

Settlement At Utica Lake Addition #1 HOA

651 Bark River Way

Dousman, WI 53118

August 6, 2026

Dear Settlement at Utica Lake Addition #1 Homeowners,

We hope this letter finds you well. As a valued member of the Settlement at Utica Lake Addition #1 HOA, we appreciate your continued support and contribution towards maintaining our neighborhood's excellence.

This letter serves as an official invoice for the annual HOA dues for the year 2026. The 2026 budget has been approved, and a copy of the approved budget is enclosed.

The HOA annual dues for 2026 are \$372.62 and are due by September 30, 2026. Please make your check payable to "Settlement at Utica Lake Addition #1" and send it to the following address: 651 Bark River Way Dousman, WI 53118.

If you have any questions or require assistance regarding your invoice or payment options, please do not hesitate to contact our HOA management team at SettlementUticaLakeHOA@gmail.com.

Your ongoing support is vital in helping us maintain the quality of our community and provide essential services. We appreciate your prompt attention to this invoice and thank you for being an active member of our community.

If you would like to modify or change anything on the exterior of your house and surrounding land (i.e. landscaping, fences, playsets, paint, etc) please fill out and return an ACC Request. Please see your declaration for any requirements in your neighborhood. Note that you can submit questions and ACC requests at SettlementUticaLakeHOA@gmail.com.

Please bear in mind that the HOA, as well as the Village of Dousman, and state of Wisconsin have regulations set in place for dogs which are meant to safe-guard not only the dogs, but also the dog owners and their neighbors, and local wildlife.

The Village and HOA rules, as well as Wisconsin state laws are included below for reference.

Thank you all for your prompt attention to these matters.

Sincerely,

Jeremy Washington
Secretary/Treasurer

LICENSE AND PERMITS 12.03(6) (Village Rule)

(6) NOT TO RUN AT LARGE. No owner or person in control or having custody of a dog shall allow the same to run at large within the Village unless accompanied by and under control of the owner or keeper. A dog shall not be considered as running at large if the dog is on the property of the owner or person having custody of the dog, is securely held by a leash or under the immediate control of a person of at least 16 years of age. No dog shall be considered as under the immediate control of any person of [sic] such dog is on private property other than the property of the owner or person having custody of the dog.

5.12 Pets (HOA Rule)

No animals, livestock, reptiles, poultry, or birds of any kind shall be raised, bred, or kept within the Subdivision, except as allowed by Village ordinance. No animals within the Subdivision shall be kept, bred or maintained for any commercial purposes. No pet shall be permitted which causes an unreasonable disturbance as determined by the Board, at the Board's sole discretion. The Board shall establish and enforce rules and regulations regarding pets, which shall be followed by all owners that keep pets. The Board may order the removal of any pet at any time in its sole discretion after a notice and a hearing if such pet is or becomes offensive, a nuisance or harmful in any way to the Subdivision or those occupying or owning therein. The Association may charge a fee of any pet owner to cover the Association's administrative or enforcement costs. All pets shall be housed indoors and, if allowed outdoors, shall be kept on a leash unless the Architectural Control Committee has approved of a dog kennel or invisible dog fence as provided herein. Any pet excrement in portions of the Subdivision other than the pet owner's Lot shall be removed immediately by the Occupant of the residence in which the pet resides. A violation of the provisions of this paragraph shall subject the Lot Owner responsible for such violation to additional special assessments by the Board for the enforcement costs, including but not limited to reasonable attorney's fees incurred by the Association incident to the enforcement of this paragraph and the rules and regulations established by the Board.

Wisconsin Legislature 174.02

(2) PENALTIES IMPOSED ON OWNER OF DOG CAUSING DAMAGE.

- (a) Without notice.** The owner of a dog shall forfeit not less than \$50 nor more than \$2,500 if the dog injures or causes injury to a person, domestic animal, property, deer, game birds or the nests or eggs of game birds.
- (b) After notice.** The owner of a dog shall forfeit not less than \$200 nor more than \$5,000 if the dog injures or causes injury to a person, domestic animal, property, deer, game birds or the nests or eggs of game birds, and if the owner was notified or knew that the dog previously injured or caused injury to a person, domestic animal, property, deer, game birds or the nests or eggs of game birds.

2026 Settlement at Utica Lake Homeowners' Association Budget (42 Lots)
2026 Annual Dues \$372.36

Account Description	2025 Budgeted Amount	2026 Budgeted Amount	2026 Per Unit/Year	Details
Reserve Replacement Dues	\$1,000.00	\$1,000.00	\$23.81	Future Reserve Replacement Costs
Property Insurance	\$440.00	\$450.00	\$10.48	Master Policy
Postage & Copies	\$50.00	\$50.00	\$1.19	Meeting notices, minutes, etc.
Accounting & Audit	\$225.00	\$1,250.00	\$29.76	Annual Tax Return Preparation
Lawn Care	\$8,000.00	\$8,200.00	\$195.24	Newby's Seasonal Service
Mulch Installation	\$300.00	\$100.00	\$2.38	Replacement of mulch at sign
Landscape Repairs	\$1,000.00	\$1,000.00	\$23.81	Plant replacements
Pond Maintenance	\$3,250.00	\$3,300.00	\$78.57	Wisconsin Lake and Pond Resource
Snow Care	\$0.00	\$0.00	\$0.00	Village of Dousman - no charge
Gas/Electric	\$300.00	\$300.00	\$7.14	We Energies - sign
Totals	\$14,565.00	\$15,640.00	\$372.62	2025 Dues \$346.79