



Wind Meadows Corporation News

March 2024

BOARD MEETING

The March Board of Directors meeting is scheduled for **Monday, March 18th 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.

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
Community Website: windmeadows.org
Village Website: windpoint.org
Wind Point Police 262-639-3022

PLEASE NOTE: CARRIE WILL BE TAKING HER LAST WINTER TRIP, HEADING TO AZ AND WILL BE OUT OF THE OFFICE ON MARCH 21/22/25/26.

Sydney will be assisting with calls and emails during this time. Please email for the most prompt service.



Leisure Center Committee (LCC)

ISO members for a 2-year a term. If you are interested in becoming a part of the LCC, please contact the office by email wmc@wpiracine.com by March 8, 2024.

PRESIDENT'S CORNER

During the February 2024 Monthly Board Meeting, we reviewed the comments and concerns raised during the Annual Meeting on January 15, 2024, and provided responses to those comments and concerns:

One resident commented on the requirement in the declarations and bylaws for PSA committees. Answer: The declarations were drafted at a time when there was an expectation that Wind Meadows would be self-governing and would not contract with a management company. Thus, the PSA committees would conduct building maintenance inspections and propose regulations as well as advise on the budget. But WMC as it has evolved has regulations that apply across all PSAs so we would not want an individual PSA committee to have its own regulations. Also, WMC has had WPI for many years, so building maintenance is performed and the budget is prepared by WPI. Each spring, PSA residents are encouraged to inspect and report building maintenance issues to WPI or their director. The PSA committees are a duplication of the job that the directors and WPI do together, but changing the declarations is a nearly impossible task and removing the PSA committee from the bylaws is otherwise impermissible. However, PSA directors are free to communicate with PSA residents the way they see fit to ensure residents have information and the directors can address the residents' concerns to fulfill the expectations of the declarations.

There were seven residents who commented, a few who made several comments, on the Articles of Incorporation, the incorporation of PSA 5 into Wind Meadows, and representation issues. Answer: Research into the Articles of Incorporation is on-going and we will respond when we have a complete response.

One resident commented on the expectation of incorporating any additional land into WMC. Answer: WMC has no plan at this time to add more PSAs.

One resident asked if the tennis court project was paid in full, if everyone was billed. Answer: The work on the tennis and pickleball courts has not yet been completed, so the contractor has not been paid in full. Yes, everyone was billed.

This resident also asked about the notice given before the Board's vote on the tennis court special assessment. Answer: The Board responded that this resident received a full written response on 10/10/23.

Numerous residents throughout the meeting but a few during the open comment period wanted to know more about the lawsuit and why the Board didn't try to settle. Answer: The legal fees for the lawsuit will be on the March Board meeting agenda. At that time, there will be another summary of the lawsuit and actions taken to defend the WMC bylaws.

One resident noted that the PSA committee handout from another resident was not the most current version of bylaws. Answer: WMC recommends that residents consult the Windmeadows.org website for the most recent version of our documents.

The last comment was that the resident did not understand dissention because WMC is such a lovely community. She also asked about the ability of residents who enter into club contracts to be able to advertise in the newsletter free of charge. Answer: The Board approved a contract for residents' use of the LL of the LC, but that contract does not include newsletter space free of charge for clubs or any other notifications.

Claudia Simonson



JOHN'S DISPOSAL SERVICE, INC.

All trash must be in a secure and sanitary container and may be placed outside no earlier than 6:00 p.m. the night before scheduled pickup. Containers must be stored out of sight the same day following pickup. Recycling collection is every other Monday unless the Monday is a holiday.



The March recycling dates are March 4th and March 18th. For more information contact John's Disposal at (262) 473-4700.

WILD GARLIC MUSTARD



Please start pulling as soon as you see it growing. The garlic mustard around your homes and in the common wooded areas is quite severe. The best way to control this obnoxious invasive weed is to pull it out. Pulling it in the spring while the ground is soft will be much easier to get the entire plant, including the root. Each plant can release hundreds of seeds when mature, and it spreads fast. After pulling, put it in a black plastic bag, labeled "GARLIC MUSTARD" and put it out with the garbage any Monday morning. **DO NOT LEAVE IT ALONG THE ROADSIDE UNBAGGED.**

Free yoga!

Bend over and pick up your pet waste. Call it downward dog.

New Community Room Available for your favorite activity



Leisure Center Activity Room



The possibilities are endless

ANNUAL USER FEE is as follows, based on frequency:

- 1-12 visits/year = \$25
- 13-24 visits/year = \$40
- 25+ visits/year = \$60

Club usage restricted to WMC residents only

Contact Carrie at WPI 262-639-8974

THINK SPRING: HESS TREE FUND

If you would like to donate to the "Hess Tree Fund" to help WMC replace trees in the common areas throughout Wind Meadows, in memory of Nancy Hess, please make your donation by sending a check payable to Wind Meadows and mail to Wind Meadows C/O WPI 6939 Mariner Drive Racine, WI 53406.

Please mark Hess Tree Fund in the memo of your check.



BOARD OF DIRECTORS



Marci Boucher, PSA I, 209-918-1080 (Secretary)
Don Allen, PSA I, 262-939-8586
Claudia Simonson, PSA II, 312-925-2483 (Pres.)
Mike Palazzola, PSA III, 262-412-9729
Memo Fachino, PSA IV, 757-738-2685
Carmen Gaspero PSA IV, 262-583-2684
Meg Richardson, PSA IV, 262-880-4733
Dan Crispin, PSA V, 262-681-0399
Cary Anastasio, PSA VI, 262-902-2885 (Treasurer)
Katie White, PSA VII, 262-902-9213
Bob Randleman, PSA VIII, 262-497-5136 (V.P.)

WMC OWNERS OF RENTAL PROPERTIES

If your unit or home is a rental property, please send a copy of your lease agreement and contact information for the resident to the office. If your current rental is not registered and there are more than 5% of the units in your PSA rented then your unit may not be eligible as a rental going forward. Send all information to wmc@wpiracine.com or mail to WPI, 6939 Mariner Drive, Racine, WI 53406.

In addition, the Village of Wind Point has a registration from that is required to be on file if your home is a rental. Please check their website for this form and register accordingly.

CALL OR CLICK BEFORE YOU DIG

State law requires you to contact Diggers Hotline before you dig. To prevent a hazardous situation while digging, contact your local one-call system at least three (3) business days before you plan to dig. To schedule a locate, call 811 or go to diggershotline.com. Utility-owned underground facilities will be marked for free. Failure to call may result in penalties or fines.



NOT ALL POTS OF GOLD ARE UNDER RAINBOWS.

While no one is going to complain about a pot of gold, we know that at the end of the day there is so much more to financial wellness than just dollar signs.

Our model, the MGA Way to Wealth Health & Happiness centers around ALL things financial. We focus on building a planning strategy that remains fluid and dynamic, mirroring your life and its ever changing goals. Our goal is to empower our clients to achieve the work-optional lifestyle they often seek.

Contact us for more details or to schedule a complimentary, no-obligation consultation today!

Proudly serving Wind Point as your Financial Professional!



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Financial Advisor

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