

Northwest Property Management

www.nwpropertymanagement.net

November 17, 2023

WYNDMUIR PROPERTY OWNER ASSOCIATION BOARD OF DIRECTORS MEETING NOTICE ZOOM MEETING

The Board of Directors has scheduled a regular board meeting to be held on Monday, November 27, 2023 and will begin promptly at 6:30 P.M. The primary reason for this Board meeting is to adopt the 2024 budget which is included with this notice. Please note that there will be a \$20.00 increase to the monthly assessment starting January 1, 2024. Principal reason for the increase of assessments is to build the reserve fund for future replacement expenses.

Homeowner forum will be held at the end of meeting for 15 minutes. If you are unable to attend and have a question or concern for the Board of Directors, please email Leanne Eveland with your question or concern by 3 pm the day of the meeting at LeanneE@nwprop.com.

You will need to download the Zoom app to your smartphone, tablet and/or computer to attend and listen to the meeting. There is an option to dial-in and listen to the meeting. Phone number listed below. You will need to enter the Meeting ID and Passcode.

Fax: 815-459-1306

815-459-9187

To join the meeting, open Zoom and follow the prompts as noted:

Meeting ID – 896 9414 9387 Passcode – 889885

Phone number to dial in: 312-626-6799

Sincerely, Board of Directors Wyndmuir Property Owners Association And Northwest Property Management

WYNDMUIR HOMEOWNERS ASSOCIATION 2024 BUDGET

ASSESSMENT ASSESSMENT INCREASE INCREASE			2023 BUDGET	2024 BUDGET	
HOMEOWNER ASSMNT-MAINTENANCE	INCOME:				
HOMEOWNER ASSMNT-RESERVE 18,600.00 28,000.00 LATE CHARGE ASSESSMENTS 50.00 100.00 INTEREST INCOME 100.00 2,500.00 U.J. 500.00 TOTAL INCOME 5125,430.00 \$146,810.00 \$1,650.00 TOTAL INCOME \$125,430.00 \$146,810.00 \$1,650.00 TOTAL INCOME \$125,430.00 \$146,810.00 \$146,810.00 \$146,810.00 \$146,810.00 \$146,810.00 \$146,810.00 \$1,650.00			\$106,680.00	\$114,560.00	
NTEREST INCOME					
WILT.W. SHARED OP INCOME	LATE CHARGE ASSESSMENTS		50.00	100.00	
TOTAL INCOME \$125,430.00 \$146,810.00			100.00	2,500.00	
EXPENSES: GROUNDS MAINTENANCE: LANDSCAPE MAINTENANCE	W.I.T.WSHARED OP INCOME		0.00	•	
GROUNDS MAINTENANCE: LANDSCAPE MAINTENANCE	TOTAL INCOME		\$125,430.00	\$146,810.00	
LANDSCAPE MAINTENANCE 20,304.00 27,000.00 TREE MAINTENANCE 5,000.00 5,000.00 DETENTION POND MAINTENANCE 1,500.00 7,500.00 SNOW REMOVAL 20,995.00 24,000.00 SNOW REMOVAL 20,995.00 24,000.00 SNOW - EXTRAS 4,000.00 5,000.00 SNOW - EXTRAS 500.00 7,000 SNOW - EXTRAS 5,000.00 3,300.00 SNOW - EXTRAS 5,000.00 SNOW - EXTRAS	EXPENSES:				
TREE MAINTENANCE DETENTION POND MAINTENANCE SNOW REMOVAL SNOW - EXTRAS 4,000.00 5,000.00 SNOW - EXTRAS 4,000.00 5,000.00 GENERAL REPAIRS/MAINTENANCE: PROPERTY REPAIRS 500.00 SIGNAGE MAINTENANCE LIGHTING MAINTENANCE LIGHTING MAINTENANCE 17,138.00 0.00 SEALCOAT/ASPHALT MAINTENANCE 17,138.00 0.00 SEALCOAT/ASPHALT MAINTENANCE 17,138.00 0.00 UTILITIES: ELECTRIC SCAVENGER SERVICE 12,900.00 ADMINISTRATIVE: MANAGEMENT FEE MANAGEMENT FEE MISC. ADMIN. COSTS - ASSN. 1,000.00 WEBSITE/SERVICE EXPENSE 50.00 SO.00 POSTAGE/PRINTING POSTAGE/PRINTING BANK CHARGES 0.00 ACCOUNTING / TAX PREPARATION BLDG/GROUNDS IMPROVEMENTS EQUIT FUND - DETETION POND MAINT LANDSCAPE IMPROVEMENTS EXERCISE STARSON SASSESSMENT INCREASE INCREASE 1,500.00 10,000 10			20 204 00	27 000 00	
DETENTION POND MAINTENANCE SNOW REMOVAL SNOW			•		
SNOW REMOVAL 20,995.00 24,000.00 SNOW - EXTRAS 4,000.00 5,000.00 SNOW - EXTRAS 4,000.00 5,000.00 SNOW - EXTRAS 4,000.00 5,000.00 SNOW - EXTRAS 500.00 500.00 SOU.00 SOU.00 500.00 SOU.00 500.00 SOU.00 500.00 SOU.00 500.00 SOU.00 500.00 SOU.00 500.00 SEALCOAT/ASPHALT MAINTENANCE 17,138.00 0.00 COULDING 0.00 3,300.00 COULDING			•	-	
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PROPERTY REPAIRS SIGNAGE MAINTENANCE OUTLOT G UTILITIES: ELECTRIC SIGNAGE MAINTENANCE SIGNAGE SERVICE SIGNAGE MAINTENANCE SIGNAGE MAINTENANCE MANAGEMENT FEE MANAGEMENT FAIL MANAGEMENT FEE MANAGEM			•	•	
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SIGNAGE MAINTENANCE			500.00	500.00	
LIGHTING MAINTENANCE 250.00 500.00	• • • • • • • • • • • • • • • • • • • •				
SEALCOAT/ASPHALT MAINTENANCE OUTLOT G					
OUTLOT G 0.00 3,300.00 UTILITIES: ELECTRIC 800.00 750.00 SCAVENGER SERVICE 12,900.00 750.00 ADMINISTRATIVE: MANAGEMENT FEE 9,540.00 10,020.00 INSURANCE 9,540.00 10,020.00 LEGAL FEES 1,500.00 750.00 1,000.00 1,000.00 1,000.00 1,000.00 1,000.00 1,000.00 1,000.00 1,000.00 1,000.00 2,450.00 EQUIT FUND - DETETION POND MAINT 3,253.00 5,000.00 1,500.00 5,000.00 1,500.00 5,000.00 1,500.00 5,000.00 1,500.00 5,000.00 1,500.00 5,000.00 1,500.00 5,000.00 1,500.00 1,500.00 1,500.00 1,500.00 <td></td> <td></td> <td>17,138.00</td> <td>0.00</td> <td></td>			17,138.00	0.00	
SCAVENGER SERVICE 800.00 750.00 SCAVENGER SERVICE 12,900.00 13,500.00			•	3,300.00	
SCAVENGER SERVICE 800.00 750.00 SCAVENGER SERVICE 12,900.00 13,500.00	UTILITIES:				
ADMINISTRATIVE:			800.00	750.00	
MANAGEMENT FEE 9,540.00 10,020.00 INSURANCE 3,000.00 4,000.00 4,000.00 INSURANCE 1,500.00 750.00 INSURANCE 1,500.00 750.00 INSURANCE 1,500.00 1,000.00 INSURANCE 1,500.00 1,000.00 INSURANCE 1,000.00 INSURED 1,000.00 INSURED INS			12,900.00	13,500.00	
MANAGEMENT FEE 9,540.00 10,020.00 INSURANCE 3,000.00 4,000.00 4,000.00 INSURANCE 1,500.00 750.00 INSURANCE 1,500.00 750.00 INSURANCE 1,500.00 1,000.00 INSURANCE 50.00 50.00 INSURANCE 50.00 50.00 INSURANCE 50.00 50.00 INSURED INSUR	ADMINISTRATIVE:				
INSURANCE			9,540.00	10,020.00	
LEGAL FEES			•	•	
WEBSITE/SERVICE EXPENSE 50.00 50.00 POSTAGE/PRINTING 750.00 800.00 BANK CHARGES 0.00 0.00 ACCOUNTING / TAX PREPARATION 2,350.00 2,450.00 BLDG/GROUNDS IMPROVEMENTS 3,253.00 5,000.00 LANDSCAPE IMPROVEMENTS 1,500.00 5,190.00 RESERVE CONTR - CAPITAL IMPRV. 18,600.00 30,500.00 * TOTAL EXPENSES \$125,430.00 \$146,810.00			•	750.00	
POSTAGE/PRINTING 750.00 800.00 BANK CHARGES 0.00 0.00 ACCOUNTING / TAX PREPARATION 2,350.00 2,450.00	MISC. ADMIN. COSTS - ASSN.		1,000.00	1,000.00	
BANK CHARGES ACCOUNTING / TAX PREPARATION 0.00 2,350.00 0.00 2,450.00 BLDG/GROUNDS IMPROVEMENTS EQUIT FUND - DETETION POND MAINT LANDSCAPE IMPROVEMENTS 3,253.00 1,500.00 5,000.00 5,190.00 RESERVE CONTR - CAPITAL IMPRV. 18,600.00 30,500.00 30,500.00 TOTAL EXPENSES \$125,430.00 ASSESSMENT ASSESSMENT INCREASE PERCENTINCREASE	WEBSITE/SERVICE EXPENSE		50.00	50.00	
ACCOUNTING / TAX PREPARATION 2,350.00 2,450.00 BLDG/GROUNDS IMPROVEMENTS EQUIT FUND - DETETION POND MAINT LANDSCAPE IMPROVEMENTS 1,500.00 5,190.00 RESERVE CONTR - CAPITAL IMPRV. 18,600.00 30,500.00 * TOTAL EXPENSES \$125,430.00 \$146,810.00 2,450.00 5,000.00 7 TOTAL EXPENSES \$125,430.00 \$146,810.00 PERCENTARY ASSESSMENT INCREASE INCREASE	POSTAGE/PRINTING		750.00	800.00	
BLDG/GROUNDS IMPROVEMENTS 3,253.00 5,000.00 EQUIT FUND - DETETION POND MAINT 3,253.00 5,000.00 LANDSCAPE IMPROVEMENTS 1,500.00 5,190.00 RESERVE CONTR - CAPITAL IMPRV. 18,600.00 30,500.00 <td*< td=""> TOTAL EXPENSES \$125,430.00 \$146,810.00 ASSESSMENT ASSESSMENT INCREASE</td*<>	BANK CHARGES		0.00	0.00	
EQUIT FUND - DETETION POND MAINT LANDSCAPE IMPROVEMENTS 3,253.00 5,000.00 5,190.00 RESERVE CONTR - CAPITAL IMPRV. 18,600.00 30,500.00 * TOTAL EXPENSES \$125,430.00 \$146,810.00 2023 ASSESSMENT ASSESSMENT INCREASE INCREASE	ACCOUNTING / TAX PREPARATION		2,350.00	2,450.00	
LANDSCAPE IMPROVEMENTS 1,500.00 5,190.00 RESERVE CONTR - CAPITAL IMPRV. 18,600.00 30,500.00 * TOTAL EXPENSES \$125,430.00 \$146,810.00 * 2023 2024 DOLLAR PERCENTINCREASE PERCENTINCREASE	BLDG/GROUNDS IMPROVEMENTS				
RESERVE CONTR - CAPITAL IMPRV. 18,600.00 30,500.00 * TOTAL EXPENSES \$125,430.00 \$146,810.00 2023 2024 DOLLAR PERCENTASSESSMENT INCREASE INCREASE	EQUIT FUND - DETETION POND MAINT		3,253.00	5,000.00	
TOTAL EXPENSES \$125,430.00 \$146,810.00 2023 2024 DOLLAR PERCENT ASSESSMENT INCREASE INCREASE	LANDSCAPE IMPROVEMENTS		1,500.00	5,190.00	
2023 2024 DOLLAR PERCEN ASSESSMENT ASSESSMENT INCREASE INCREASE	RESERVE CONTR - CAPITAL IMPRV.		18,600.00	30,500.00 *	
ASSESSMENT ASSESSMENT INCREASE INCREASE	TOTAL EXPENSES		\$125,430.00	\$146,810.00	
ASSESSMENT ASSESSMENT INCREASE INCREASE					
					PERCENT INCREASE
MONTHLY COST BY UNIT 145.00 165.00 20.00	MONTHLY COST BY UNIT	145.00	165.00	20.00	13.8

^{*} The Reserve Contribution may fluctuate based on the actual Operating Expenses at Year-End.