

Windchase Bay

Condominium Association



Winter 2025/2026 NEWSLETTER



2026 COA FEES

Dues will stay at \$400 for the new year. You may continue sending checks in the mail, using automatic payments through ZEGO, or you can use the new system PAYA which will be up and running in the new year! (Please see the attached flyer with information on PAYA.)

GARBAGE / DUMPSTERS

- *Secure your bagged trash
- *Break down all boxes
- *Keep dumpster doors always closed
- *NEVER place any large items inside or outside of the dumpster.

UPCOMING PROJECTS:

HARD FREEZE WARNINGS

All the buildings hose bibs will be covered for freezing protection once it starts getting colder.

If you use an outdoor hose spigot for any purpose, please make sure to remove the hose connection after use and replace the hose bib cover.

If you happen to come across any busted pipes, broken sprinkler heads, or any kind of water leaks inside or out please let our maintenance coordinator know by submitting it at www.epmfl.net/maintenance or call us if it is an emergency 850-484-2611.



PARKING

Each unit has two (2) reserved parking spaces. Visitor parking is provided in front of the pool, along the north side of the complex. Long-term parking is allowed on

Hyde Park Road with proper tag and insurance as within city guidelines. No parking of any vehicle on the yellow lines at any time. These areas are reserved for emergency vehicles. If you park in a reserved parking place not belonging to your unit, the vehicles are subject for towing. Illegally parked vehicles will be towed at the owner's expense. The towing number is 932-2020.

PET REMINDER

All pets should be leashed and picked up after!

EMERGENCY CONTACT INFO:



Windchase Bay is managed by Etheridge Property Management. Contact Cheryl Kelley at ckelley@epmfl.net or call 850-484-2611 for pool gate code or property concerns. Work orders may be submitted online at www.epmfl.net/maintenance



This future-proof technology allows businesses to accept cutting-edge payment options, optimize new revenue streams, and get the most out of your payment processing on one platform. Paya is integrated with our accounting software Sage50, where owners can see your billing and payment history as well.

We are happy to announce that PAYA payment processing is now on-board starting January 1st, 2026 at Etheridge Property Management

We can now process your payments when you receive your invoice through email, you will have the option to click on a link in your invoice and make a payment right away. Payments will also be available over the phone. The fees for this service are reasonably less than the current ZEGO platform.

Your Payment Options on PAYA are:

Visa, Master Card, Discover, Amex – Checking Account.

We still accept payments through ZEGO

We still accept payments by check. (Please make payable to your HOA)

We still accept Bill-Pay payments through your Bank Institution.

What YOU need to do if you want to use Paya?

Please make sure you have a good email on file with us! That is, it!

(NOTE: WE DO NOT SEND JUNK MAIL – ONLY YOUR OWNER STATEMENTS)

Thank You

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