Westhaven Trails
Community Services Association • Madison, WI

October 2026

Fall Newsletter



2026 FINANCIAL UPDATES

- Throughout 2026, we continue to receive dues payments and resolve any outstanding balances.
- The major focus of the 2026 Budget was infusing additional money into our parks. See the next page for what our Parks Committee has been up to and is planning next!
- Our President, Treasurer, and Property Management Company are currently planning the 2027 budget.
- Madison Property Management has conducted review of all properties to ensure that billing remains correct and consistent. Any discrepancies are being addressed and will be in place for the 2027 invoices.

WESTHAVEN TRAILS WEBSITE

Our website contains all information on our parks, policies, covenants, and bylaws, as well as current information on Board business.

Access anytime! https://westhaventrails.org

Follow us on **Facebook** at *Westhaven Trails Community Service Association!* This page is managed officially by the Westhaven Trails Board of Directors to communicate information directly on neighborhood and city business. While the neighborhood does have another page, Westhaven Trails Neighborhood, that page is meant for neighbors to interact with each other and is not managed by the Association.

CONNECT WITH US!

BOARD OF DIRECTORS

BOARD@WESTHAVENTRAILS.ORG

MADISON PROPERTY MANAGEMENT

Brittany Chavarria, 608-268-4980
brittanyc@madisonproperty.com
1202 REGENT ST., MADISON, WI 53705

August 2026 Listening Session

This August, we held our first listening session in response to requests from residents at our Annual Meeting. While storms necessitated a last-minute move inside, Board members and MPM representatives were able to talk with residents about the issues most pressing and relevant. A majority of the conversation focused on how to best use our resources to keep the neighborhood looking beautiful!

2025 Property Tax Update

During the 2025 transition from the Association's previous accounting arrangements to our new property management company, responsibility for financial administration and mail handling was transferred to the new management team. At that time, the Association's post office box was closed, and mail forwarding was established to ensure all correspondence would be directed to the property management company.
A property tax payment was issued during this transition period; however, the payment was not ultimately received or processed by the taxing authority. Despite the forwarding arrangements being in place and the Association's records reflecting the correct mailing address, the Association and its management company did not receive subsequent notices indicating that the taxes remained outstanding. Had such notices been received, the matter would have been addressed immediately.
Once the issue was identified, management worked directly with the taxing authorities to determine the status of the payment and promptly reissued payment to bring the account current. The matter is now fully resolved, and all outstanding taxes and related obligations are paid.
The Board has reviewed the circumstances surrounding this administrative issue and has worked with management to strengthen oversight and procedures related to tax payments and correspondence. While we regret that this situation occurred, there is no ongoing financial obligation related to this matter, and the Association's accounts are current. The total penalty for late payment was $3.19. The Association is saving $270 per year in post office box fees since transitioning to the management company.

REFUSE AND LARGE ITEM PICKUP INFORMATION

THIS PAST SPRING, WE NOTIFIED ALL RESIDENTS THAT THERE HAD BEEN AN INCREASE LEAVING LARGE ITEMS CURBSIDE AND NOT SCHEDULING PICKUP. LARGE ITEMS ARE TOO BIG OR INAPPROPRIATE FOR YOUR COLLECTION CARTS, SUCH AS FURNITURE, PIANOS, VACUUMS, ETC.
ASSOCIATION BOARD MEMBERS AND RESIDENTS, AS WELL AS MPM, CONTINUE TO MONITOR THE SITUATION, MAKING ADDITIONAL REQUESTS FOR PICKUP AND TRIPS WITH ITEMS TO A CITY OF MADISON DROP-OFF SITE.
PLEASE CONTINUE TO HELP YOUR NEIGHBORS TAKE CARE OF OUR NEIGHBORHOOD TOGETHER! THE CITY OF MADISON PROVIDES A TERRIFIC SERVICE THAT RESIDENTS SHOULD USE TO SCHEDULE THE PICKUP OF THESE ITEMS. INFORMATION ON HOW TO SCHEDULE THESE PICKUPS CAN BE FOUND ON THE CITY'S WEBSITE. THANK YOU FOR HELPING KEEP THE NEIGHBORHOOD BEAUTIFUL.

HTTPS://WWW.CITYOFMADISON.COM/STREETS/TRASH-RECYCLING/HOW-DO-I-DISPOSE-OF/LARGE-ITEMS-AND-APPLIANCES

PARKS

Westhaven Trails has over 20 acres of private parks, open spaces, and woodland preserves.

The 2026 budget allocated more resources towards park maintenance and the majority of that has been put to work on tree removal and trimming.

The Parks Committee focused on the following items so far this year:

- Timbers around the basketball court in Big Slide Park have been replaced, preserving the court.
- Overgrown trees and shrubs were trimmed or removed on the path from Hidden Park all the way down to the end of Greenway Trail.
- Overgrown trees and shrubs were trimmed or removed in Cimarron Park.
- Tree limbs that came down because of wind storms have been removed in Hidden, Santa Fe, and Big Slide Parks.
- Multiple trees that were deceased were removed from Big Slide Park, Cimarron Park, and along Greenway Trail path.
- This fall, we plan to replace/repair cedar fences by Carnwood and Tucson Trail.



Architecture Review Board (ARB)

Still planning on a siding replacement project or that three season room addition this year? The ARB is ready to review. To contact the ARB or submit an ARB Request, please use arb@westhaventrails.org.