

Dear Weathersfield Owners,

Recently, you received a copy of our proposed revisions to the bylaws. This was a comprehensive rewrite to bring them up to today's best practices, and we had planned to submit them for a vote of the membership at the Annual Meeting on November 2nd. Many of you read them and provided numerous comments, which we took very seriously. Realizing that the whole process had been rather rushed, we have now decided to drop the idea of voting on any Bylaw changes at the upcoming Annual General Meeting. This will give us time to properly vet everyone's comments and make changes that are in the best interests of Weathersfield. A discussion of the Bylaws will still take place at the Annual Meeting.

Thank you for your patience and understanding.

Steve

Dear WSG Owners,

Recently, you received the packet of material for the WSG VI Annual General Meeting, which indicated that the Board planned to raise the dues by \$25/month. However, according to our documents, the WSG VI HOA dues can only be raised this coming year by \$12.00 per month without a vote of the membership. The Board itself can only approve an increase equal to the regional Consumer Price Index plus an additional 10% of that index. Therefore, even though our reserve study indicates we need to significantly increase the annual contribution to the reserve fund over time, this coming year the Board has attempted to set aside more money for reserves by reducing some of our operating expenses. WSG owners should not be surprised if a vote is deemed necessary at the 2025 Annual General Meeting.

We will discuss the reserve fund in more detail at the November 2nd Annual General Meeting.

Attached is the new 2025 budget that reflects the dues increase of only \$12 per month.

Thank you.

Rebecca Newton

WSG VI 2025 BUDGET				
	2024 Budget	YTD as of 8/31	Proposed '25 Budget	Difference 2025 to 2024
Income				
HOA Assessments	468,000	311,395	482,976	3.19%
Prepaid HOA Assessments	0	11,510	0	0.00%
Late Fees	0	280	0	0.00%
Interest- Money Market	8,000	8,291	10,000	25.00%
Other (Insurance Proceeds)	0	**33824.71	0	0.00%
Total Operating Income	476,000	331,476	492,976	3.56%
Expenses				
Administration				
Mgmt Contract Fee	28,000	18,667	30,000	7.14%
Insurance	65,000	**101033	80,000	23.08%
Postage & Printing	900	0	900	0.00%
Tax Returns	500	0	500	0.00%
Website	50	36	36	28.00%
Admin, Misc. & Bank Fees	500	0	500	0.00%
Legal	2,000	1,887	2,000	0.00%
Meetings	200	0	0	100.00%
Reserve Study	5,000	5,550	0	100.00%
Audit	0	0	2,500	N/A
Total Administration	102,150	127,173	116,436	14.00%
Grounds				
Landscape Contract	80,000	59,130	81,204	1.50%
Grounds Other	27,000	3,698	20,000	25.93%
Tree Removal	40,000	17,140	35,000	12.50%
Total Grounds	147,000	79,968	136,204	7.30%
Maintenance				
Building Maintenance	70,000	*40,411	75,000	7.14%
Pressure Washing	8,000	12,725	0	100.00%
Termite Contract	3,200	0	3,500	9.38%
Total Maintenance	81,200	53,136	78,500	3.32%
Utilities				
Sewer Services	35,000	11,689	35,000	0.00%
Trash Removal	32,000	16,016	32,640	2.00%
Storm Water	8,000	0	5,000	37.50%
Electric	4,800	2,763	4,800	0.00%
Total Utilities	79,800	30,468	77,440	3.75%
Total Operating Expenses	410,150	290,745	408,580	0.01%
Total Operating Income	476,000	365,301	492,976	3.56%%
Net (for Reserves)	65,850		84,396	29.84%
* Projects Completed in August and later will be reflected in the Sept - Dec YTD budget numbers				
** Insurance net number to date is \$100,033 minus \$33,825				
Operational Allocations				
	YTD Actual 8 Mos.	2024 Budgeted	2025 Proposed	
Admin	127,172	102,150	116,436	
Grounds	79,968	147,000	136,204	
Maintenance	53,136	70,000	78,500	
Utilities	30,468	79,800	77,440	

Weathersfield Service Group VI

Board of Directors

BALLOT For Annual Meeting

November 2, 2024

Vote for two candidates

One vote per unit

John Bailey _____

Rebecca Newton _____

Write -In Candidates:
