



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

November 22, 2022

Dear PSA I Members,

Winter is around the corner, so it is time to update you on the highlights of 2022 in our area, the approved 2023 operating budget, as well as the 2023 projects that are planned.

The spring inspection building maintenance work has been completed by Lakeside Home Improvement and R&R Masonry and More, with only a few loose ends to tie up before the snow flies. The last item on the list is the Fall gutter cleaning which should take place soon if it has not already been completed upon receipt of this letter. The total cost for basic maintenance this season was \$21,227.00 plus the gutter maintenance.

WPI has completed call-in work orders throughout the season for a total of \$1209.00 as of the date of this letter, A-1 Chimney repaired one water leak issue for a total of \$160.00, Nick's Roofing repaired storm damage to one roof for \$2660.00, a mailbox station was repaired due to storm damage for \$410, and two units had fogged glass replaced this season for a cost to the PSA of \$653.00 as this is a shared expense between the unit owner and the PSA.

Ground Maintenance work including grub preventative, tree removal/trimming services, and drainage work was completed for a total of \$17,269.00 by various contractors depending on bids and/or availability.

Walkway replacement work was completed by R&R Masonry on two of the twelve courts in PSA 1. This work is to eliminate trip and fall hazards and/or to comply with building riser codes throughout the area that have been a reported concern by many residents for several years. These reports create a history of knowledge which then becomes a huge insurance risk if the Association is not proactive in eliminating the issues. The cost for the first two courts totaled \$18,400.00. It is in the best interest for insurance reasons to continue with these improvements over the next year or two. The total cost will affect your capital reserve funds but this cost does not come close to the cost of an insurance claim if someone falls, and the Association is held liable due to lack of proper maintenance. At some point, replenishment to your capital reserves will be strongly considered.



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In addition to the walkway project, the pergola structures that stand over your front door areas have slowly been compromised by the removal of rotten beams and/or boards. This has changed the intended architectural integrity of the area which is frowned upon according to the Declarations for PSA 1-Patio Homes. The goal is to reinstall the pergolas to their original look beginning in 2023.

The restoration of the front areas that have lost grass due to drought or grubs will be completed in 2023. There is a small chimney (6-8 units) resurfacing project that will be completed this coming season, and all regular annual building maintenance and tree work will be completed.

The 2023 operating budget is attached. There will be a 5.4% (\$15) increase to the monthly dues beginning January 1, 2023, simply due to inflation. As we all know, regular contract costs have increased, as well as labor and material costs.

Your 2023 monthly dues will be \$295.00 per month with the goal of maintaining this amount for years to come.

If you have any questions or concerns, please reach out to the Wind Meadows Office to speak with Carrie @ 262-639-8974 or [wmc@w-p-inc.com](mailto:wmc@w-p-inc.com). She will do her best to help and if she cannot then she will ask one of us to reach out to you.

Thank you,  
PSA I Directors, Debie Truckey and Don Allen

**WIND MEADOWS CORPORATION  
PSA I PATIO HOMES  
2023 BUDGET**

|                                     | 2022<br>BUDGET | 2023<br>BUDGET |
|-------------------------------------|----------------|----------------|
| INCOME                              |                |                |
| ASSESSMENTS                         | \$ 228,480.00  | \$ 240,720.00  |
| EXPENSES:                           |                |                |
| GROUNDS MAINTENANCE-CONTRACT        | \$ 39,976.00   | \$ 41,975.00   |
| <b>GROUND MAINTENANCE</b>           | \$ 16,100.00   | \$ 15,000.00   |
| SNOW REMOVAL                        | \$ 25,670.00   | \$ 26,954.00   |
| <b>BUILDING MAINTENANCE</b>         | \$ 20,104.00   | \$ 23,000.00   |
| ENTRANCE/PARKING LIGHTS             | \$ 2,000.00    | \$ 1,800.00    |
| INSURANCE                           | \$ 30,475.00   | \$ 32,913.00   |
| TRANSFER TO ADMIN                   | \$ 27,717.00   | \$ 30,208.00   |
| TRANSFER TO L/C & C/A               | \$ 39,918.00   | \$ 43,910.00   |
| <b>TRANSFER TO CONTIGENCY FUND</b>  | \$             | \$ 4,000.00    |
| <b>TRANSFER TO CAPITAL RESERVES</b> | \$ 26,520.00   | \$ 20,960.00   |
| TOTAL                               | \$ 228,480.00  | \$ 240,720.00  |
| NET SURPLUS/DEFICIT                 | \$-            | \$ -           |

**WIND MEADOWS CORPORATION  
PSA I PATIO HOMES  
RATE PER UNIT BUDGET**

|                                     | 2022<br>BUDGET   | 2023<br>BUDGET   |
|-------------------------------------|------------------|------------------|
| INCOME                              |                  |                  |
| ASSESSMENTS                         | \$ 280.00        | \$ 295.00        |
| EXPENSES:                           |                  |                  |
| <b>GROUND MAINTENANCE-CONTRACT</b>  | \$ 48.99         | \$ 51.44         |
| <b>GROUND MAINTENANCE</b>           | \$ 19.73         | \$ 18.38         |
| SNOW REMOVAL                        | \$ 31.46         | \$ 33.03         |
| <b>BUILDING MAINTENANCE</b>         | \$ 24.64         | \$ 28.19         |
| ENTRANCE/PARKING LIGHTS             | \$ 2.45          | \$ 2.21          |
| INSURANCE                           | \$ 37.35         | \$ 40.33         |
| TRANSFER TO ADMIN                   | \$ 33.97         | \$ 37.02         |
| TRANSFER TO L/C & C/A               | \$ 48.92         | \$ 53.81         |
| <b>TRANSFER TO CONTINGENCY FUND</b> | \$ -             | \$ 4.90          |
| <b>TRANSFER TO CAPITAL RESERVES</b> | \$ 32.50         | \$ 25.69         |
| TOTAL                               | <u>\$ 280.00</u> | <u>\$ 295.00</u> |
| <br>                                |                  |                  |
| NET SURPLUS/DEFICIT                 | <u>\$ -</u>      | <u>\$ -</u>      |