

Westchester Lakes Homeowner's Association

Annual Meeting

July 17, 2013

Introduction of Officers – The meeting was called to order at 7:01 with the introduction of officers: Dave Johnson, Joe Garstecki, Scott Reed, Tom Anderson, Erv Martens, Rick Sanger (not present), and Bill Sternman.

Alderman Comments – Dale Mayr had a number of comments. They included:

- a) An Outpost store is being built on the lot at the corner of Wauwatosa and Mequon roads. There will be access from both roads. Scheduled opening is in the spring of 2014.
- b) County Line Rd. will be repaired soon.
- c) Despite water storage issues, the City Center project at the corner of 57 and Mequon Rd. will move forward. The American Legion and the gas station will swap places, and there will be full access. There will be a full service restaurant and deck, and a coffee shop downstairs, with apartments upstairs.
- d) The road re-surfacing will be done in the future with a material that will not come loose, like the boiler slag used last time. The streets in our neighborhood are swept twice a year, but that is done from a water quality standpoint. He will check to see if another sweep can be done. The sinkholes we have in our streets will be looked into.
- e) The community events sign is being replaced as a service club project.
- f) He will look into a stop sign on Buntrock at Division.

- g) In response to a question regarding city takeover of community wells, Mayr confirmed that that has happened, but only on a voluntary basis. New sub-divisions have to go on city water, however.

Proposed Budget and Dues – Expenses were in line for both the Water Trust and the Homeowner's Association accounts with a couple exceptions: insurance and electricity. The electricity costs will be looked into. It was proposed to lower the Water Trust dues to \$200, and increase the HOA dues, resulting in no change in the total dues from last year to 2013-2014. HOA dues were proposed to be \$380 for the outer ring, and \$505 for the inner ring of residents. Lew Lash moved to accept the officers and dues as proposed, John Berg seconded, and the motion passed unanimously.

A question arose to the water quality in our neighborhood, and it was confirmed that our water is safe and tested monthly. We do have a high iron content that has been mitigated with iron filters and reverse osmosis.

Storm Water Management – The main issue is the cattails in the lower pond. They will be treated in August, and we will have to deal with the dead cattails this winter. The inner ring of homes is reminded to keep their yard clean of trees and plants down to the shoreline.

Presidents Remarks – Dave Johnson reiterated our #1 issue: speeding. It has to stop. The discussion that ensued provided consensus that awareness is the primary solution. If you see your neighbors speeding, talk to them. Some other solutions are stop signs, speed limit stencils, speed bumps, and radar signs. Residents were also reminded to take care of their yards, paint their house as necessary, and take care of their mailboxes.

Old Business – The streetlights need to have the bulbs changed as needed. Period. Joe Garstecki volunteered to post notes on offending streetlights. That offer was well received.

New Business – None

Meeting Adjourned – It was moved by Vicki Silver, seconded by John Berg to adjourn at 8:25 PM, and was unanimously passed.

Respectively submitted by Scott Reed , Secretary.

Westchester Lakes Homeowners Association

Watershed Guidelines

Approved April 28, 1998 - Effective Immediately

In accordance with the by-laws of Westchester Lakes and the maintenance of all common and limited common areas, these Watershed Guidelines are established to protect and enhance the quality of the two ponds. The Board of Directors strongly recommends that all affected homeowners follow these guidelines to the extent practicable.

Buffer Zones:

All homeowners with land adjoining the ponds and creek should establish a buffer zone of no less than ten (10) feet from the shoreline. Such buffer zones shall be maintained as grass and/or controlled non-weedy natural vegetation. Buffer zones should be maintained in such a manner that they enhance or complement the appearance of the ponds and surrounding lots. Garden areas requiring tilling or the placement of colored mulch in these buffer zones is not recommended.

Fertilizer:

Use of Non-Phosphorus Fertilizers

Westchester Lakes homeowners are strongly recommended to use low or non-phosphorus lawn fertilizers, as phosphorus is the limiting nutrient for algae in the ponds

Fertilizer Application

Westchester Lakes homeowners with land adjoining the ponds and creek should avoid the application of any fertilizer within fifteen (15) feet of the shoreline.

Lawn and Yard Clippings:

Westchester Lakes homeowners are urged to refrain from the following practices:

1. Mowing in such a manner as to deposit grass clippings in the ponds or creek.
2. Mowing in such a manner as to leave excess amounts of grass clippings and other debris in the gutters such that this material can enter the ponds via the stormwater.

Shoreline Maintenance:

Westchester Lakes homeowners with land adjoining the ponds and creek should take such steps as necessary to reduce or eliminate bank erosion and the entry of soil materials into the water. Eroded soil material is a significant source of phosphorus to the ponds.

Structural modification, including the use of rip-rap, rocks, retaining walls, and other physical modifications are to be approved by the Board of Directors prior to installation.