

Rules and Regulations: Are required by the Second Amended Declaration. The Committee is currently working through the fines and appeal process with WWUOA legal counsel. An easy way to think of Rules and Regulations are that they are based on public safety issues. Example: if you chose to walk on the Runway, you can be fined. Another example: you discharge a weapon within WWUOA community, not only will you be hit with the WV Code and legally charged, but you can also be further punished under the upcoming Rules and Regulations

However, if it is a violation of "Restrictive and Protective Covenants." page 21-26 of Second Amended Declaration, the declaration, itself, declares the required legal remedy, both by WWUOA Board and WWUOA legal counsel.

Legal Liaison: Numerous issues are currently being legally and correctly addressed per the Declaration and the Amended Bylaws of the Windwood Fly In Resort (WWUOA) Canaan Valley, Tucker County, West Virginia." page 1-15. WWUOA increased the late fees to \$ 250, as the filing of liens cost has increased. Confidentiality Statements forms have now been added to the WWUOA policy and WWUOA Secretary is now maintaining a permanent CS file for WWUOA Board and WWUOA Committee members.

Roads: Here is the cliff note version: Twenty plus years ago, the then Declarant, Joe Beam, created a temporary, crossing across the active runway. Mr. Beams original intend was that at some future point, that he would need to build a road around the runway to permanently close the runway to any vehicle traffic, as it was a public safety and liability issue.

Fast forward twenty years: WWUOA was gifted a completed road around the Runway, but the new roadway needed to marry up with a 1999 HARP Road/ also known as Beechcraft Way. Fortunately, WWUOA Board was able to access a strong WV county, WV State and Federal advocacy network. Now, because of the advocacy network, TU HARP Road 904 is now converted to a " State Local Service Road" Please refer to the attached Tucker County Commissioner letter.

WWUOA Board in tandem with Tucker County officials and WV State officials have decided to permanently close the runway access points. Board is drafting the private taxiway owners access point requirements, as those points can not be used as a shortcut to avoid taking the new road around the runway. As one taxiway owner has already experienced vandalism to his blockage on his private and permitted taxiway, permanent video surveillance is now in place. How sad that WWUOA Board must protect the Runway, in this manner, as the name of our community is "Windwood Fly In Resort!"

Respectively,

*Kathryn J. Knight*

WWUOA Vice President

# AIRPORT COMMITTEE ANNUAL REPORT

I/ Larry Knight recently took over from John Hambrick as Airport Manager of Windwood Fly In Resort Unit Homeowners (WWUOA).

For 2020 to 2021 there were 20 registered aircraft from outside of Windwood owners who are cleared to land (signed waiver and verification of insurance) and 8 aircraft of Windwood homeowners.

WWUOA also permits Camp Dawson Military activity on the field as well as EMS/ First Responders to operate, stage and train. Due to increase of aircraft traffic this year, and safety and liability concerns WWUOA will have to enforce airport rules and regulations.

In the past folks were constantly reminded not to use the runway for purposes other than aircraft. Some still choice to walk on the Runway, ride bicycles, walk unleashed dogs etc.

If we have an incident or accident with an aircraft, the person responsible as well as WWUOA are potentially liable, both civilly and criminally. On the topic of a possible criminal offense, FAA now evaluates various situations as a form of Domestic Terrorism/Acts of potential Terrorism. Even though we are a private runway the State Division of Aviation as well as the FAA can become involved and enforce violations. One case involving WWUOA, which occurred in 2021, has been elevated by the FAA, up the FAA chain of Command. Case remains open currently.

As you know WWUOA will be permanently closing off the runway crossing to prevent folks from running the stop sign which we have had many near misses over the years. The latest near miss occurred on the final meeting of District 8, Governor's office and WWUOA Board, a vehicle interfered with an aircraft on takeoff. With the current and projected increase in air traffic and the new road around the runway the board must exercise its fiduciary responsibility to the members. There have been numerous attempts in the past to slow traffic crossing the runway with speed bumps, but they were vandalized and removed.

Homeowners, with approved taxiways, have blocked their taxi ways to stop vehicles entering the runway and using an approved taxi way as a road short cut. Some taxi ways have been recently vandalized. There are cameras to monitor the runway and the individuals involved were identified and reported to the Tucker County Sheriff. We cannot have vandalism and interference of aircraft of any type.

Respectfully,

*Larry W. Knight*

## **POOL AND RECREATION COMMITTEE ANNUAL REPORT**

The pool received some upgrades this year at no cost to the Association as supplies and items were donated. New gravel surround was installed, new pool toys, sails and umbrellas. We now have 4 total picnic tables and the pool chairs have either undergone repair, or have been disposed of if unrepairable. Pool stairs were repaired, as was some of the damaged concrete patches.

Pool building has been completely cleaned out and filing cabinets for old HOA documentation is in this building. Pool is now closed and will be winterized in the next couple of weeks.

Next year we will need to find someone to do appropriate concrete repair on decking and shore up the fencing. I am pleased to announce we had an uneventful pool year and it was enjoyed by several folks.

The Annual Picnic was cancelled due to COVID, we are in hopes we can try for it again next year.

Submitted by

Lydia Hambrick  
Renee Roush

## **BUILDING CONTROL COMMITTEE ANNUAL REPORT**

Carl reported that he and the BCC have gone through a very steep learning curve this year. He thanked Rod Watkins for his prior support on the BCC and thanked Doug Hockom and John Hambrick for filling the BCC vacancies. Tucker County has not adopted a building code. The level of documentation required with an application is proportional to the complexity of the work. For new home construction, we will need a full set of drawings. Our governing documents dictate the requirements for the FLY IN community. The BCC also looks for the community to voluntarily maintain the external appearance of their property to not only maintain the value of their property but also the value of other homes in the community. Most homeowners have corrected deficiencies identified; however, a couple have not, and they have been elevated to the Board to address.

The community is changing with the recent construction of several large residential hangar homes. One could say that these changes make it closer to the original vision of our FLY IN Community. You could think of a hangar home as a typical house with attached garage, but the garage is for a car on steroids. Instead of your car being 7 feet wide, 6 feet tall, and 18 feet long, the aircraft is 30-40 feet wide, 8-14 feet tall, and 26-36 feet long. Thus, a hangar home needs to be much larger than a typical house. This is especially true if you're building a two-car garage. The governing documents require a minimum of 1,000 square feet of living space and preclude a garage or hangar only structure on a lot.

Reminder that applications will expire after six months if no construction has started and a complete package will need to be submitted.

Carl Bowlen



# A Note from Your President...

Hello, Windwood Fly In Resort,

My name is Kathy Knight and I'm your new Windwood Board President. I come with over 19 plus years of volunteer HOA experience and community advocacy at the Local, State and National level. After decades of complaining about things, my conscience convicted me to stop complaining and volunteer, so here I am. Note to anyone who is actively complaining, stop and volunteer!

Here is the 2021 to 2022 all-volunteer Board of WWUOA:

President- Kathryn J. Knight, Vice President- John Dehn, Secretary- Lydia Hambrick, Treasurer- Carl Bowlen and Member at Large- Doug Hockom.

WWUOA is making a lot of big changes. After 20 years the temporary road across the runway will finally close. WWUOA has recently been highly successful in working with County, State and Federal Officials to convert TU HARP Road 904 (Beechcraft Way) and Amelia Dr, to a state/local service road which will allow the State DOT to widen and improve. You will notice that there are WVDOT directional signs already in place and a new culvert donated by John Dehn near the tie down prior to its proposed widening. WWUOA will permanently close the runway crossing with gates and require everyone to go around the runway. This measure will help mitigate our liability insurance and make it safer for our community. We ask you all to help make this temporary access across the runway closing transition a smooth one.

Every time I get ready to write the next paragraph, I'm reminded of when I was a kid on a long road trip with my annoying whiny little brother. My dad would repeatedly state, "don't make me stop this car or you will be sorry." Dad never stopped, until one hot July day and I was sorry.

WWUOA has repeatedly asked folks for decades to stay off the runway unless you are in an aircraft. Unfortunately, we will be making rules and regulations, complete with fines for those who violate the runway area. We can think of the upcoming Rules and Regulations, as a "don't make me stop this car" moment for WWUOA. On the off chance that a WWUOA Board member is seen breaking the Runway rules, unless their being chased by a pack of wolves, they will be asked to remove themselves immediately from the Board. The entire WWUOA Board has agreed to, "lead by example."

Are you wanting to appear on a meeting agenda? Please place your comments in writing and email or mail ahead of a published agenda meeting notice. All written comments will become part of the permanent minutes, for WWUOA. At the meeting in which you appear, your comments will be limited to a 3-minute time slot and must match your prior written and submitted statements. The Board secretary has a terrible job, and we don't need to make it harder.

Please do not call us or stop us at the mailbox, for any WWUOA related reason. We'd love to chat about the weather, your kids or even your dog, but not anything WWUOA. The WWUOA Board is trying to become super professional in our paper trails. Our brains can only hold so much data and conversations before they turn to mush. I look forward to a significant increase in volunteers and thank you in advance for your understanding and cooperation.

*Kathy*

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**Doug Hockom, At Large**

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**REMINDERS...**

- Please do not walk on the runway.
- Please submit paperwork to the BCC for changes to your exterior
- Pilots – Turn on the flashing lights and runway lights for takeoff and landings.
- The speed limit in our community is 15 MPH.
- Tuesday is Trash Day for Sunrise Sanitation

