

# WIND MEADOWS CORPORATION ANNUAL REPORT YEAR 2019

The Wind Meadows Corporation (WMC) was created in 1975 as a non-profit Homeowners Association to own and maintain the Open Spaces in the Wind Meadows (WM) area; to own, maintain and operate the Leisure Center and its facilities; to exert architectural control over all buildings, sites, and land within WM; and to establish and administer the budgetary, financial and operational procedures and functions required to carry out and pay for services rendered to residents. The WMC is divided into financially separate Parcel Service Areas (PSA) for representation on the Board of Directors and for delivery of specified services. All WM residents share in the rights, privileges, and obligations of ownership in a community intentionally structured to build and sustain excellence in environment, economic stability and aesthetic values.

It is the ongoing goal of the WMC Board to ensure that all residents continue to experience a superior living environment.

The major projects that were completed in 2019 include:

- PSA I – finished replacing needed chimney chase and caps,
- PSA V – incorporated into WMC,
- PSA VI – added back gutters and gutter supports,
- PSA VIII – painted siding on all 16 buildings
- PSA VIII – patched, crack filled and sealed W. Parkfield Ct.
- A significant amount of carpentry work was completed in PSA I, II, III and VI.

During 2019 WMC had 462 trees (mostly ash) removed in total, which includes the LC and most of the PSA's. The Emerald Ash Borer (EAB) has infected most of the ash trees in WMC, including many ash trees that were treated. The majority of the dying ash trees have been removed in the past couple of years and removal will continue in 2020. A big "Thank you" to some WMC residents for their generosity in adding new trees to WMC.

It is now ten years since Board volunteers have been shooting noisemakers, at random times and places during the day, around Meadow Lake to relocate the geese out of Wind Meadows. This method has worked well in reducing the number of geese and as a result, the actual shooting has become very minimal compared to previous years.

## **Leisure Center:**

The 2019 pool usage had 3,575 recorded visits, which includes the adult aquacise class and the visits during the one-week extension at the end of the pool season. WMC members and their guests enjoyed 49 scheduled parties in the updated Leisure Center. A large area of concrete on the south side of the pool was replaced. A book club and garden club were started by volunteer residents. The meetings are held at the Leisure Center and posted on the WMC website.

## **Committees:**

Insurance: Compass Insurance has been the WMC insurance agency since May 1, 2017. The insurance carrier is Liberty Mutual Insurance. The insurance policy covers liability and property damages for the Leisure Center as well as for all Patio, Manor, Village and Prairie Meadows Homes. Coverage includes damage to the exterior of all buildings as well as to interior fixtures, walls cabinets, flooring. This policy has a \$5,000 deductible for which the homeowner is responsible. NOT COVERED is any personal property in the buildings such as furniture, clothing, jewelry, automobiles, etc.

Architectural: The WMC Architectural Review Committee (ARC) received 87 requests for exterior changes to homes and/or landscaping, of which 84 were approved. This indicates that our homeowners are updating their yards and homes to keep Wind Meadows an exceptional community. ARC Chairperson, Carol Riekema, along with the ARC members, follow the WMC Guidelines, Rules and Regulations to process homeowner ARC requests and ensure fair and equitable treatment. The ARC serves an important control function that provides protection of WMC property values. It is not an easy task and requires considerable time by our ARC volunteers.

Other Information: To receive our monthly Newsletter via e-mail or if your email address has been changed, please contact the WMC office at (262) 639-8974 or [windmeadows@outlook.com](mailto:windmeadows@outlook.com) with your e-mail address. You will receive the Newsletter via e-mail and your address will not be shared. If a serious or unusual situation occurs within WMC or your PSA, your e-mail address could be used to notify you. All e-mails are sent bcc.

Once again, a special “**THANK YOU**” to Dave Hess and others who have been aggressively pulling garlic mustard all around Wind Meadows for several years. This is a very invasive plant and would increase the yearly costs to all our owners if we did not have these special people providing this volunteer service

The third Annual WMC Picnic was held in September and the second Annual Chili Cook-off was held in November. Both events were a success and all that attended enjoyed the camaraderie.

Bob Randleman, President  
WIND MEADOWS CORPORATION

**2020 Directors:**

Debie Truckey	PSA I	721-7775
Maneeka Decker	PSA I	676-3332
Jim Kroll	PSA II	681-0903
Joe Maurer	PSA III	977-1720
John Brashaw	PSA IV	639-7919
Dan Naughton	PSA IV	639-6510
Linda Johnson	PSA IV	488-3322
Margaret Fliss	PSA V	497-7521
Joe Fox	PSA VI	639-8424
Sam Duchac	PSA VII	488-1219
Bob Randleman	PSA VIII	898-8856

**Committee Chairperson:**

Carol Riekema	Architectural Review
Claudia Simonson	Audit Review
Jim Kroll	Leisure Center

**Office Staff:**

Renee Michna	Site Manager	<a href="mailto:windmeadows@outlook.com">windmeadows@outlook.com</a>
Carrie Harbach	Property Manager	