



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.

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**

	2023 BUDGET	2024 BUDGET
INCOME:		
HOMEOWNER ASSMNT-MAINTENANCE	\$106,680.00	\$114,560.00
HOMEOWNER ASSMNT-RESERVE	18,600.00	28,000.00
LATE CHARGE ASSESSMENTS	50.00	100.00
INTEREST INCOME	100.00	2,500.00
W.I.T.W. -SHARED OP INCOME	0.00	1,650.00
TOTAL INCOME	\$125,430.00	\$146,810.00
EXPENSES:		
GROUNDS MAINTENANCE:		
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 - EXTRAS	4,000.00	5,000.00
GENERAL REPAIRS/MAINTENANCE:		
PROPERTY REPAIRS	500.00	500.00
SIGNAGE MAINTENANCE	500.00	0.00
LIGHTING MAINTENANCE	250.00	500.00
SEALCOAT/ASPHALT MAINTENANCE	17,138.00	0.00
OUTLOT G	0.00	3,300.00
UTILITIES:		
ELECTRIC	800.00	750.00
SCAVENGER SERVICE	12,900.00	13,500.00
ADMINISTRATIVE:		
MANAGEMENT FEE	9,540.00	10,020.00
INSURANCE	3,000.00	4,000.00
LEGAL FEES	1,500.00	750.00
MISC. ADMIN. COSTS - ASSN.	1,000.00	1,000.00
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		
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 *
TOTAL EXPENSES	\$125,430.00	\$146,810.00

	2023 ASSESSMENT	2024 ASSESSMENT	DOLLAR INCREASE	PERCENT INCREASE
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.