



November 2021

PSA II Residents:

Last year the HOA fee went up, among other reasons, to cover the cost of removing 174 dead and diseased trees over the preceding 4 years, thereby avoiding the special assessments that other PSAs experienced. I know that there is a difference of opinions on higher HOA fees vs. special assessments. Special assessments are necessary sometimes for covering extraordinary expenses but are not a substitute for having adequate reserves. This year, the higher cost of living for Wind Meadows and therefore for PSA II will require an increase in the HOA fee of \$20 to \$295 for 2022.

- **Grounds Maintenance, Building Maintenance, Contingency Reserve Fund, and Capital Reserve Fund:** Following the Spring walk-through, we completed nearly all the PSA II building maintenance issues that were identified, costing approximately \$10,000. In addition, on an on-going basis PSA II is responsible for other costs in whole or in part, e.g., removing downed tree limbs. While we are transferring more this year to Grounds and Building Maintenance to cover next year's anticipated expenses than to Contingency Reserve Fund and Capital Reserves, these 4 funds are all within our PSA's control: Grounds Maintenance, Building Maintenance, Contingency Reserve Fund, and Capital Reserves. For 2022, these four lines total \$33,630, or \$96.64 per home per month, an increase of \$0.54 per home per month.
- **Insurance:** The master insurance policy for WMC covers the exterior of our homes. The policy premium has increased substantially, resulting in an increase per HOA fee. For 2022, we need to transfer more to cover the increase (the difference is \$5,593 annually or \$16.04 per home per month).
- **Leisure Center/Common Area:** The LC/CA increases (\$990 annually for PSA II or \$2.85 per home per month) were due in part to supplies, materials, and labor to maintain the LC/CA amenities and grounds, as well as higher costs for lifeguards and a pool manager.
- **Landscape Contractor:** There have been many service complaints about Reliable. The Board has selected a new landscape contractor, Brightview, who will begin in April 2022. We expect that Brightview will be proactive in caring for our community and that they will be responsive to our concerns. The Brightview contract will cost PSA II only \$57 more annually than Reliable, and just \$0.16 per home per month.

Thanks

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November 16, 2021

Dear Wind Meadows Homeowners,

The Wind Meadows Corporation (WMC) Board of Directors has prepared and approved the 2022 Operating Budget and monthly assessments for each Parcel Service Area (PSA). Please note below the 2022 Monthly Assessment for your PSA.

The Board of Directors along with our management company, Washington Properties, Inc. (WPI), have tried to balance fiscal responsibility and realism. WPI remains personally involved in the details that support the budget and take into consideration each individual PSA's potential maintenance work and long-range plans. The 2022 budget continues to reflect costs for the general grounds maintenance and building maintenance for the common areas throughout the Wind Meadows community, to include 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, 2022. 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 do not have automatic withdrawal (ACH) set up will be mailed a 2022 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 2022 payment until the end of December so your dues are posted in 2022.** The 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>2021</u>	<u>2022</u>
PSA I - PATIO HOMES..... (Lakefield, Woodfield, and W. Campus Courts)	\$255.00	\$280.00
PSA II - PATIO HOMES..... (Parkwood and Stonewood Courts)	\$275.00	\$295.00
PSA III - MANOR HOMES..... (Lakewood Drive and E. Campus Court)	\$345.00	\$360.00
PSA IV - SINGLE FAMILY HOMES..... (Shorewood, Pinewood, Greenwood, Birchwood, Sandalwood, Redwood, Beechwood, Cedarwood, Maplewood and Cherrywood Courts)	\$112.00	\$114.00
PSA V - GARDEN HOMES..... (Deepwood Court)	\$380.00	\$340.00
PSA VI - VILLAGE HOMES..... (E. Parkfield Court)	\$230.00	\$270.00
PSA VII - SINGLE FAMILY HOMES..... (Lake Meadow Drive, Applewood, Sprucewood and Ironwood Courts)	\$109.00	\$119.00
PSA VIII - PRAIRIE MEADOW HOMES..... (W. Parkfield Court)	\$264.00	\$288.00

The ANNUAL MEMBERS MEETING OF THE WIND MEADOWS CORPORATION will be held on Monday, January 17, 2022 at 7:00 p.m. in person and via Zoom tele/video conference call. You will receive connection information in your annual meeting mailing by email prior to the meeting. Please plan to attend.

Thank you and have a safe and happy Holiday Season!

Linda Johnson, WMC President

**WIND MEADOWS CORPORATION
PSA II PATIO HOMES
2022 BUDGET**

	2021 BUDGET	2022 BUDGET
INCOME		
ASSESSMENTS	\$ 95,700.00	\$ 102,660.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 17,072.00	\$ 12,936.00
GROUND MAINTENANCE	\$ 7,514.00	\$ 7,130.00
SNOW REMOVAL	\$ 8,651.00	\$ 12,844.00
BUILDING MAINTENANCE	\$ 8,300.00	\$ 15,000.00
ENTRANCE/PARKING LIGHTS	\$ 680.00	\$ 680.00
INSURANCE	\$ 8,084.00	\$ 13,667.00
TRANSFER TO ADMIN	\$ 11,677.00	\$ 11,821.00
TRANSFER TO L/C & C/A	\$ 16,092.00	\$ 17,082.00
CONTINGENCY RESERVE	\$ 630.00	\$ 500.00
TRANSFER TO CAPITAL RESERVES	\$ 17,000.00	\$ 11,000.00
TOTAL	\$ 95,700.00	\$ 102,660.00
NET SURPLUS/DEFICIT	\$ <u> -</u>	\$ <u> -</u>

**WIND MEADOWS CORPORATION
PSAII PATIO HOMES
RATE PER UNIT BUDGET**

	2021 BUDGET	2022 BUDGET
INCOME		
ASSESSMENTS	\$ 275.00	\$ 295.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 49.06	\$ 37.17
GROUND MAINTENANCE	\$ 21.59	\$ 20.49
SNOW REMOVAL	\$ 24.86	\$ 36.91
BUILDING MAINTENANCE	\$ 23.85	\$ 43.10
ENTRANCE/PARKING LIGHTS	\$ 1.95	\$ 1.95
INSURANCE	\$ 23.23	\$ 39.27
TRANSFER TO ADMIN	\$ 33.55	\$ 33.97
TRANSFER TO L/C & C/A	\$ 46.24	\$ 49.09
CONTINGENCY RESERVE	\$ 1.81	\$ 1.44
TRANSFER TO CAPITAL RESERVES	\$ 48.85	\$ 31.61
TOTAL	<u>\$ 275.00</u>	<u>\$ 295.00</u>
NET SURPLUS/DEFICIT	<u>\$ -</u>	<u>\$ -</u>