



WIND meadows CORP.

101 BAYFIELD DRIVE RACINE, WISCONSIN 53402 639-8974

November 29, 2017

Dear Wind Meadows Homeowners,

Your Board of Directors prepared and approved the Year 2018 Budget and Monthly Assessments for each PSA area. Leisure Center, Administrative and Insurance costs are up 3%. Please note below, the Monthly Assessment for your PSA.

The Directors, along with our WMC Manager have tried to balance fiscal responsibility and realism. We remain personally involved in the details that support the Budget and take into account each PSA's potential maintenance work and long range plans. The 2018 budget reflects increased costs for tree removal due to emerald ash borer infestation and routine maintenance expenses. We have also taken a more realistic approach to the capital reserves.

As a mature housing development, Wind Meadows Corporation (WMC) structures require continued investments to maintain their marketability. The unique features of our Leisure Center (pool, tennis courts and grounds) remain highly important features in the WMC culture.

The effective date of the new Monthly Assessments will be January 1, 2018. If you presently have automatic bank transfer, all changes are taken care of by WMC. While we strongly encourage automatic transfer, any WMC Homeowners who do not have automatic bank transfer will be mailed a 2018 coupon book on or about December 15, 2017. Monthly Assessment payments should be mailed to Wind Meadows Corporation, c/o Washington Properties, P.O. Box 61745, Phoenix, AZ 85082-1745. **Should you sell your home, do not pass on your coupon book.** The WMC bank, Mutual of Omaha, offers on line payments by going to www.w-p-inc.com. The monthly payments are due on the first of the month and have a ten-day grace period. Late payments will continue to be assessed at \$10 per month for each late payment.

		<u>2017</u>	<u>2018</u>
PSA I	- PATIO HOMES..... (Lakefield, Woodfield and W. Campus Courts)	\$230.00	\$245.00
PSA II	- PATIO HOMES (Parkwood and Stonewood Courts)	\$230.00	\$235.00
PSA III	- MANOR HOMES (Lakewood Drive and E. Campus Court)	\$280.00	\$320.00
PSA IV	- SINGLE FAMILY HOMES..... (Shorewood, Pinewood, Greenwood, Birchwood, Sandalwood, Redwood, Beechwood, Cedarwood, Maplewood and Cherrywood Courts)	\$95.00	\$105.00
PSA V	- GARDEN HOMES..... (Deepwood Court)	\$54.00	\$56.00
PSA VI	- VILLAGE HOMES..... (E. Parkfield Court)	\$190.00	\$190.00
PSA VII	- SINGLE FAMILY HOMES..... (Lake Meadow Drive, Applewood, Sprucewood and Ironwood Courts)	\$91.00	\$96.00
PSA VIII	- PRAIRIE MEADOW HOMES..... (W. Parkfield Court)	\$215.00	\$235.00

The ANNUAL MEETING OF THE WIND MEADOWS CORPORATION will be held on Tuesday, January 23, 2018 in the upper level of the Wind Meadows Leisure Center at 7:00 p.m. Please plan to attend. Thank you and have a safe and happy Holiday Season!


Bob Randleman, WMC President

(See your budget on the reverse side)