



## February 2023

### **BOARD MEETING**

The February Board of Directors meeting is scheduled for **Monday, February 20 at 6:30pm.** The meeting will be held in person at the LC clubhouse and also via tele/video conference. Information on how to join the meeting remotely will be sent to your email prior to the meeting and should not be shared with anyone other than members of the Wind Meadows Corporation.

### **PRESIDENT'S CORNER**

I want to express my thanks to our past president Debie Truckey for her dedication as PSA 1 director over the last 4 years and as president during 2022.

In addition, I so appreciate Bob Randlemans' and Cary Anastasios' continued service as Vice President and Treasurer, and Jackie Kelble as our new Secretary. I am grateful for the Board's confidence in me as president and I am looking forward to a good year with a great Board and executive committee!

This winter season will be the beginning of our grounds maintenance contractor, Brightview's, snow removal duties. As in the summer months, should you have any issues or concerns with their performance, please direct them to WPI rather than the BrightView staff. Please be aware that salting is not part of the BrightView snow removal contract.

WPI may be contacted at: [WMC@w-p-inc.com](mailto:WMC@w-p-inc.com).

Please take care to have a safe and healthy remainder of the winter!

Claudia Simonsen, President

### **JOHNS DISPOSAL SERVICE, INC.**

Per the Wind Meadows Guidelines, Rules and Regulations, all trash must be in a secure and sanitary container and may not be placed outside earlier than 6:00 p.m. the night before scheduled pickup. Garbage cans must be stored out of sight the same day following pickup. Recycling collection is every other Monday unless the Monday is a holiday, February recycling dates are Feb 6th and 20th. For more information contact Johns Disposal at (262) 473-4700.

### **INTRODUCING THE NEW OFFICERS**

**Claudia Simonsen, President**  
**Bob Randelman, Vice President**  
**Jackie Kelble, Secretary**  
**Cary Anastasio, Treasurer**

Thank you again to previous officer; Debie Truckey for your commitment as Director for PSA I and President for WMC.

Please feel free to contact Carrie, WMC project manager, 262-639-8974 prior to reaching out to an officer with questions, concerns or comments. Directors are volunteers where as the management company is a service provided to all members of

### **WASHINGTON PROPERTIES, INC.**

Carrie Amos, WM Project Manager  
WPI Office Hours: Mon-Thurs 8:30am-4:30pm  
Fri 8:30am-1pm

Phone: 262-639-8974

After Hours Phone: 262-631-1129

Email: [wmc@w-p-inc.com](mailto:wmc@w-p-inc.com)

Community Website: [windmeadows.org](http://windmeadows.org)

Village Website: [windpoint.org](http://windpoint.org)

Wind Point Police 262-639-3022

**PLEASE NOTE: CARRIE WILL BE OUT OF THE OFFICE ON FEBRUARY 24th and FEBRUARY 27th.**

Sydney will be assisting with calls and emails these two days.



**THREE APPROVED BYLAW CHANGES AS OF 1/30/2023**

**ARTICLE VIII**

**Powers and Responsibilities of the Board of Directors**

**Section 1. Powers.**

- (g)(4). If the BOD upholds the finding of the violation of the Declaration or other recorded documents, or a violation of any Rule or Regulation, the Owner shall be subject to a suspension of Leisure Center facility rights until:
- i. The Owner has cured such violation is cured or otherwise demonstrates that the violation that resulted in the suspension is no longer on-going; or
  - ii. The Owner demonstrates to the satisfaction of the Board that such violation would not occur in the future; or  
If the Owner does not cure or demonstrate they will cure or avoid similar violations in the future, a period of time that the Board determines would be reasonable in the circumstances.
- (g)(6). The basis for the suspension shall determine whether the suspension will affect the Owner, the members of the Owner's family, and guests and tenants of the Owner or only a specific individual.
- (i). Restrict the number of residential units and/or lots that a Member may own in the Corporation to a total of three (3); and restrict the number of residential units in each PSA under a lease agreement to the greater of two (2) or 5% of the total number of residences in the PSA. Property currently on file as a rental as of January 30, 2023, may stay as a rental until the property is sold.

**ARTICLE X**

**Committees**

**Section 7. Architectural Review Committee.**

**(c). Architectural Review Procedures.**

- (1)(vi) The applicant shall be informed, in writing, within 30 days from the date of receipt of the request, when an application has been approved/disapproved by the BOD of Directors. Any approval letter will advise the applicant of:
- a) Any limitations or exceptions related to the approval; and
  - b) Should the approved project not be completed within one (1) year of the date of the approval letter, the applicant must submit a request to the ARC for an extension.

**WMC VOLUNTEER OPORTUNITY**

**ARCHITECTURAL REVIEW COMMITTEE (ARC) MEMBERS**

Carol Riekema term ends 3/2023

Kathy Gueldenzopf term ends 3/2023

Pat Smith term ends 3/2024

Kristina Nairn term ends 3/2023

Evan Thompson term ends 3/2023

Anne Stoltenberg term ends 3/2024

Thank you to Mary Ann Konsin for serving on the committee in 2022. Your time was appreciated.

The Architectural Review Committee (ARC) shall consist of not less than three (3) nor more than seven (7) Members of the Corporation designated by the BOD to serve a two (2) year term. The ARC shall designate one of its members to act as Chairman. Committees are open to all members in Wind Meadows, as they are no longer PSA specific.

**If you would like an opportunity to serve on the ARC for a two-year term beginning in March 2023, please contact Carrie in the office by FEBRUARY 28, 2023.**

All interested parties will be presented to the Board for appointment consideration. If your term is ending in March 2023 and you would like to continue on the committee, please contact Carrie so your name is presented to the Board for continuing your appointment for an additional two-year term.

**DOG POOP CLEAN UP-YUCK**

**All dog owners are reminded to do their part and cleanup after their dog. Dog waste is a nuisance to neighbors, especially when dog waste is plowed into an owners yard. Dog waste is also one of the top contributors to contamination of stormwater runoff, which has a significant impact on area streams and Lake Michigan. Please clean up after your dog and properly dispose of pet waste. Violations may be reported to the Village Police Department.**

**IMPORTANT REMINDER**

Salting is not included in the snow removal contract. For your safety, you should salt or sand any slippery areas. If your entire court is in need of de-icing, your director will contact the contractor to schedule this additional work.



## **ACKNOWLEDGEMENT OF WMC GOVERNING DOCUMENTS**

Over the last 10+ years each new member received a “new member binder” when they moved into the community. The governing documents for WM were printed and provided to each member in this binder. An acknowledgement form (see below) is completed and returned to the office by the member and is kept on file in the office. WM reminds each of you to familiarize yourselves with the contents of this binder and if you have any questions or need a replacement binder, reach out to the office.

*Dear New Resident,*

*Please review the enclosed material and return this form and The membership contact form completed to the WMC office at 6939 Mariner Drive, Racine, WI 53406. **When these forms are received, your WMC Identification Cards will be issued.** If you have any questions, please email [wmc@w-p-inc.com](mailto:wmc@w-p-inc.com) or call 639-8974. Thank you for your cooperation and welcome to Wind Meadows.*

***I confirm receipt of the packet provided by WMC, which includes the following:***

*Wind Meadows Corporation Restated Bylaws*

*Guidelines, Rules, and Regulations for the Association*

*Architectural Review Committee Process*

*Maintenance Allocations for PSA I, II, III, V, VI, and VIII- IMPORTANT TO READ*

*The Annual PSA Operating Budget*

*Delinquency Procedure*

*Corporate Insurance Policy for PSA I, II, III, V, VI and VIII*

*Membership Form*

Signature \_\_\_\_\_ Date \_\_\_\_\_

## **ATTENTION OWNERS OF RENTAL PROPERTIES**

If your unit or home is a rental property, please send to the office a copy of your lease agreement and contact information for the resident. With the new bylaw in place, leases will “register” your unit as a rental as of 1/30/2023 and your unit will be grandfathered in as a rental until it changes ownership. Send all information to [wmc@w-p-inc.com](mailto:wmc@w-p-inc.com) or mail to WPI, 6939 Mariner Drive, Racine, WI 53406.

