

**WELCOME TO WIND MEADOWS
WASHINGTON PROPERTIES, INC.**

We are pleased to have been selected to perform the professional management functions for the homeowners of Wind Meadows. Washington Properties, Inc. contracts through the Wind Meadows Corporation (WMC) to provide property management services for the residents of Wind Meadows.

As you are aware, the concept of Wind Meadows is unique and is designed to provide a superior environment for its residents through the cooperative effort of a Homeowners Association.

Garbage and Recycling

The Village of Wind Point contracts garbage and recycling pickup through "John's Disposal Services, Inc." at (262) 473-4700. Garbage pickup is scheduled for all of Wind Meadows every Monday and recycling every other Monday after 7:00 a.m. The disposal company requests each home to place their contained garbage and recycling, in the provided "John's" container if applicable. Then Monday morning place the container(s) at the end of your driveway.

Landscaping and Snow Removal

The WMC contracts Reliable Property Services to do the landscaping maintenance and snow removal for Patio, Manor, Garden, Village and Prairie Meadow Homes and common areas. Past experiences with this company have shown them to be responsive to problems and to perform high quality work.

If you have a landscaping or snow removal question or concern, please do not contact the Reliable Property Services or their employees directly; contact the WMC Project Manager who will investigate to determine if your concern or suggestion can be accommodated within the terms of the contract.

Reserves

For your information, we have established three bank accounts for controlling and accounting covering your funds:

- I. Wind Meadows Operating Account
This is a checking account through which all Operating Expenses are passed and accounted for.
- II. Wind Meadows Contingency Reserve Account
Monies placed in these accounts are invested in high yield saving accounts and are used for short-term maintenance or repair costs.
- III. Wind Meadows Capital Reserve Account
Monies placed in these accounts are invested in high yield saving accounts or CDs and are used for long-term Capital Improvements such as roofs and street repairs in Parcel Service Areas (PSA) I, II, III, V, VI, VIII and Leisure Center.

The Wind Meadows Board of Directors and the PSA Directors receive monthly accounting reports from us on the custody and use of all funds received from Wind Meadows Assessments.