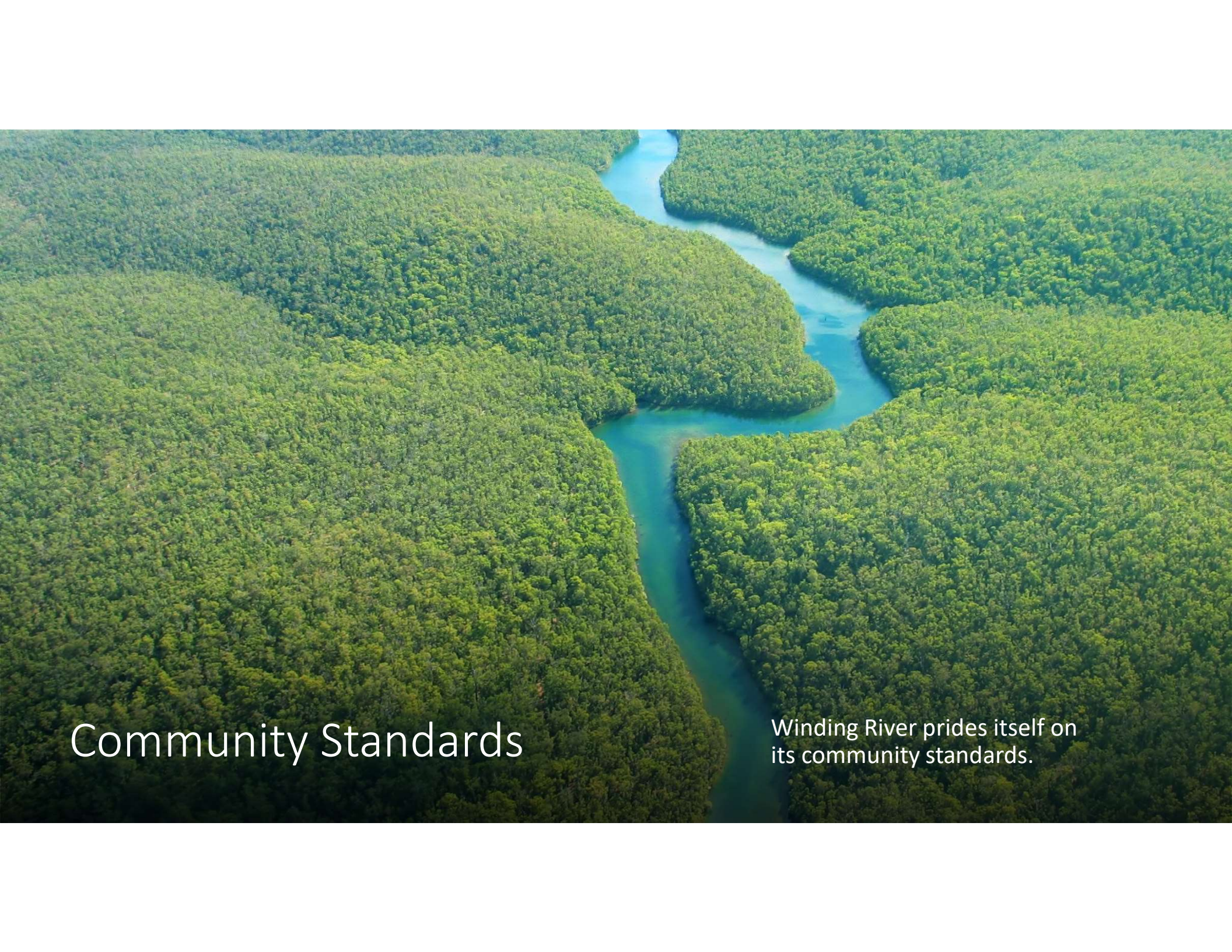




Strategic Plan

Vision 2028

Approved by the Board of Directors 9.2023

An aerial photograph showing a river with a light blue-green hue winding through a vast, dense forest of green trees. The river has several sharp turns and bends, creating a complex path through the landscape. The forest appears thick and continuous on all sides of the river.

Community Standards

Winding River prides itself on its community standards.



Community Standards

Architecture

- Encourage development of the undeveloped lots contiguous to Clear Water Place to be consistent with the original intended plans of additional multi-family structures.
 - Financial: 7 HOA fees (\$13,000) currently as undeveloped; potentially gain of 35-63 HOA fees (\$65,000-117,000) if developed.
 - Socioeconomic: Provides more opportunity for downsizing within the community for aging residents, particularly if built ADA compliant.
 - General Appearance: Ensure that the defunct pool, bathhouse/mailboxes, and parking lot are brought up to community standards.



Community Standards

Landscape

- Modernize standards with consideration given to sustainability, conservation, and use of natural materials to preserve and protect the quality of the Winding River environment.
 - Revise acceptable landscape materials to include natural stone as a more durable sustainable and firesafe alternative to wood/pine needle ground covering.
 - Investigate alternative natural products for community areas that are currently replenished with pine needles biannually and consider cost savings benefits.
 - Encourage the use of rain collection systems to promote conservation of water.



Community Standards

- Fiscal Management
 - Continue to exercise prudent spending to maintain affordability while preserving Winding River's value and attraction to current and future residents.
 - Encourage investment in long term solutions versus short term patches to aging systems.
 - Identify opportunities to reduce costs by adjusting timelines of capital improvements, annual maintenance projects, etc. that provide for competitive bid processes for larger scale work.



Community Standards

Accessibility

- Prioritize projects that enhance accessibility to amenities within the community.
 - This includes, but is not limited to, projects such as automatic door openers and a beach mat at Holden Beach.



Sense of Community

Residents of Winding River have a strong sense of community.



Sense of Community

Communications

- Ensure that all residents have access to and are informed of activities and information disseminated by the community (e.g., Board, committees, interest groups, property management).
 - Invest in a message board system at the POC to promote WR events and activities, and keep the community generally more informed.
 - Annually review and update the owner database to correct email addresses to ensure members are receiving important information.
 - Appoint a task force to evaluate the current website and provide feedback on functionality and access to information.
 - Identify channels of communications, their specific purpose, and establish standard distribution schedules.

Weekly Activities & Information

River Note Weekly

- Released Every Monday Morning

POC, Beach, River House Schedules of Meetings & Events

Information about Upcoming Events

News from Committees and Interest Groups

Emergency Communications

River Note – RED Notice

- Released as Needed

Temporary Closings of Facilities (e.g., pool repair, building repairs)

Temporary Road Closures

Storm Warnings/Updates (e.g., tropical storms, hurricanes)

Board & CAMS communications

Town Crier

- Released First Day of Each Month

Board Meeting Notices
Annual Meeting Notices & Reminders

Communications from the Board

Communications from CAMS

Sense of Community

Diversity: Activities/interest groups

- Annually review participation and resident satisfaction with interest groups and activities offered by committees to ensure the needs and expectations of the community are met.
 - Survey members annually on wants and needs to help develop the year's social calendar.
 - Develop a standardized information center that provides basic information and activities for each interest group that could be modified and updated by the groups to include upcoming schedules, activities, and new information.



Sense of Community

Governance

- Ensure the implementation of standardized and transparent policies that address the use of amenities for the purpose of fundraising.
- Evaluate and update Board Committee Charters to reflect the current and anticipated needs of Winding River.
- Increase the size of the Board of Directors to the maximum number currently allowed (7).
- Introduce bylaw amendments to either increase Board terms or establish term limits that would provide for consecutive terms of service.



Sense of Community

Volunteerism

- Develop a system for recognizing residents for volunteer service within the community in order encourage continued involvement.

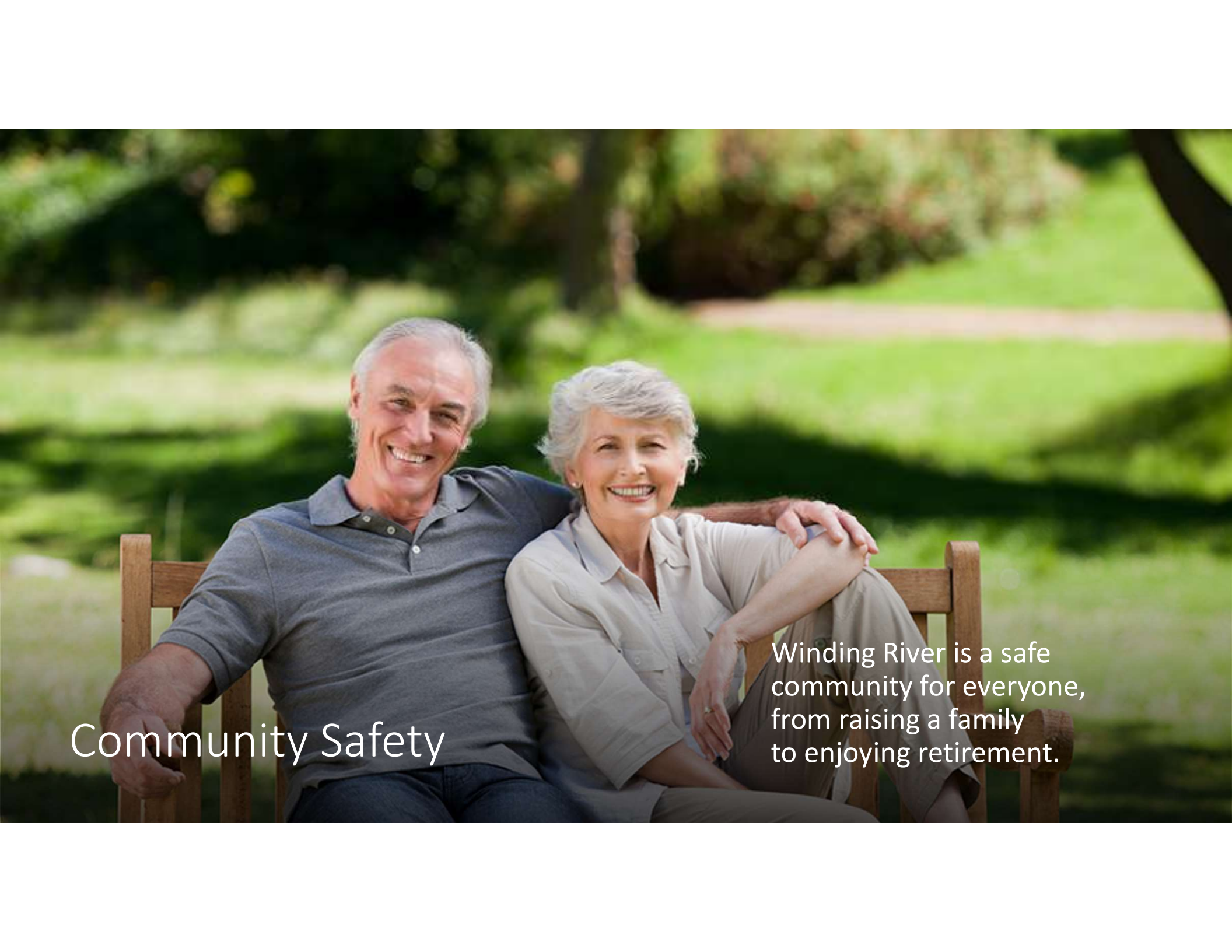


Sense of Community

Neighborhoods

- Establish a system for neighborhoods to participate in developing proposals for improvements within the community.
- Explore adding fitness stations to walking paths throughout the community to encourage health and active lifestyles and as outdoor alternative to exercising in the fitness center.



A photograph of an elderly couple sitting on a wooden bench in a park. The man, on the left, has grey hair and is wearing a grey polo shirt. The woman, on the right, has short grey hair and is wearing a light-colored button-down shirt. They are both smiling and looking towards the camera. The background is a lush green park with trees and a path.

Community Safety

Winding River is a safe
community for everyone,
from raising a family
to enjoying retirement.



Community Safety

Roads & Traffic

- Improve current systems to effectively respond to the growth in population and traffic in Winding River and the surrounding area.
- Educate residents on the use of low-speed vehicles (LSV) within the Winding River community and investigate the provision of designated LSV parking at WR amenities.



Community Safety

Pedestrian Safety

- Develop and implement a plan to connect walking paths and sidewalks throughout Winding River to connect all areas and neighborhoods within the land side of Winding River.



Community Safety

Security

- Investigate gate entry systems utilizing RFID that would use car tags that could control gates with flexibility to limit access as needed.
- Reactivate key card system for the tennis/pickleball courts.
- Expand camera security system to monitor common area parking lots (e.g., POC, marina, beach club).



Community Safety

Public Safety

- Enhance public safety using signage to warn of natural dangers within the community (e.g., alligators, private property notices at ponds and natural areas).



Community Safety

Fire Safety

- Develop and implement a Firewise plan for deadwood in Winding River common areas.



Community Safety

Public Health

- Provide public education opportunities on topics that include but are not limited to first aid/CPR, aging in place, fall prevention, estate planning, elder care, memory care.

Community Amenities

Winding River offers some of
the finest amenities in Brunswick
County.





Property Owners Complex

- Maximize usage of the facilities
 - Add lighting to the pool deck (\$14,000)
 - Investigate heating/cooling system for pool
 - Replace carpeted floors with woods floor in the clubhouse to increase multi-use capacity and realize cost savings over investment lifespan.



Beach Club

- Maximize access to Winding River's most highly valued amenity.
 - Create a task force to investigate to identify ways to increasing parking for property owners.



River House & Marina

- Maximize use of the facilities.
- Survey members for ideas of how to utilize space to the benefit of property owners.



Walking Trails

- Further enhance the nature trail.
- Develop a comprehensive plan and annual budget to expand and maintain the new amenity.

Corral

- Increase the number of property owners able to utilize this amenity.
 - Create a task force to investigate opportunities to expand and optimize use.



Connected Organizations

- Collaborate with Clear Water Place to acquire control of property that includes pool and mailboxes in order to create an additional pool amenity for residents. Consider rules that designate this pool for adults only.
- Strengthen and enhance Winding River's collaboration with Carolina National, as both mutually benefit from their symbiotic relationship.
 - Partner to promote CN activities and events to encourage resident participation.
 - Investigate food/beverage openings poolside.
 - Participate in conversations with CN regarding membership plans, future plans, and growth.



Community Standards	Sense of Community	Safe Community	Community Amenities
Winding River prides itself on its community standards.	Residents of Winding River have a strong sense of community.	Winding River is a safe community for everyone, from raising a family to enjoying retirement.	Winding River offers some of the finest amenities in Brunswick County.
Architecture	Communications	Roads	Property Owners Complex
Encourage development of the undeveloped lots contiguous to Clear Water Place to be consistent with the original intended plans of additional multi-family structures.	Ensure that all residents have access to and are informed of activities and information disseminated by the community (e.g., Board, committees, interest groups, property management).	Improve current systems to effectively respond to the growth in population and traffic in Winding River and the surrounding area. Educate residents on the use of low-speed vehicles (LSV) within the Winding River community and investigate the provision of designated LSV parking at WR amenities.	Maximize usage of the facilities by adding pool lighting, investigating heating/cooling pool, and replacing building flooring with multi use product.
Landscape	Diversity	Pedestrian Safety	Beach House
Modernize standards with consideration given to sustainability, conservation, and use of natural materials to preserve and protect the quality of the Winding River environment.	Annually review participation and resident satisfaction with interest groups and activities offered by committees to ensure the needs and expectations of the community are met.	Develop and implement a plan to connect walking paths and sidewalks throughout Winding River to connect all areas and neighborhoods within the land side of Winding River.	Maximize access to Winding River's most highly valued amenity by creating a task force to identify ways to increase parking for property owners.
Accessibility	Governance	Security	River House & Marina
Prioritize projects that enhance accessibility to amenities within the community.	Ensure the implementation of standardized and transparent policies that address the use of amenities for the purpose of fundraising. Evaluate and update Board Committee Charters to reflect the current and anticipated needs of Winding River. Increase the size of the Board of Directors to the maximum number	Investigate gate entry systems utilizing RFID that would use car tags that could control gates with flexibility to limit access as needed. Reactivate key card system for the tennis/pickleball courts. Expand camera security system to monitor common area parking lots (e.g., POC, marina, beach club).	Maximize use of the facilities by surveying members for ideas of how to utilize space to the benefit of property owners.