

# WIND MEADOWS CORPORATION ANNUAL REPORT YEAR 2021

The Wind Meadows Corporation (WMC) was created in 1975 as a non-profit Homeowners Association to own and maintain the Open Spaces in the Wind Meadows (WM) area; to own, maintain and operate the Leisure Center and its facilities; to exert architectural control over all buildings, sites, and land within WM; and to establish and administer the budgetary, financial, and operational procedures and functions required to carry out and pay for services rendered to residents. The WMC is divided into financially separate Parcel Service Areas (PSA) for representation on the Board of Directors and for delivery of specified services. All WM residents share in the rights, privileges, and obligations of ownership in a community intentionally structured to build and sustain excellence in environment, economic stability, and aesthetic values.

It is the ongoing goal of the WMC Board to ensure that all residents continue to experience a superior living environment.

## **2021 Board of Directors**

PSA I Debie Truckey-Vice President  
PSA I Maneeka Decker (resigned mid-term)  
PSA I Gerry Lipor (appointed 5/18/21)  
PSA II Jim Kroll (resigned mid-term)  
PSA II Claudia Simonson (appointed 6/1/2021)  
PSA III Joe Maurer (resigned mid-term)  
PSA III Mike Palazzola (appointed 9/27/21)  
PSA IV Linda Johnson-President  
PSA IV Memo Fachino  
PSA IV Julia Oas-Secretary  
PSA V Dan Crispin  
PSA VI Cary Anastasio-Treasurer  
PSA VII Katie White  
PSA VIII Bob Randleman

## **PSA Projects completed in 2021 include:**

PSA I: completion of the shake siding replacement project, crawling insect treatment program, & tree removals.  
PSA II: completion of deferred building maintenance & the repair to condos with water issues.  
PSA III: completion of building maintenance & the addition of several common area tree plantings.  
PSA IV: completion of restoration to the Greenwood/Sandalwood common area, restoration to several areas along Lake Meadow Drive, & landscaping upgrades to the Cherrywood Court Island.  
PSA V: completion of building maintenance and a plan put in place for exterior painting in 2022.  
PSA VI: completion of deferred building maintenance & phase one of a building painting project.  
PSA VII: completion of a landscaping upgrade to the Ironwood Court Island.  
PSA VIII: completion of the aluminum wrap project to all top privacy wall boards and landscape restoration to common area after storm tree damage removal.

## **Association Projects and Events in 2021:**

In January of this year a property transfer fee was approved by the Board of Directors. Each time a property is sold in Wind Meadows a \$400.00 transfer fee will be collected from the buyer by the title company during the closing of the sale. This fee shall be deposited by WMC into the Leisure Center/Common Area Capital Reserve Account. This is common practice throughout the US when common amenities are a part of an Association and are immediately available to a new homeowner. In 2021, \$6,400.00 was deposited.

The Post Light Conversion Project was completed at the end of August. Beginning in October 2021 invoicing from We Energies was reflecting an approximate 25% decrease in monthly cost in some areas. A more accurate cost savings throughout Wind Meadows will be recognized at the end of 2022 when 2021 and 2022 month to month invoicing can be cross referenced.

Landscaping improvements were made around the LC/Tennis Court area. A picnic area was created where railroad ties and age-old shrubs were removed and replaced with updated plantings, two benches were reinstalled in new locations and a stand-alone "free library" was installed. Dead Ash trees and Pine trees were removed from the green space and around the perimeter of the Leisure Center. Stumps were ground down and Milt Habeck donated his time and charged a minimal cost to the Association for supplies to add topsoil and grass seed and water to restore these areas. The parking lot was crack filled, and seal coated this year.

The 3<sup>rd</sup> Annual WM Paddle and Picnic was held in August. This event allows the community to get together for a potluck style lunch and try out their kayaking skills in Lake Meadow. The Leisure Center Committee requested and received Board approval for this event to be held annually each year in August.

The 3<sup>rd</sup> Annual WM Picnic was held in September with food catered by Brossmans' Meats and outdoor activities provided by the Association. A bouncy house and yard games were part of the fun due to the pool closing unexpectedly just prior to the scheduled date of the picnic. The Board of Directors holds this event each year. Linda Johnson coordinated the event this year with help from Gerry Lipor during the activities.

## **Leisure Center:**

The 2021 pool usage had 6972 recorded visits, which includes the adult aquacise class. WMC members and their guests enjoyed 32 scheduled parties at the Leisure Center Clubhouse. The onsite office closed in March 2020 due to COVID-19 restrictions and risks to staff and members. In 2021, the onsite office remained closed as the need to operate from the onsite location throughout the year became unnecessary. Our project manager, Carrie Amos, works from the management company office at 6939 Mariner Drive, Racine, WI 53406 and can be reached by phone at 262-639-8974 or email at wmc@w-p-inc.com.

Donations by Wind Meadows members were made throughout the year. Marilyn Rothschild donated to the Hess Tree Fund. Joe Maurer donated several trees to the common area in and around PSA III. Milt Habeck donated several trees and planted the trees in and around the common area in PSA VI and the Leisure Center. The Folkert Family purchased and donated a bench for tennis court usage. The Crispin Family, Brouillard Family, and the Allen Family donated money to purchase additional tennis court benches. The Maurer Family purchased and donated a storage box for chair cushion and a member that prefers to stay anonymous donated a newer patio table, chairs, and umbrella set for the Leisure Centers' upper deck.

## **Committees:**

**Architectural Review Committee (ARC):** The Architectural Review Committee (ARC) was selected in March 2021 (2-year term); Carol Riekema (PSA I), Kathy Gueldenzopf (PSA II), Pat Smith (PSA III), Kristina Nairn (PSA IV), Cary Anastasio (PSA VI), Evan Thompson (PSA VII) and Anne Stoltenberg (PSA VII) approved seventy-three (73) change applications for exterior changes to homes and/or landscaping in 2021. This shows that our homeowners are updating their yards and homes to keep Wind Meadows an exceptional community. ARC Chairperson, Anne Stoltenberg, along with the ARC members, follow the WMC Guidelines, Rules and Regulations to process homeowner ARC requests and ensure fair and equitable treatment. The ARC serves an important control function that provides protection of WMC property values. It is not an easy task and requires considerable time by our ARC volunteers. The ARC recommended and presented a Skylight/Solar tube Policy for the WMC. The Board approved this new policy in May.

**Elections Committee:** The Elections Committee was selected in November 2021 (1-year term); Carol Riekema, Brenda Trumbauer, Anne Stoltenberg, Angie Burwell, and Mare Wheeler. The Elections Committee shall have the responsibility to determine the eligibility of candidates for office and the eligibility of voters to vote; to supervise elections; and to authenticate the results thereof, all in accordance with the Bylaws. Members of the Elections Committee shall serve for a one-year term or until their successors are appointed.

**Leisure Center Committee (LCC):** The Leisure Center Committee (LCC) was selected in March 2021 (2-year term); Don Allen (PSA 1-2023), Mary Chovan (PSA II-2022), Chairperson, Kate Maurer (PSA III resigned 9/21), Sue Pruitt (PSA III-appointed 11/21-2023), Lynn Edmunds (PSA IV-2022), Margaret Fliss (PSA V-2023), Sally Madden (PSA VI-2023), Chairperson, Cheryl Brouillard (PSA VII-2023), Linda Schubring (VIII-2022).

The responsibility of the LCC is to recommend the Board on the rules and regulations for the Leisure Center (LC); to advise on the operation and maintenance of the LC, to recommend improvements and programs for the LC and to perform such other duties as may be assigned by the Board.

In 2021, the LCC created a “Social/Club” Usage contract for the Leisure Center clubhouse, which was approved by the Board. The committee requested/recommended the purchase of a freezer for ice cream sales during the pool season, sunshades to be added to the cabana area of the pool, and for a bike rack to be added to the green space area by the pool, all recommendations were approved by the Board. The committee also requested a “free community library” to be created and installed at the Leisure Center. Director and Treasurer Cary Anastasio donated his time and the materials to craft the free community library. R & R Masonry donated a post, attached the post, painted the library box, and installed it as a gift to WMC. The LCC committee spent time considering tennis court resurfacing quotes and discussed at length the addition of pickle ball courts and presented several recommendations to the Board for consideration. The LCC committee also held the second annual Halloween Decorating Contest in October, decorated the Leisure Center clubhouse for the winter holidays, and held the second annual Holiday Decorating Contest this December.

## **Other Committees**

The Board shall appoint such other committees it deems appropriate to performing its duties and responsibilities.

**Bylaws Committee:** The Bylaws Committee, members, Bob Randleman, Claudia Simonson, and Julia Oas completed all revisions to the WMC bylaws. The revised and updated Bylaws were shared with all WM owners in April 2021.

**Insurance Committee:** The Insurance Committee was selected by the Board for a one-year term, members, Jim Kroll and Bob Randleman were selected to review master insurance policy bids when necessary.

**Ad-Hoc Grounds Committee:** The Grounds Committee was established in 2020 due to the continued unreliable grounds maintenance services that were being provided to WMC by Reliable Property Services. Members Linda Johnson, Joe Maurer, Carol Riekema and Angie Burwell reviewed proposals that were obtained by our property manager and each company met and shared presentations with the committee. The committee made a recommendation to the Board and presentations were scheduled with the Board of Directors. In December 2021, the Board presented an amendment to the current contract with Reliable Property Services, which was accepted by Reliable Property Services, with an agreement that their services will end in Wind Meadows on March 31, 2022 and/or after the last snow event. **The Board of Directors welcomes Brightview, the new ground maintenance and snow service company, beginning in April 2022.**

**Guidelines, Rules and Regulations:** The WMC Guidelines, Rules and Regulation Committee was selected by the Board; Jim Kroll, Debie Truckey, and Margaret Fliss. The revised and updated Guidelines, Rules and Regulations were completed and shared with all WM owners in May 2021.

**Other Information:**

The Annual Picnic was held on September 11, 2021 at the Clubhouse. Thank you to all that attended and thank you to all those that helped organize and clean up after the event. Your help was appreciated.

The Annual Halloween Decorating Contest was held in October 2021. The winners were the Rupnow Family, the Fachino/Mier Family, the Kelble/Brees Family, the Key Family, and the Comande Family.

The Annual Holiday Decorating Contest was held in December 2021. The winners were the Fachino/Meir Family, the Spaulding Family, and the Comande Family.

Beginning in April 2021 a new contractor will be on site for grounds and snow maintenance throughout Wind Meadows. The new service provider, Brightview, promises to deliver the highest level of quality and communication and their dedication to be responsive and a committed partner.

To receive our community monthly newsletter via e-mail or if your email address has changed, please contact the office at [wmc@w-p-inc.com](mailto:wmc@w-p-inc.com) or call (262) 639-8974 with your contact information. You will receive the newsletter via e-mail monthly. Your address will not be shared. If you do not have an email on file, the newsletter will be mailed to you per the decision made by the Board in February 2020. You will also find copies of the most current newsletter in the newsletter box outside of the Leisure Center at 101 Bayfield Drive. You can also find important information on our website at [windmeadows.org](http://windmeadows.org). More information for the area can be found on the Village of Wind Point website at [windpoint.org](http://windpoint.org).

Linda Johnson, President  
Wind Meadows Corporation