



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

November 2024

Dear Wind Meadows Homeowners,

The Wind Meadows Corporation (WMC) Board of Directors has approved the 2025 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 and our management company, Washington Properties, Inc. (WPI) did their best to consider all usual and customary increases. The 2025 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, working toward the 2024 reserve study recommendations, a significant increase has become necessary to meet the needs of a maturing association and insurance coverage increases. 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 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 2025 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 2025 payment until the end of December so your January dues are posted in January 2025 (not in December 2024).

If you make 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. A late payment fee (\$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, 2025.**

PSA I	-	PATIO HOMES..... (Lakefield, Woodfield, and W. Campus Courts)	\$365
PSA II	-	PATIO HOMES..... (Parkwood and Stonewood Courts)	\$350
PSA III	-	MANOR HOMES..... (Lakewood Drive and E. Campus Court)	\$480
PSA IV	-	SINGLE FAMILY HOMES..... (Shorewood, Pinewood, Greenwood, Birchwood, Sandalwood, Redwood, Beechwood, Cedarwood, Maplewood, & Cherrywood Courts)	\$155
PSA V	-	GARDEN HOMES..... (Deepwood Court)	\$425
PSA VI	-	VILLAGE HOMES..... (E. Parkfield Court)	\$355
PSA VII	-	SINGLE FAMILY HOMES..... (Lake Meadow Drive, Applewood, Sprucewood, and Ironwood Cts)	\$155
PSA VIII	-	PRAIRIE MEADOW HOMES..... (W. Parkfield Court)	\$390

The Annual Members Meeting of the Wind Meadows Corporation will be held on Monday, January 20, 2025, at 7:00 p.m. In-person at 101 Bayfield Ct and via Zoom. Please plan to attend.

Board of Directors, Wind Meadows Corp