



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

December 8, 2022

Dear Wind Meadows Homeowners,

The Wind Meadows Corporation (WMC) Board of Directors has approved the 2023 Operating Budget and monthly assessments for each Parcel Service Area (PSA). Each PSA director sent a notice with the budget for your area in November.

The Board of Directors along with our management company, Washington Properties, Inc. (WPI) did their best to consider all usual and customary increases as well as account for the unusual inflation rate of 8.7% that this country has not seen in over 40 years. WPI remains personally involved in the details that support the budget and takes into consideration each individual PSA's potential maintenance work and long-range plans. The 2023 budget for the Leisure Center/Common Area reflects costs for the general grounds maintenance and building maintenance throughout the Wind Meadows community, which includes the Leisure Center, pool, tennis courts, and lake. They have also tried to take a realistic approach to the capital reserves. As 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.

The effective date of the new monthly assessment will be January 1, 2023. 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 to the new amount and be deducted between the 5th and the 8th of each month. Homeowners that are not signed up for automatic withdrawal will be mailed a 2023 coupon book in mid to late December. Monthly assessment payments should be mailed to the address on the coupon. Please wait to send your January 2023 payment until the end of December so your dues are posted in 2023. Going forward, monthly payments are due on the first of the month with a ten-day grace period. Late payments will be assessed monthly for each late payment. Should you sell your home in the coming year do not pass on your coupon book as each new homeowner receives their own personal account number.

		<u>2023</u>
PSA I	- PATIO HOMES..... (Lakefield, Woodfield, and W. Campus Courts)	\$ 295.00
PSA II	- PATIO HOMES..... (Parkwood and Stonewood Courts)	\$ 295.00
PSA III	- MANOR HOMES..... (Lakewood Drive and E. Campus Court)	\$ 400.00
PSA IV	- SINGLE FAMILY HOMES..... (Shorewood, Pinewood, Greenwood, Birchwood, Sandalwood, Redwood, Beechwood, Cedarwood, Maplewood, and Cherrywood Courts)	\$ 125.00
PSA V	- GARDEN HOMES..... (Deepwood Court)	\$ 360.00
PSA VI	- VILLAGE HOMES..... (E. Parkfield Court)	\$ 290.00
PSA VII	- SINGLE FAMILY HOMES..... (Lake Meadow Drive, Applewood, Sprucewood, and Ironwood Courts)	\$ 135.00
PSA VIII	- PRAIRIE MEADOW HOMES..... (W. Parkfield Court)	\$ 310.00

The Annual Members Meeting of the Wind Meadows Corporation will be held on Monday, January 30, 2023 at 7:00 p.m. In-person at 101 Bayfield Ct and via Zoom. Please plan to attend.

Board of Directors, Wind Meadows Corp