



Wind Meadows Corporation, 6939 Mariner Drive, Racine, WI 53406

November 2023

Dear Wind Meadows Homeowners,

The Wind Meadows Corporation (WMC) Board of Directors has approved the 2024 Operating Budget and monthly assessments for each Parcel Service Area (PSA). This notice is being sent upon this approval and will be sent again in December as a reminder.

The Board of Directors along with our management company, Washington Properties, Inc. (WPI) did their best to consider all usual and customary increases. The 2024 budget for the Leisure Center/Common Area reflects costs for the general grounds maintenance and building maintenance throughout the Wind Meadows community. This includes the Leisure Center amenities. The Board has increased the capital reserve transfer to be in line with the 2023 reserve study recommendations, a significant increase has become necessary to meet the needs of a maturing association. WMC structures require continued investments to maintain their appeal. The unique features of our Leisure Center; clubhouse, pool, tennis courts, & surrounding grounds, and Lake Meadow remain highly important features in the WMC culture.

If you presently have automatic withdrawal (ACH) you will NOT receive a coupon book and you do NOT need to do anything. Your payment will automatically adjust in January to the new amount and will be deducted between the 5th and the 8th of each month.

If you are not signed up for automatic withdrawal, a 2024 coupon book will be mailed to you in mid to late December. Monthly assessment payments should be mailed to the address on the coupon. Please wait to send your January 2024 payment until the end of December so your January dues are posted in January 2024 (not in December 2023).

If you make your payments to the Arizona address through a bill pay program with your bank, please remember to adjust your payment in January to the new amount as WPI and WMC do NOT have access to your personal bank bill pay program.

Monthly payments are due on the FIRST of the month with a ten-day grace period. Late payments (\$50) will be assessed monthly for each late payment. Should you sell your home in the coming year do not pass on your coupon book/account number as each new homeowner receives their own personal account number.

The effective date of the new monthly assessment will be January 1, 2024.

PSA I	-	PATIO HOMES..... (Lakefield, Woodfield, and W. Campus Courts)	\$315.00
PSA II	-	PATIO HOMES..... (Parkwood and Stonewood Courts)	\$295.00
PSA III	-	MANOR HOMES..... (Lakewood Drive and E. Campus Court)	\$430.00
PSA IV	-	SINGLE FAMILY HOMES..... (Shorewood, Pinewood, Greenwood, Birchwood, Sandalwood, Redwood, Beechwood, Cedarwood, Maplewood, & Cherrywood Courts)	\$140.00
PSA V	-	GARDEN HOMES..... (Deepwood Court)	\$380.00
PSA VI	-	VILLAGE HOMES..... (E. Parkfield Court)	\$310.00
PSA VII	-	SINGLE FAMILY HOMES..... (Lake Meadow Drive, Applewood, Sprucewood, and Ironwood Courts)	\$140.00
PSA VIII	-	PRAIRIE MEADOW HOMES..... (W. Parkfield Court)	\$ 325.00

The Annual Members Meeting of the Wind Meadows Corporation will be held on Monday, January 15, 2024, at 7:00 p.m. In-person at 101 Bayfield Ct and via Zoom. Please plan to attend.

Board of Directors, Wind Meadows Corp

**WIND MEADOWS CORPORATION
PSA III MANOR HOMES
2024 BUDGET**

	2023 BUDGET	2024 BUDGET	
INCOME			
ASSESSMENTS	\$ 100,800.00	\$ 108,360.00	
SPECIAL ASSESSMENTS			
TOTAL	\$ 100,800.00	\$ 108,360.00	
EXPENSES:			
GROUNDS MAINTENANCE-CONTRACT	\$ 13,654.00	\$ 14,337.00	A
GROUND MAINTENANCE	\$ 8,500.00	\$ 8,500.00	B
SNOW REMOVAL	\$ 14,469.00	\$ 15,193.00	C
BUILDING MAINTENANCE	\$ 13,000.00	\$ 13,000.00	D
ENTRANCE/PARKING LIGHTS	\$ 201.00	\$ 220.00	E
INSURANCE	\$ 16,302.00	\$ 17,444.00	F
TRANSFER TO ADMIN	\$ 9,328.00	\$ 9,328.00	G
TRANSFER TO L/C & C/A	\$ 13,480.00	\$ 15,100.00	H
TRANSFER TO CAPITAL RESERVES	\$ 10,300.00	\$ 13,700.00	I
CONTINGENCY	\$ 1,566.00	\$ 1,538.00	j
TOTAL	\$ 100,800.00	\$ 108,360.00	
NET SURPLUS/DEFICIT		\$ -	\$ -

- A. 5% increase per the contract
- B. Tree removals and trimmings, drainage, etc
- C. 5% increase per the contract
- D. Seasonal building maintenance
- E. We Energies
- F. 7% predicted increase per ins agent
- G. 6.60% of Admin budget
- H. 6.60% of LC/CA budget
- I. PSA Capital Reserves for long term projects
- J. Required for unexpected expenses

**WIND MEADOWS CORPORATION
PSA III MANOR HOMES
RATE PER UNIT BUDGET**

	2023 BUDGET	2024 BUDGET
INCOME		
ASSESSMENTS	\$ 400.00	\$ 430.00
SPECIAL ASSESSMENTS	\$ -	\$ -
TOTAL	\$ 400.00	\$ 430.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 54.18	\$ 56.89
GROUND MAINTENANCE	\$ 33.73	\$ 33.73
SNOW REMOVAL	\$ 57.42	\$ 60.29
BUILDING MAINTENANCE	\$ 51.59	\$ 51.59
ENTRANCE/PARKING LIGHTS	\$ 0.80	\$ 0.87
INSURANCE	\$ 64.69	\$ 69.22
TRANSFER TO ADMIN	\$ 37.02	\$ 37.02
TRANSFER TO L/C & C/A	\$ 53.49	\$ 59.92
TRANSFER TO CAPITAL RESERVES	\$ 40.87	\$ 54.37
CONTINGENCY	\$ 6.21	\$ 6.10
TOTAL	\$ 400.00	\$ 430.00
NET SURPLUS/DEFICIT	\$ -	\$ -