



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

November 2025

Dear Wind Meadows Homeowners,

The Wind Meadows Corporation (WMC) Board of Directors has approved the 2026 Operating Budget and monthly assessments for each Parcel Service Area (PSA). This information was sent out in November. Here is your reminder mailing for the monthly dues.

The Board of Directors and our management company, Washington Properties, Inc. (WPI), did their best to consider all usual and customary increases. The 2026 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, continuing to work toward the 2024 reserve study recommendations. A significant increase is necessary to meet the needs of a maturing area and to address rising insurance costs. WMC structures require continued investments to maintain their appeal. The unique features of our Leisure Center, the clubhouse, pool, tennis/pickleball courts, the surrounding grounds, and Lake Meadow remain essential to the WMC culture.

If you currently have automatic withdrawal (ACH), you will NOT receive a coupon book and do NOT need to do anything. Your payment will automatically adjust to the new amount in January and will be deducted between the 5<sup>th</sup> and the 8<sup>th</sup> of each month.

If you are not signed up for automatic withdrawal, a 2026 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 2026 payment until the end of December, so your January dues are posted in January 2026 (not in December 2025).

If you make payments to the Arizona address through a bank bill pay program, please remember to adjust your payment in January to the new amount, as neither WPI nor WMC has access to your personal bank's bill pay program.

Monthly payments are due on the FIRST of the month. A late fee (\$50) will be assessed monthly if dues are 30 days late.

The effective date of the new monthly assessment will be **January 1, 2026.**

<b>PSA I</b>	68 PATIO HOMES..... (Lakefield, Woodfield, and W. Campus Courts)	<b>\$385</b>
<b>PSA II</b>	29 PATIO HOMES..... (Parkwood and Stonewood Courts)	<b>\$350</b>
<b>PSA III</b>	21 MANOR HOMES..... (Lakewood Drive and E. Campus Court)	<b>\$500</b>
<b>PSA IV</b>	111 SINGLE FAMILY HOMES..... (Shorewood, Pinewood, Greenwood, Birchwood, Sandalwood, Redwood, Beechwood, Cedarwood, Maplewood, & Cherrywood Cts)	<b>\$155</b>
<b>PSA V</b>	6 GARDEN HOMES..... (Deepwood Court)	<b>\$465</b>
<b>PSA VI</b>	28 VILLAGE HOMES..... (E. Parkfield Court)	<b>\$380</b>
<b>PSA VII</b>	37 SINGLE FAMILY HOMES..... (Lake Meadow Drive, Applewood, Sprucewood, and Ironwood Cts)	<b>\$155</b>
<b>PSA VIII</b>	16 PRAIRIE MEADOW HOMES..... (W. Parkfield Court)	<b>\$420</b>

**The Annual Members Meeting of the Wind Meadows Corporation will be held on Monday, January 19, 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