

DECLARATION OF RESTRICTIONS FOR HIGH RIDGE SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS; that DELAFIELD VENTURE is a partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Brookfield, Wisconsin, (herein referred to as "Association," which term shall also include the duly authorized agent of the Association). The Association is the owner of High Ridge, High Ridge East, and High Ridge East 1 being a Subdivision of part of the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and part of the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, part of the Southwest Quarter (SW 1/4) and Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 23 and Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin and part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Town 7, Range 18 East, Town of Delafield, Waukesha County, Wisconsin (herein referred to as "High Ridge") and intending to establish a general plan for the use, occupancy and enjoyment of High Ridge, does hereby declare that, for the mutual benefit of present and future owners, High Ridge shall be subject to the following restrictions;

A. BUILDING RESTRICTIONS (Single Family Lots)

1. All single family lots are restricted to the erection of a one story, story and one-half, two story or split level one family residence building and attached garage.
2. The minimum size of a one-story home shall be 2000 square feet on the first floor.
3. A story and one-half home shall have a minimum of 1200 square feet on the first floor.
4. A two-story home shall have a minimum of 1100 square feet on both the first and second floors.
5. A split level or bi-level home shall have a minimum of 1400 square feet on the upper two levels.
6. The garage must be attached to the home directly or by breezeway or built in the basement of the home and must be constructed with the home. The maximum size of a garage shall be 900 square feet.
7. The exterior walls of the home and attached garage must be constructed of brick, stone, wood or other natural materials, or fiber cement siding with a natural material finish.

8. The house and attached garage must be completed within one year from the start of construction.
 9. Only one residence may be erected on a lot.
 10. The minimum setback from any abutting street right-of-way is 50 feet. Side yard and rear yard setbacks shall conform to the Town of Delafield (hereinafter referred to as the "Town") ordinances.
 11. There shall be no outside storage of boats, trailers, buses, trucks, campers or other vehicles or items deemed to be unsightly by the Association.
 12. All building plans and the exterior design of each dwelling unit to be constructed must be approved by the Association in writing prior to application for a building permit. In addition, basic site features such as fences, additions and other temporary or permanent structures, including gazebos and pergolas, or elements contributing significantly to the total environmental effect of the developments subject to this Declaration are subject to the prior written approval of the Association. There shall be no garden or other outbuildings, above ground swimming pools or satellite dish antennas having a diameter in excess of twenty-four (24) inches.
 13. In lieu of public streetlights, there shall be installed in a location designated by the Town's Building Inspector at the time of construction of a residence building on a lot, one outdoor electric lamppost with photoelectric controls. The design of the lamppost shall be subject to the approval of the Association and be consistent at all single family lots. The lamppost shall be maintained by the lot owner in a proper operating manner. The lamppost must include a single low pressure sodium bulb not to exceed 70W Medium or an LED bulb not to exceed 2700K Color and 1,500 Lumens. If the lamppost is not so maintained, maintenance shall be performed by the High Ridge Homeowner's Association, created pursuant to Section C, below, and the cost of such maintenance shall be an assessment against the lot owner, payable within thirty (30) days after the date of the assessment. Assessments not paid when due shall bear interest at the rate of five percent (5%) per month until paid, and such unpaid assessment and the interest thereon shall constitute a continuing lien against the real estate against which it was assessed until they have been paid in full. The assessment and interest thereon shall also be the personal obligation of the Owner of the real estate against which the assessment was made.
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14. There shall be installed in a location designated by the United States Postal Service at the time of construction of a residence building on a lot, one mailbox. The design of the mailbox shall be subject to the approval of the Association and be consistent with all single family lots, unless otherwise approved by the Association in writing. The mailbox shall be maintained by the lot owner in proper operating manner and condition. If the mailbox is not so maintained, maintenance shall be performed by the High Ridge Homeowner's Association, created pursuant to Section C, below, and the cost of such maintenance shall be an assessment against the lot owner, payable within thirty (30) days after the date of the assessment. Assessments not paid when due shall bear interest at the rate of five percent (5%) per month until paid, and such unpaid assessment and the interest thereon shall constitute a continuing lien against the real estate against which it was assessed until they have been paid in full. The assessment and interest thereon shall also be the personal obligation of the Owner of the real estate against which the assessment was made.

B. Building Restrictions (Multifamily Areas)

1. The multifamily areas in High Ridge (herein referred to as the "Multifamily Areas") shall be restricted to the erection of apartments, townhouses or condominiums which comply with the provisions of the Town ordinances relating to the R-2-PUD district and such other conditions as may be established by the Town.
 2. The minimum size of the multifamily units shall conform to the Town's ordinances.
 3. The minimum front yard, side yard and rear yard building setbacks shall conform to the Town's ordinances.
 4. There shall be no outside storage of boats, trailers, buses, trucks, campers or other vehicles or items deemed to be unsightly by the Association.
 5. All building plans and the exterior design of each structure to be constructed in the Multifamily Areas must be approved by the Association prior to the application for a building permit. In addition, basic site features such as fences, additions and other temporary or permanent structures, including gazebos and pergolas, or elements contributing significantly to the total environmental effect of the developments subject to this Declaration are subject to the prior written approval of the Association. There shall be no garden or other outbuildings, above ground swimming pools or satellite dish antennas having a diameter in excess of twenty-four (24) inches.
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6. In lieu of public streetlights there shall be installed in locations designated by the Town's Building Inspector at the time of construction of a multifamily structure, outdoor electric lampposts with photoelectric controls. The design of the lampposts shall be subject to the approval of the Association. The lampposts so installed shall be maintained by the multifamily project's owner or, if applicable, condominium association, in a proper operating manner. The lamppost must include a single low pressure sodium bulb not to exceed 70W Medium or an LED bulb not to exceed 2700K Color and 1,500 Lumens. If the lamppost is not so maintained, maintenance shall be performed by the High Ridge Homeowner's Association, created pursuant to Section C, below, and the cost of such maintenance shall be an assessment against the multifamily project owner or condominium association, as the case may be, payable within thirty (30) days after the date of the assessment. Assessments not paid when due shall bear interest at the rate of five percent (5%) per month until paid, and such unpaid assessment and the interest thereon shall constitute a continuing lien against the real estate against which it was assessed until they have been paid in full. The assessment and interest thereon shall also be the personal obligation of the Owner of the real estate against which the assessment was made.

C. OWNERS ASSOCIATION

1. An unincorporated association (herein referred to as the "Association") of the owners of lands in High Ridge and all future stages of development added as provided in Section D, below (herein referred to individually as "Owner" and collectively as "Owners") is hereby created for purposes of owning, managing and controlling subdivision Common Areas (as defined below) and performing other duties as set forth herein for the common benefit of the Owners. The Association shall be known as "High Ridge Homeowners Association."
 2. The term "Common Areas" shall include the following areas and any future stages of development added in accordance with Section D, below.
 - a. All out lots, conservancy areas, recreational areas, wetlands, and common areas owned by the Association and shown on the plats or certified survey maps of the lands subject to this Declaration.
 - b. The area of easements granted to the Association over portions of the lands subject to this Declaration for purposes of installing entryway monuments and landscaping.
 - c. The grass area and any fencing and landscaping contained within the public rights-of-way of any public roadway adjacent to the lands subject to this Declaration.
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- d. All landscaped courts and boulevards contained within the dedicated streets in the lands subject to this Declaration.

Any portion of the Common Area within a public street right-of-way may only be improved with the consent of the appropriate public authorities.

- 3. If any land in the Multifamily Areas is subject to a declaration of condominium, the interest of an owner of a unit in such condominium shall be pooled with the interests of the owners of all other units in such condominium for purposes of this Section C. As a result, all such interests shall be voted by the condominium association and the condominium association shall be deemed to be the Owner for purposes of this Section C.
 - 4. The Association shall be governed by a three-member Committee, hereinafter referred to as the "Committee," which shall be solely responsible for the activities of the Association.
 - 5. To qualify as a member of the Committee, a person must be either an Owner or a duly designated officer or representative of an Owner.
 - 6. Each Owner shall be entitled to vote in person or by proxy in elections for selecting members of the Committee. Owners of single family lots shall have one (1) vote for each lot owned. Owners of any multifamily building shall have one-quarter (1/4) vote for each dwelling unit located in such buildings which is completed and ready for occupancy (herein referred to as a "Dwelling Unit").
 - 7. The term of office of members of the Committee shall be for two (2) calendar years. If any member of the Committee shall die, resign, be unable to act or cease to be qualified to be a member, the unexpired term of such member shall be filled by a special election).
 - 8. All meetings of the Committee shall be open to Owners and held upon not less than three (3) days prior written notice to all Owners. Two (2) members of the Committee shall constitute a quorum. Actions of the Committee shall be taken by majority vote.
 - 9. The Committee shall have the following duties:
 - a. Provide for the control and maintenance of the lands and improvements in the Common Areas.
 - b. Establish dates and procedures for the election of members of the Committee.
 - c. Promulgate operating procedures for the conduct of the Association and Committee's affairs.
 - d. Enforcement of the provisions of this Section C.
 - 10. The Committee shall have the following powers:
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- a. Cause the Common Area to be maintained, repaired, landscaped (where appropriate) and kept in good, clean, and attractive condition.
- b. Enter into contracts and to employ agents, attorneys or other for purposes of discharging and its duties and responsibilities hereunder.
- c. Levy and collect assessments in accordance with the provisions of Paragraph 12, below.

11. The Committee shall levy and collect assessments in accordance with the following:

- a. The Owner of each single-family lot and Dwelling Unit, if any, shall be subject to a general annual charge or assessment for the purpose of defraying the costs of maintaining and administering the Common Area. Such annual assessment shall be a prorate share (one [1] share per lot for single family lot, and one-quarter [1/4] share per Dwelling Unit) of the costs incurred or anticipated to be incurred by the Association in performing its duties. Said costs shall include, but not be limited to, payment of taxes, insurance, repair, replacement, and additions to the improvements made to the Common Area, the cost of labor, equipment, materials, management and supervision thereof, and all costs of the Association reasonable incurred in conducting its affairs and enforcing the provisions of this Section C.
- b. Such general annual charges as defined above will be waived for the three members of the Committee.
- c. Assessments may be levied and collected for maintenance expenses on personal property as defined in Paragraphs A14 and B6 above.
- d. Assessments must be approved at a fully convened meeting of the Committee.
- e. Written notice of an assessment shall be personally delivered to each Owner subject to the assessment or delivered by certified mail addressed to the last known address of such Owner.
- f. Assessments shall become due and payable thirty (30) days after the mailing, electronic mailing, or personal delivery of the notice, as the case may be.
- g. Assessments not paid when due shall bear interest at the rate of five percent (5%) per month until paid, and such unpaid assessment and the interest thereon shall constitute a continuing lien against the real estate against which it was assessed until they have been paid in full. The assessment and interest thereon shall also be

the personal obligation of the Owner of the real estate against which the assessment was made.

- h. The Committee may record a document with the Register of Deeds in Waukesha County, Wisconsin, giving notice of a lien for any such unpaid assessment and upon payment or satisfaction of the amount due record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. All recording and attorney fees relating to any such document shall be borne by the affected Owner.
 - i. Upon application by any Owner, any member of the Committee may, without calling a meeting of the Committee, provide to such Owner a statement in recordable form certifying (1) that the signer is a duly elected member of the Committee and (2) as to the existence of any unpaid assessments or other amounts due to the Association. Such statement shall be binding upon the Committee and shall be conclusive evidence to any party relying thereon of the payment of any and all outstanding assessments or other amounts due to the Association.
 - j. Any lien for assessment may be foreclosed by a suit brought by the Committee, acting on behalf of the Association, in a like manner as the foreclosure of a mortgage on real property.
 - 12. Members of the Committee shall not be liable for any action taken by them in good faith in discharging their duties hereunder, even if such action involved a mistaken judgement or negligence by the member or agents or employees of the Committee. The Association shall indemnify and hold the members of the Committee harmless from and against any and all costs or expenses, including reasonable attorney's fees, in connection with any suit or other action relating to the performance of their duties hereunder.
 - 13. Failure of the Association or the Committee to enforce any provisions contained in this Section C, upon violation thereof, shall not be deemed to be a waiver of the right to do so, or an acquiescence in any subsequent violation.
 - 14. If the Committee shall fail to discharge its duties under this Section C within sixty (60) days of written demand by the Town, the Town may discharge the duties of the Committee. The costs of the Town incurred in connection therewith shall be charged to the Owners of the properties affected by such actions of the Town by adding to each Owner's real estate tax statement incurred a charge equal to such Owner's pro rate share (the same as such
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Owner's share of annual assessments as provided in subparagraph C12(a), above) of such costs.

D. FUTURE STAGES OF HIGH RIDGE

The Developer, its successors and assigns shall have the right to bring within this Declaration lands in future stages of High Ridge, provided such lands are or become adjacent to (or separated by a road, highway or utility right-of-way from) the real estate which is or becomes subject to this Declaration or any Supplemental Declaration. The future stages added to this Declaration authorized under this sub-section shall be added by recording Supplemental Declarations of Covenants and Restrictions with respect to the future stages which shall include such future stages in this Declaration, extend the provisions of this Declaration to such future stages and indicate any provisions that differ from the provisions contained in this Declaration or any prior Supplemental Declaration. Except with respect to increasing the number of Owners and adding to the Common Area, such Supplementary Declarations shall not revoke, modify or add to the covenants established for the lands theretofore subject to this Declaration or any prior Supplemental Declaration.

E. AMENDMENT PROVISIONS

Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by written document setting forth such annulment, waiver, change, modification or amendment, executed by the Owners of lands having at least sixty percent (60%) of the votes in the association; provided, however that any such action must also be approved in writing by (i) the Town, (ii) Waukesha County, and (iii) the Association. This Declaration and all amendments shall be executed as required by law so as to entitle it to be recorded and shall be effective upon recording in the office of the Register of Deeds for Waukesha County, Wisconsin.

F. ENVIRONMENTAL RESTRICTIONS

1. The area designated as Out Lot-1 in the plat of High Ridge Subdivision shall be subject to the following restrictions:
 - a. Grading and filling shall be prohibited.
 - b. The removal of peat or topsoil shall be prohibited.
 - c. The removal or destruction of any vegetative cover (i.e., trees, shrubs, grasses, etc.) shall be prohibited; provided, however, that dead vegetation may be removed.
 - d. Grazing by domesticated animals (horses, cows, etc.) shall be prohibited.

- e. The introduction of plant material not indigenous to the existing environment of Out Lot-1 shall be prohibited.
 - f. Construction of fences or buildings shall be prohibited.
- 2. The area designated as Out Lot-5 in the Plat of High Ridge Subdivision shall be subject to the following restrictions:
 - a. Grading and filling shall be prohibited.
 - b. The removal of peat or topsoil shall be prohibited.
 - c. The removal or destruction of any vegetative cover (i.e., trees, shrubs, grasses, etc.) shall be prohibited; provided, however, that (i) dead vegetation may be removed and (ii) Waukesha County shall have the right to manage vegetation (including the right to remove, destroy or burn vegetation) within the westerly portion of Out Lot-5 where indicated on the Plat.
 - d. Grazing by domesticated animals (horses, cows, etc.) shall be prohibited.
 - e. The introduction of plant material not indigenous to the existing environment of Out Lot-5 shall be prohibited.
 - f. Ponds shall not be created.
 - g. Construction of fences or buildings shall be prohibited.
 - h. Out Lot-5 shall not be used to obtain or provide access to Pewaukee Lake by the owners or occupants of any properties in High Ridge Subdivision or any other lots or lands not fronting on Pewaukee Lake.
- 3. The owners and occupants of lands in High Ridge shall have no personal riparian offshore mooring rights in Pewaukee Lake.
- 4. There shall be no hunting, as that term is defined in Section 29.01(8) of the Wisconsin Statutes or any successor provision, in High Ridge.

G. DURATION OF RESTRICTIONS

These restrictions shall be in force for a period of thirty-five (35) years from the date hereof (except for the restrictions set forth in Paragraphs F2, F3 and F4, above, which shall remain in force in perpetuity) and shall be deemed to run with the land and shall bind the Owners and their heirs, successors and assigns and be enforceable by any Owner and, to the extent permitted by Paragraph C 14, above, the Town.

IN WITNESS WHEREOF, the undersigned, being the High Ridge Homeowners Association Committee, have executed this Declaration of Restrictions this 10th day of October, 2024.

High Ridge Homeowners Association

Laurie Melius
Laurie Melius, President

Lynn Wesolowski
Lynn Wesolowski, Treasurer

Kendra Shattuck
Kendra Shattuck, Secretary

State of Wisconsin
County of Waukesha

This document was signed before me by Laurie Melius,
Lynn Wesolowski, Kendra Shattuck on 10/10/2024.

Melanie Aicher

Notary Public

Exp: 05/30/2027

MELANIE AICHER
Notary Public
State of Wisconsin

Town of Delafield
Guidelines

12.06 DOGS, HOUSEHOLD PETS, ANIMALS.

(1) **STATE LAWS ADOPTED.** Ch. 174, Wis. Stats., exclusive of any penalties, is adopted by reference and made a part of this chapter so far as applicable.

(2) **LICENSE REQUIRED.** Every owner of a dog more than 5 months of age on January 1 of any year or 5 months of age within the license year, January 1 through December 31 of each year, shall annually or within 30 days from the date a dog becomes 5 months of age, at the time and in the manner provided by law for the payment of personal property taxes, pay to the Treasurer his dog license tax and obtain a license therefore,

(3) **DOGS. HOUSEHOLD PETS, ANIMALS RUNNING AT LARGE.** (Rep. & rec. #95-400)

(a) **Prohibited.** No owner, keeper or person having physical possession of any dog, other household pet or any other animal, shall permit the same to run at large at any place within the Town, unless accompanied and under the control of the owner, keeper or person having physical custody of the dog, other household pet or animal. A dog, other household pet or animal will be considered running at large under this section if it is upon the property of another without consent of the owner or occupant of that property. The restrictions set forth herein shall not be construed as to prevent any dog, household pet or animal running at large upon the premises of the owner, keeper or person having physical custody of the dog as long as the same remains on the premises.

(b) **Penalty.** Any person who shall allow a dog, other household pet or animal to run at large in violation of (a) above shall be subject to forfeitures in an amount as may be established by the Town Board from time to time by separate resolution.

(4) **VICIOUS DOGS.** (Rep. and rec. #93.353) No person shall keep a vicious dog within the Town. A showing that a dog has bitten, attacked or injured any person or animal shall constitute a prima facie showing that such dog is vicious.

(5) **NOISY DOGS PROHIBITED.** No person shall keep a dog which by barking, fighting or howling disturbs the peace and quiet of the neighborhood.

(8) **IMPOUNDMENT.** (Rep. & rec. #95-400)

(a) The Town Law Enforcement Officer or any officer appointed by the Town Board shall apprehend any dog, other household pet or animal running at large within the Town, not on the premises of its owner or keeper, as required by this section, or any dog suspected of having rabies, and confine the same to such facility or in such manner as may be provided by the Town Board.

(b) Examination for Rabies. The keeper of the pound shall keep any dog suspected of rabies for such period as the Health Officer shall deem necessary to determine whether such dog has rabies, if the dog is found to have rabies, it shall be disposed of in a humane manner.

(C) Disposition of Unclaimed Dog. (Rep. & rec #95-400) All dogs, other household pets or animals apprehended and confined as provided by the Town Board shall be kept for a period of seven (7) days. If any dog, other household pet or animal is not claimed by the rightful owner within such time, it may be sold for the amount incurred in keeping the dog or it may be humanely destroyed.

(d) Owner to Pay Costs. The owner or keeper of any dog, other household pet or animal confined as provided by the Town Board may reclaim such dog, other household pet or animal at any time before the same is disposed of upon payment of all costs and charges incurred by the Town in impounding and keeping such dog, other household pet or animal.

(7) NUMBER OF DOGS LIMITED. (Rep. & rec, #92-325) No person shall keep more than the following number of dogs over the age of 5 months in the following units in the Town, except in a kennel authorized pursuant to Ch. 17 or this Code:

Condominium Unit	One/residential unit
Apartment Unit	One/residential unit
Townhouses/Duplexes	One/residential unit
Single Family Home	2/residential unit

Nonconforming Residential Units (where more than one residential unit legally exists on a single lot)
One/residential unit

(8) EXEMPTION OF DOGS FOR THE BLIND. Every dog specially trained to lead blind persons shall be exempt from dog license tax and every taxpayer owning such dog shall annually receive a free dog license from the local collecting officer upon application therefore.

(9) CONTROL OF Defecation. (Cr. #95-394)

(a) It shall be unlawful for any person to cause or permit a dog to be on any property, public or private, not owned or possessed by such person and without the consent of the owner of the property, unless such person has in his immediate possession a device for the removal of excrement and a depository for the transmission of excrement to a receptacle located upon property owned or possessed by such person. This provision shall not apply to handicapped persons owning or possessing dogs trained to assist such person to accommodate such person's handicap.

(b) It shall be unlawful for any person in control of, causing or permitting any dog to be on any property, public or private, not owned or possessed by such person and without the consent of the owner of the property to fail to remove excrement left by such dog to a proper receptacle located on property owned or possessed by such person. This provision shall not apply to handicapped persons owning or possessing dogs trained to assist such person to accommodate such person's handicap.

(c) Notwithstanding any provisions of this code to the contrary, any person violating any of the foregoing provisions of this Section 12.06(9) shall be give a written warning for the first offense, shall be fined not less than Forty (\$40.00) dollars for the second offense, Sixty (\$60,00) dollars for the third offense, One Hundred (\$100.00) dollars for the fourth offense and each offense thereafter, together with the costs of prosecution.

High Ridge HOA - Proposed Budget 2026 - 2027

5/1/2026 through 4/30/2027 Using 2026 - 2027 High Ridge Budget

4/23/2026

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Category	5/1/2026 Actual	Budget	4/30/2027 Difference
INCOME	0.00	64,298.00	-64,298.00
Condominium Dues (36@\$150.00)	0.00	5,400.00	-5,400.00
Delinquent Accounts	0.00	1,298.00	-1,298.00
2022-23 Late Fees - Henderson, Patrick	0.00	132.00	-132.00
2023-24 Late Fees - Henderson, Patrick	0.00	66.00	-66.00
2025-26 Dues Vang Thao & Mai Nhia Ch...	0.00	550.00	-550.00
2025-26 Late Fees - Henderson, Patrick	0.00	247.50	-247.50
2025-26 Late Fees - Vang Thao Chang	0.00	302.50	-302.50
Dues (93 homes @ \$600)	0.00	55,800.00	-55,800.00
Federal Aviation Administration Lease	0.00	1,800.00	-1,800.00
EXPENSES	0.00	61,108.87	61,108.87
Electricity	0.00	3,000.00	3,000.00
Grounds & Common Areas	0.00	42,272.87	42,272.87
Emerald Ash Borer Tree Treatment	0.00	2,625.00	2,625.00
Hardscape Repairs	0.00	1,500.00	1,500.00
Landscape Bed Care	0.00	3,614.18	3,614.18
Landscape Fall Cleanup	0.00	1,617.26	1,617.26
Landscape Mowing	0.00	18,605.41	18,605.41
Landscape Shrub Pruning	0.00	955.51	955.51
Landscape Spring Cleanup	0.00	955.51	955.51
Pond Maintenance	0.00	6,900.00	6,900.00
Tree Maintenance	0.00	5,500.00	5,500.00
Improvement Project	0.00	11,036.00	11,036.00
Entrances - New Plantings	0.00	4,166.00	4,166.00
Entrances Watering	0.00	1,410.00	1,410.00
Heavy Tree Trimming & Removal	0.00	2,610.00	2,610.00
New Fountain West Pond	0.00	2,850.00	2,850.00
Insurance	0.00	2,200.00	2,200.00
Commercial General Liability Coverage	0.00	1,750.00	1,750.00
Directors & Officers Liability Insurance	0.00	450.00	450.00
Legal Fee's	0.00	2,000.00	2,000.00
Miscellaneous General & Administrative	0.00	500.00	500.00
Postage & Delivery	0.00	100.00	100.00
Net Difference:	0.00	3,189.13	-3,189.13

High Ridge Homeowners Association Annual Meeting

Date: April 29, 2026

Time: 7:00 PM

Location: Delafield Town Hall

Please bring canned goods to donate in exchange for use of the space.

Agenda

- Call to Order
- Approval of Prior Meeting Minutes
- Approval of 2025–2026 Budget
- Review of Proposed 2026–2027 Budget
- Review of 2025 Projects
 - Landscaping
 - Pond Maintenance
- Landscape Updates
- Discussion and vote on Proposed HOA Dues Increase
- Discussion of HOA Bylaw Enforcement
 - Light post requirements
 - Outside storage (including sheds and structures)
 - Boat, trailer, and camper parking
- Open Forum / Homeowner Questions
- Adjournment

2026 High Ridge Annual Meeting Minutes

Date: April 29, 2026

Location: Delafield Town Hall

Called to Order: 7:03 PM

Presiding: Laurie Melius

Approval of Previous Meeting Minutes

The first agenda item was the review and approval of the 2025 meeting minutes. A motion was made and seconded to approve the minutes. Before the vote, a homeowner interrupted to request a follow-up regarding road maintenance concerns. Discussion clarified that road maintenance is the responsibility of the Town of Delafield, not the Association. However, the Association agreed to contact the landscaping company regarding areas where trucks are being parked.

Following the discussion, a vote was held and the minutes were approved.

Treasurer's Report

Treasurer Lynn Wesolowski presented the final 2025–2026 budget. A question-and-answer period followed, with discussion focused primarily on pond maintenance and landscaping costs. A motion was made and seconded to approve the final 2025–2026 budget. A vote was held, and the motion passed.

Lynn Wesolowski then presented the proposed 2026–2027 budget. A larger discussion took place regarding landscaping costs, resulting in the landscaping update being moved up in the agenda.

Landscaping Update

Jim provided a landscaping update. The primary landscaping focus for 2026 will be improvements to the three subdivision entrances. Planned landscaping will feature native, deer-resistant, and low-maintenance plants, with work expected to begin in mid-May. Tree work throughout the neighborhood is ongoing.

It was also brought to the Board's attention that many boulders and large rocks have been removed from landscaped areas along Glen Cove Road. The removal of these materials has contributed to erosion and landscape damage in those areas. The Association Board stated it will review potential options to address the issue.

Continued Budget Discussion

Discussion returned to the proposed 2026–2027 budget, with additional questions regarding pond maintenance plans and associated costs. Questions were addressed by the Board.

A vote on the proposed budget was postponed because the budget assumed approval of the proposed dues increase.

Dues Increase Discussion

Lynn Wesolowski reviewed the history of yearly Association dues, noting that there has not been an increase in seven years. Given the prior budget discussions, conversation regarding the increase was brief.

A motion was made and seconded to approve the proposed dues increase. A vote was held, and the motion passed with a majority in attendance approving a \$50 increase in annual dues.

Following approval of the dues increase, a motion was made and seconded to approve the proposed 2026–2027 budget. A vote was held and the budget was approved.

Bylaws Enforcement Discussion

President Laurie Melius informed those in attendance that the Association Board has begun actively enforcing neighborhood bylaws. Topics specifically mentioned included light posts, light bulbs, boats, and trailers. Letters regarding violations have been sent and will continue to be issued as needed.

A homeowner asked about the possibility of receiving permission to install a shed on their property, noting that the shed would not be visible from the road and neighboring homeowners did not object. Discussion followed; however, because sheds are prohibited under the current bylaws, permission could not be granted.

The homeowner was advised that when the bylaws become eligible for amendment in approximately three years, they may formally request that the Board bring the issue to the neighborhood for a vote.

Traffic and Speeding Concerns

Residents discussed speeding concerns within the neighborhood and along Glen Cove Road. A request was made for the HOA to contact the Town of Delafield to seek increased traffic enforcement within the subdivision, particularly due to increased traffic from a nearby new subdivision.

A suggestion was also made to contact the Town and request installation of a four-way stop sign at the intersection of Glen Cove Road and Crooked Creek.

Adjournment

The meeting was adjourned at 8:25 PM.