

DECEMBER 2025

The Ranch Life



UPCOMING EVENTS

- DEC 6** - Icemen Hockey Game
- DEC 9** - WR Holiday Trolley Tour
- DEC 12** - Golf Cart Holiday Parade and Photos with Santa
- DEC 31** - NYE - "BaDa Bing Bash"



HUGE THANK YOU TO EVERYONE WHO HAS BEEN READING ALONG FOR THE PAST 4 YEARS! THIS IS MY LAST ONE, SO YOU'RE OFFICIALLY FREE FROM MY 'FRIENDLY REMINDERS' & CONSTANT UPDATES! 😊

COMMUNITY CAM

Just a friendly reminder, before posting any issues on Facebook, please contact Alicia Edlebeck, our Community CAM first. This will ensure your issue is addressed and rectified.

alicia.edlebeck@tpam.biz

If you are not receiving TPAM email blasts and updates from the HOA, you should sign up ASAP.

Email: customerservice@tpam.biz



WINDWARD RANCH
Our little slice of paradise

The Windward Ranch website will stay up to date with events!
WindwardRanch.com

December

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 1	2	3	4	5	6  FOOD TRUCK 5-8 ICEMEN GAME	
7	8	9  TROLLEY TOUR 7PM	10 NYE TICKETS ON SALE	11	12 HOLIDAY GOLF CART PARADE & PHOTOS WITH SANTA FOOD TRUCK 5-8	13
14	15 LAST DAY TO GET YOUR LETTERS TO SANTA IN!	16	17	18	19 FOOD TRUCK 5-8	20
21	22	23	24 	25 	26 NO FOOD TRUCK	27
28	29	30	31 			

OFFICE HOURS

Tuesday - 10:00am - 2:00pm
Thursday - 10:00am - 2:00pm
Friday - 10:00am - 2:00pm

CAFE HOURS

Friday - 5:00pm - 9:00pm
Kitchen will close at 3pm
Saturday - 11:30am - 4:00pm
Sunday - 11:30am - 4:00pm

Kitchen closes 1 hour before close.
*** Hours are subject to change ***



Dec 5

Yum Yum come get ya sum

Dec 12

Hibashi party

Dec 19

Viva Mi Familia
Lasa Philippines

WINDWARD RANCH ANNUAL

CHRISTMAS

Parade & Party

JOIN US FOR A NIGHT FULL OF JOY,
LAUGHTER, AND FESTIVE FUN.



DEC 12TH

06:30 PM

GOLF CART PARADE - BEGINNING AT 6:30PM

PHOTOS WITH SANTA - 8-9PM

UGLY SWEATER CONTEST

DESSERT POTLUCK

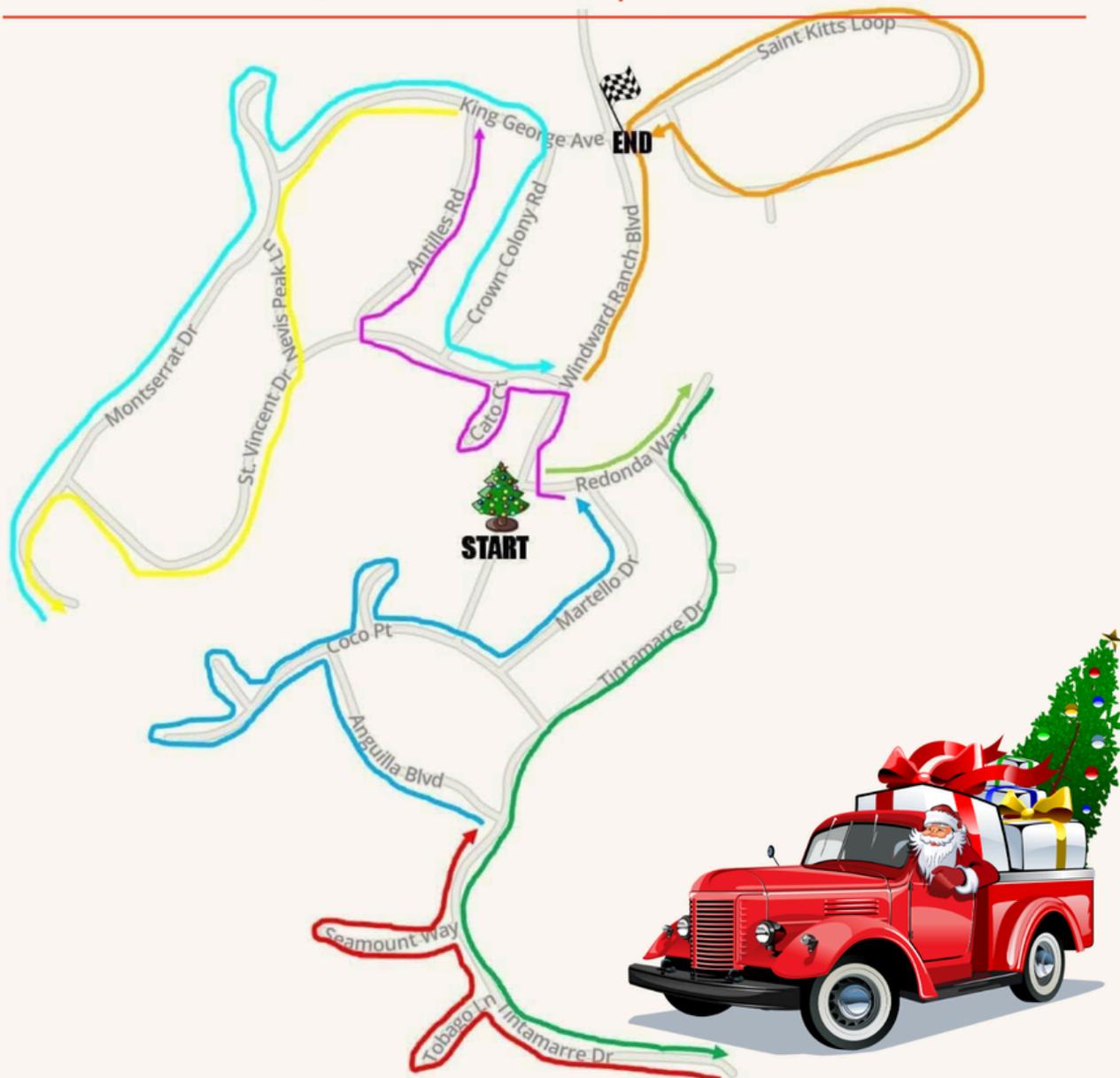
(BRING YOUR FAVORITE HOLIDAY TREAT)

CHRISTMAS *Parade Map*

Please line up on Windward Ranch Blvd at 6:20pm as the parade will start at 6:30 sharp! Our holiday parade will be cruising through the Ranch at a merry 2-3 mph, so if you're waiting in your driveway to wave and cheer, thank you for your patience — we're coming your way! We'll kick things off on the Blvd, make our way through the back of the neighborhood first, and then head toward the front. The whole parade will last about one magical hour.

We'll wrap up on Saint Kitts before rolling back to the Amenity Center, where Santa will be waiting for photos and holiday cheer!

🎁🌟 Can't wait to see everyone out there!





BRING YOUR LETTER TO

Santa Claus

PLEASE BRING ALL LETTERS TO THE CAFE FROM NOW
UNTIL DEC 15TH! MAILBOX WILL BE NEAR THE TREES!

THEY WILL GET A RESPONSE IN TIME FOR CHRISTMAS!

PLEASE INCLUDE NAME AND A RETURN ADDRESS
ON THE ENVELOPE AS ALL REPLIES WILL
BE DROPPED OFF AT YOUR FRONT DOOR

"Believe in the magic of the season."





You're Invited to

"BADA BING BASH"

Fuhgeddaboutit! – we're throwin' a party
Tony Soprano would be proud of.



WE'RE TALKIN' FOOD, BOOZE, AND BAD
JERSEY ACCENTS ALL NIGHT LONG.

NO DRAMA, NO SNITCHES!
JUST NEIGHBORS, NOISE, AND TOO MUCH
CHAMPAGNE.

RING IN THE NEW YEAR WITH MUSIC, DANCING, AND ENDLESS FUN!

WHEN: DECEMBER 31

TIME: 7PM

WHERE: WINDWARD RANCH CAFE

PRICE: \$20 PP - THIS IS A 21+ EVENT

**DRESS: MOB BOSS, MOB
WIFE, TRACKSUITS. OR
ANYTHING IN BETWEEN!**

TICKETS ON SALE DECEMBER 10
TICKETS ARE LIMITED & FCFS!



IMPORTANT CONTACTS



ARC - ARCHITECTURAL REVIEW COMMITTEE

Contact for ANY Changes you would like to make to the exterior of your home - EMAIL: ARB@Tpam.Biz

CAM - COMMUNITY ASSOCIATION MANAGER

Blaine Anderson - Blaine.Anderson@tpam.biz
TPAM customer service - customerservice@tpam.biz

ENVERA

Gate Questions/Envera App Issues/Envera Account Issues
Call: 1 (877) 936-8372 Website: MyEnvera.com

GATE ACCESS

Car Decals / Amenity Center Gate Passes
Email: Blaine.Anderson@tpam.biz

AMENITY CARDS - REPLACEMENTS AND ISSUES

Email: Blaine.Anderson@tpam.biz

ACTIVITIES

Email: WindwardActivites@Gmail.com

CAFÉ / OFFICE PHONE

Call: 904-295-3747



AMENITY CENTER RENTAL

Rental requests will need to be submitted for bod approval

Minimum 2 weeks notice must be given (no more than 6mo in advance)

The Board has motioned and APPROVED the following party rules for the Café Area/Rental

Rental Fee - \$150 security deposit + \$150 fee for 3 hours (\$50 for additional hour)

There will be an enforced 20 person limit for all parties.

- The rental is for the arbor patio on the southside of the cafe
- The use of the pool, pool deck, pool cabanas, pickle ball courts, minigolf, basketball, playground, fitness center, is not permitted.
- Please ensure your guests know that there is additional parking on Anguilla BLVD. There is no street parking for events. We do not want your guests getting towed if parked illegally.

Please see Blaine or Pip at the office to reserve - please ensure you read all details of the rental agreement for more details.

