



November 16, 2021

Dear Prairie Meadow Homeowners,

As your director of PSA VIII, I would like to share some comments regarding the operating budget of 2022 prepared with direction from the Wind Meadows Corporation (WMC) board of directors and the WMC management company.

The budget reflects a \$24 increase to your monthly dues, which is an additional \$384 a year per home. The increase is primarily due to higher expenses for contracted services and insurance, but also reflects other cost of living increases which we are all experiencing. In addition to expenses specific to each PSA, the budget includes maintenance costs for the Leisure Center, tennis courts, pool, Lake Meadow, and the common green space throughout Wind Meadows. Please note that the new monthly assessment is \$288.00 per month beginning in January 2022.

You should also be advised that due to ongoing dissatisfaction with the services provided by Reliable, a new grounds maintenance contractor will be caring for Wind Meadows in 2022. There will be an official announcement regarding this change in the near future.

If you have any questions or concerns, please feel free to reach out to our project manager at [wmc@w-p-inc.com](mailto:wmc@w-p-inc.com) or 262-639-8974.

Sincerely,

Bob Randleman  
PSA VIII Director

**Wind Meadows Corporation**  
 C/O Washington Properties, Inc.  
 6939 Mariner Drive, Racine, WI 53406  
 262-639-8974

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 5<sup>th</sup> and the 8<sup>th</sup> 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 VIII PRAIRIE MEADOW HOMES  
2022 BUDGET**

	2021 BUDGET	2022 BUDGET
<b>INCOME</b>		
<b>ASSESSMENTS</b>	\$ 50,688.00	\$ 55,296.00
<b>EXPENSES:</b>		
<b>GROUNDS MAINTENANCE-CONTRACT</b>	\$ 7,841.00	\$ 8,127.00
<b>GROUND MAINTENANCE</b>	\$ 3,000.00	\$ 2,900.00
<b>SNOW REMOVAL</b>	\$ 4,864.00	\$ 8,600.00
<b>BUILDING MAINTENANCE</b>	\$ 7,034.00	\$ 6,000.00
<b>ENTRANCE/PARKING LIGHTS</b>	\$ 436.00	\$ 436.00
<b>INSURANCE</b>	\$ 5,227.00	\$ 8,792.00
<b>TRANSFER TO ADMIN</b>	\$ 6,443.00	\$ 6,522.00
<b>TRANSFER TO L/C &amp; C/A</b>	\$ 8,878.00	\$ 9,469.00
<b>CONTINGENCY RESERVES</b>	\$ 465.00	\$ 500.00
<b>TRANSFER TO CAPITAL RESERVES</b>	\$ 6,500.00	\$ 3,950.00
<b>TOTAL</b>	<u>\$ 50,688.00</u>	<u>\$ 55,296.00</u>
<b>NET SURPLUS/DEFICIT</b>	<u>\$ -</u>	<u>\$ -</u>

**WIND MEADOWS CORPORATION  
PSAVIII PRAIRIE MEADOW HOMES  
RATE PER UNIT BUDGET**

	2021 BUDGET	2022 BUDGET
INCOME		
ASSESSMENTS	\$ 264.00	\$ 288.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 40.84	\$ 42.33
GROUND MAINTENANCE	\$ 15.63	\$ 15.10
SNOW REMOVAL	\$ 25.33	\$ 44.79
BUILDING MAINTENANCE	\$ 36.64	\$ 31.25
ENTRANCE/PARKING LIGHTS	\$ 2.27	\$ 2.27
INSURANCE	\$ 27.22	\$ 45.79
TRANSFER TO ADMIN	\$ 33.56	\$ 33.97
TRANSFER TO L/C & C/A	\$ 46.24	\$ 49.32
CONTINGENCY RESERVE	\$ 2.42	\$ 2.60
TRANSFER TO CAPITAL RESERVES	\$ 33.85	\$ 20.57
TOTAL	<u>\$ 264.00</u>	<u>\$ 288.00</u>
NET SURPLUS/DEFICIT	<u>\$ -</u>	<u>\$ 0.00</u>