

January 3rd, 2024

WESTHAVEN TRAILS

Winter 2024 NEWSLETTER

Getting ready for winter in Wisconsin

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We are very excited to continue the relaunch of our Westhaven Trails CSA, Inc. newsletter with this Winter 2024 edition. If you remember these communications from the past we used them to relay association updates, to notify members of the upcoming annual meeting dates, and to share any relevant Madison/City updates that may impact our association members.

NOTICE is hereby given that a Special Membership Meeting related to the 2024 Proposed Covenant Change of Westhaven Trails CSA, Inc. will be held at **6 p.m. on January 16th, 2024**, at the Madison West Police Station. Additional information can be found on the neighborhood website <https://westhaventrails.org/2024-proposed-covenant-change/>

Introduction of Board and Committee Members

We like to include the overall purpose and mission of our HOA to start each edition for new members. The HOA was setup for us during development of the neighborhood and focuses on maintaining and managing the many parks, green spaces and private courts owned by the association's members (all of us). Managing to the covenants are the responsibility of the volunteer Board of Directors made up of association members. Their responsibilities include: (1) maintaining association owned property (neighborhood parks, common areas and private courts), (2) billing, collecting and administering association assessments, (3) ensuring effective Architectural Review, and (4) serving as a resource for the association members and residents. Contact information for all board and committee members may be found on westhaventrails.org. The best way to contact us is by sending an email to board@westhaventrails.org.

What is the Architectural Review Board (ARB)?

The ARB approves new construction, landscaping or updates to Westhaven Trails homeowners' projects. This would include all home construction, decks, patios, fences, landscaping and play structures. For regulations for building a fence please see [ARB Requests](#) page on the website.

Please contact the ARB directly at arb@westhaventrails.org before undergoing constructions or landscaping projects. Include detailed project plan and photos of existing structure and sketches of proposed structure.

2023 ARB Update: *Very excited* to announce we have updated our Fencing Policy and published to the website a **new Shed Policy**. A huge thank you to *Julie Zimmer* and the ARB committee for their work on the **new policies**. The committee has been busy receiving 16 member inquiries and approved 6 requests for: New Driveway, Solar Panels, Landscape Project, New Roof & Siding, Egress Window, and Fencing.

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Board Member Updates:

Since the Spring Newsletter we have had several changes both on the Board of Directors and the ARB. This includes the resignation of Sarah Vaughn from the Board of Directors. We want to recognize and thank Sarah for her significant contributions to the Board in the time she served as a member. With this vacancy the Board appointed Alana Wagner to the Board of Directors. Alana is a longtime resident of Westhaven Trails and experienced Board Member serving from 2008 – 2015. We're very happy to have Alana on the Board and appreciate her willingness to step back into this role supporting our neighborhood.

Jim Frymark and Chuck Quackenboss retired from the ARB this past summer. Jim and Chuck were both early residents and members of the association; combined they served more than 50+ years on the Board of Directors and/or the ARB including as President of the Board and ARB Chair. We'd like to recognize both Jim and Chuck here for their many positive contributions to the neighborhood and thousands of hours dedicated to serving the members and residents of the Westhaven Trails Neighborhood. We're also very excited to announce that we've added three new ARB members this summer to include: Sarah Marcell, Tom Gregorich, and Taylor Peterson. Please join us in welcoming our new ARB members to the team.

City of Madison Updates

Alternate Side Parking Started November 15th

The City of Madison's Alternate side parking is in effect each night from November 15th to March 15th between the hours of 1:00 a.m. and 7:00 a.m. Violations may result in a \$20 fine, with increases to \$60 and possible towing during a declared snow emergency.

Vehicles should be parked on the odd house numbered side of the street between the hours of 1:00 a.m. and 7:00 a.m. on odd numbered dates. Vehicles should be parked on the even house numbered side of the street between the hours of 1:00 a.m. and 7:00 a.m. on even numbered dates.

City Updates Salt Use Ordinance for Public Sidewalks

The City of Madison new ordinance limits the use of salt or other melting agents to the amount necessary to treat the ice so it can be removed. The new change also allows the City to educate and enforce salt standards to property owners who use too much salt or melting agents. The goal of the ordinance change will keep sidewalks safe for pedestrians and also help the community cut down on salt use, which helps our area waterways. When salt moves into local waters, it contributes to making the City's lakes and groundwater saltier, which is a public health concern.

- Excess salt and chemical melting agents may not accumulate on the sidewalk and must be removed following ice or snow melt.
- The owner of each lot or part of lot shall remove all snow and ice upon the sidewalk abutting the premises owned no later than noon of the day after the snow or ice has accumulated on the sidewalk, regardless of the source of accumulation.
- The owner of property abutting sidewalks on two intersecting streets shall remove all snow and ice from the sidewalks of both streets, including that portion of the sidewalks bordering the crosswalk, including the curb ramp. City Fines, First offense: \$124; second offense: \$187

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Treasurer's Winter Update:

The full 2023 financial picture and 2024 budget will be presented at the April 2024 annual meeting and subsequently will be posted to our website: <https://westhaventrails.org/financial/>

Here are some highlights from the Treasurer.

- **Expenses:** Although, not finalized, we are trending to end the year overbudget in general operating expenses for 2023. Four reasons for this include: (1) higher than normal snow removal expenses; (2) higher than estimated postage and shipping expense due to re-establishing the annual (mailed) newsletter and the proposed covenant change mailings; (3) higher than estimated office supplies due to again additional mailed communications and the proposed covenant change; and lastly (4) we had several members that drove higher than budgeted for legal expense. This included members expecting the Board to answer concerns with written legal responses, the need for the association Attorney to attend meetings, and lastly the additional legal work related to the current in-process proposed covenant change (this additional expense will span both 2023 and 2024.)
- **Revenue:** 94% of budgeted dues have been collected to date totally over \$83,466.00
- **Other:** Online payment option piloted last year continues to see low utilization. This year thus far, we have only received just over 5% (26/466) online payments. If you're interested in making your payment online, you can make online payments here: <https://westhaventrails.org/online-payments>

Special Meeting Announcement:

Meeting Information

In person: Community Room
Madison Police West District
January 16th, 2024
6:00pm-8:00pm

Zoom: <https://us02web.zoom.us/j/83042171823?pwd=Wm95dG5uY2FqNG9RSDZWamdMQ3Vvdz09>

Meeting ID: 830 4217 1823

Passcode: 447542

Agenda Items:

- Review the proposed covenant change
- Membership Q&A

2024 Meeting Schedule:

Special Membership Meeting	January 16 th
Board Meeting	March 20 th
Annual Meeting	April 17th
Board Meeting	June 19 th
Board Meeting	September 18 th
Board Meeting	November 20 th

*Location is Community Room, Madison Police West District Station

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Neighborhood Safety & Community Building

Safety Review

We periodically receive reports of break-ins and thefts within the neighborhood. The Madison Police Department recommends all neighbors adhere to the following:

- All cars should be **parked in garages, not driveways.**
- Lock your cars while both inside and outside of the garage.
- Lock the service door from your garage to the house.
- Keep keys and valuables out of your car and away from your service door.
- Keep your lights on all night.
- Report something if you see something - even if you don't think anything is missing.
- Help out neighbors by letting them know if a garage door is left open.
- Make sure guests lock their cars and keep valuables out of sight.

Please help us with the following as we receive several complaints from neighbors. Per the neighborhood covenants: **Parking of service vehicles owned or operated by residents is prohibited unless such vehicles are kept in garages. The parking of boats, travel trailers, mobile homes, campers and other recreational vehicles is prohibited unless kept inside garages.** This shall not prohibit the temporary parking of such vehicles described for the purposes of loading or unloading for a period not to exceed forty-eight (48) hours. No cars or vehicles may be parked on lawns or yards at any time.

Community Building Committee

If you are interested in becoming a member of the Community Building Team please contact Don at donewton@gmail.com to get involved.

Community Events & Winter Fun

[How to Have Your Christmas Tree Collected](https://www.cityofmadison.com/news) (www.cityofmadison.com/news Posted December 26, 2023)

The Streets Division provides two rounds of curbside collection for Christmas trees. Crews collect trees only. Wreaths, boughs, and other evergreen decorations go into the trash. The next round of holiday tree pickup will begin on January 16th, 2024.

Winter Fun in Madison Parks

Throughout the Winter there is always something to do across the city. Cross-Country Skiing, Ice Skating, Sledding and more: <https://www.cityofmadison.com/parks/seasonal/winter/>