



Spring Update

Madison, WI



2025 Annual Meeting Notice

This year's annual meeting will be held on April 23rd, 2025, at a new location - Good Shepherd Lutheran Church located at 5701 Raymond Road, Madison. We will start the meeting at 6pm.

Our agenda for the meeting will include an introduction to the Board members, review of 2024 accomplishments, summary of 2024 expenses, a walkthrough of the 2025 proposed budget, and then the election of new board members.

Additional topics will include a review of the Bylaws update project and and the introduction of a property management company.

For more detail:
<https://westhaventrails.org/events/>

Architecture Review Board

We are very excited to announce that we have a new Chair of the ARB, Tom Gregorich. Tom has served on the ARB for two years and is a longtime member of the association since 2000.

To contact the ARB or submit an ARB Request please use arb@westhaventrails.org

Board Elections

We have two Board Members' terms expiring this year. One of those Board Members is running for re-election. If you are interested in running for a Board seat, please send to board@westhaventrails.org an e-mail statement, qualifications, and reason for your interest in serving on the board by April 4th, 2025. These statements will be published on the HOA website prior to the annual meeting for membership review.

Financial Update

General operations net income came in at \$6.5K over budget. This was driven almost entirely by unplanned legal fees related to one of our members' continual legal challenges. These legal challenges amounted to \$7,064.50. Net income less the unexpected legal fees would have resulted in a favorable \$522 under budget.

Private courts came in over budget as well by \$3.6K, this was due to \$1.5K of uncollected dues (*which will eventually be collected, so the unfavorable impact is more of a timing difference as it will reverse in the future when the back dues are collected*), and from snow removal being higher than anticipated by \$2K. Given the increase in snow removal costs we will be looking at possibly increasing private court fees from \$250 to \$300 in the 2026 budget/assessment. Given the seemingly mild winter we are seeing for 2025 we are likely to recoup some of the deficit in snow removal this year.

Ending cash is \$3.7K lower than budgeted, this is due to accruals made at the end of every year to account for calendar year costs physically paid in the following year. The accruals bring those costs into the proper year.

Park maintenance will carryover \$3.3K of favorable funding into 2025.

CONNECT WITH US!

Board of Directors

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