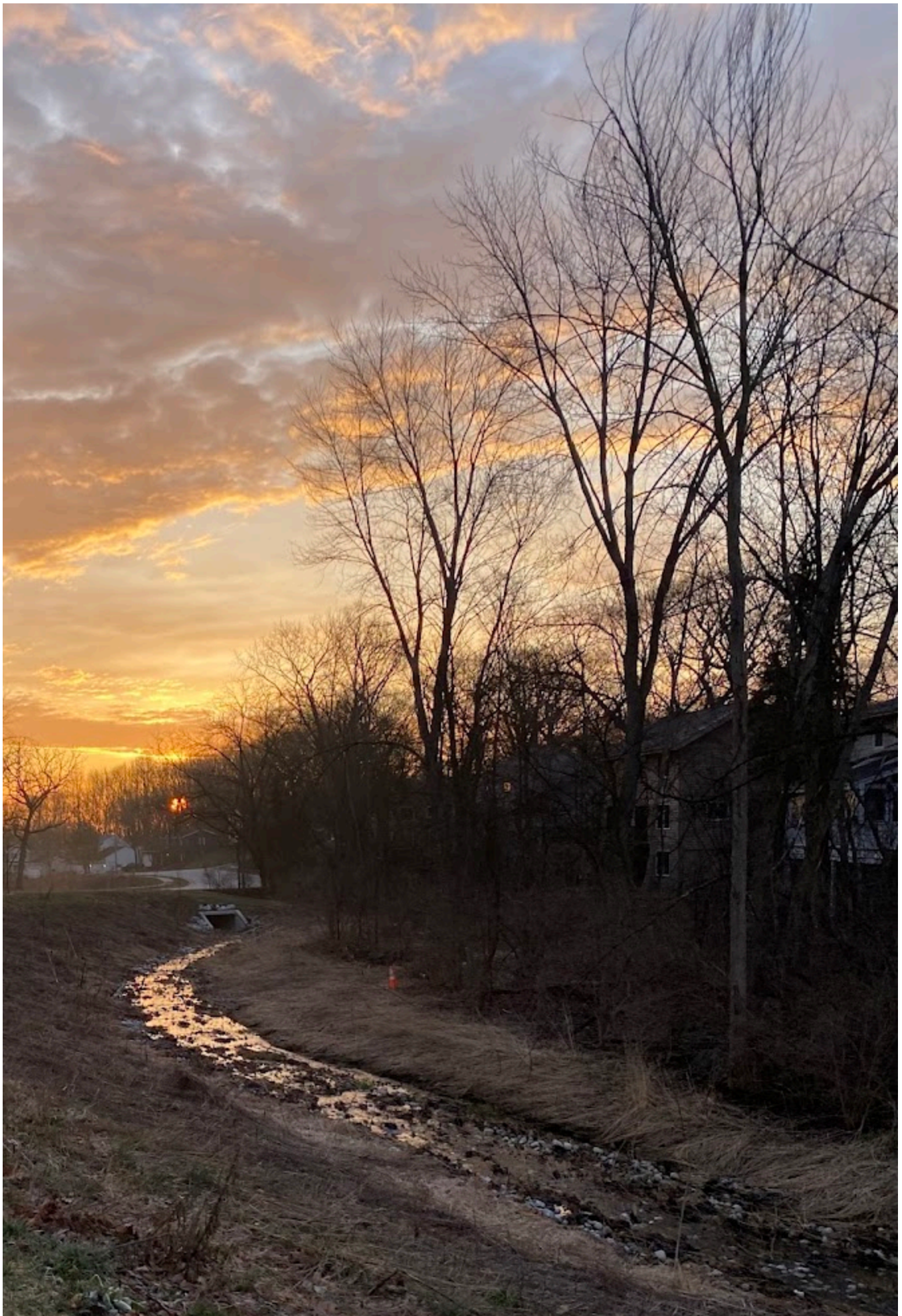






The WMC serves the 339 property owners residing in the Windings of Pebble Valley subdivision located in Waukesha, Wisconsin. The subdivision is legally known as "Pebble Valley Addition #2." If you have questions about your assessment or other issues in the Windings, contact President Frank Remfrey at (262) 542-0176 or fremfrey@yahoo.com. If you select one of the pages below be sure to use your computer's scrolling feature to read the content.

Saturday, April 12, 2025

WMC Bylaws

Windings Maintenance Corporation By-Laws
Revised December 31, 2009

BY-LAWS of WINDINGS MAINTENANCE CORPORATION

I. MEMBERSHIP

Every person or entity who is a record owner of the fee of a lot which is subject by covenants of record to assessment by the Corporation shall be a member of the Corporation, provided that no person or entity who holds an interest merely as security for the performance of an obligation shall be a member.

II. PRIVILEGES OF MEMBERSHIP

Each member of the Corporation may use the facilities of the Corporation subject to the payment of such fees and compliance with such regulations as the Directors may establish from time to time. Members shall be eligible to serve on committees established by the Directors for the purpose of advising on or assisting in the carrying out of the purposes of the Corporation. Members shall be eligible for election as directors of the Corporation under the procedure described in Article III hereof for election of directors generally.

III. VOTING RIGHTS

Each member shall be entitled to one (1) vote for each improved lot in which such member owns the interest required for membership. When more than one person holds such interest or interests in any lot, i.e.,

as joint tenants or tenants in common, there shall be only one vote cast amongst them for each lot they so own.

At all meetings of shareholders, a shareholder entitled to vote may vote in person or by proxy appointed in writing by the shareholder or by his duly authorized attorney in fact. Such proxy shall be filed with the Secretary of the Corporation before or at the time of the meeting. Unless otherwise provided in the proxy, a proxy may be revoked at any time before it is voted, either by written notice filed with the Secretary or the acting secretary of the meeting or by oral notice given by the shareholder to the presiding officer during the meeting. The presence of a shareholder who has filed his proxy shall not of itself constitute a revocation. Further, the Board of Directors may call for a vote of the members on any matter by written ballot or mail in such form and requiring receipt by such time as may be sent by the Board of Directors.

IV. DIRECTORS

The affairs of the Corporation shall be managed by the Directors of the Corporation, who shall be four (4) in number, unless temporarily less than that number owing to the loss of a director, or failure to nominate or to elect directors as provided in the By-Laws. These directors shall be elected annually by and from the members of the Corporation.

Windings Maintenance Corporation By-Laws
Revised December 31, 2009

The Board of Directors may, by resolution adopted by the majority thereof, designate one or more committees, each committee to consist of one director selected by the Board of Directors, which committee shall have any may exercise such powers as are designated by the Board of Directors.

V. MEETINGS

The annual meeting of the members shall be held in the month of December of each year, the time and place of which shall be set by the Board of Directors. The annual meeting of the Board of Directors shall be held immediately after the annual meeting of the members. Other meetings of the Board of Directors may be held from time to time, as it shall designate.

Meetings of the Board of Directors may be called by or at the request of the president or any two (2) directors at such place as the person or persons calling the meeting shall designate, and if no place is designated, the meeting shall be held at the principal office of the Corporation.

The annual meeting of the members shall be upon at least 30 days written notice with a distributed written agenda. Any special meeting will have at least seven (7) days written notice with a distributed agenda. Written notice of any meeting shall include a proxy allowing members to vote for or against each item on the agenda. The directors may act by consent as provided in Section 181.72 of the Wisconsin Statutes.

VI. OFFICERS

The officers of the Corporation shall consist of a president, one or more vice-presidents, a secretary, a treasurer, and such other officers and assistant officers as the Board of Directors may deem necessary. All officers shall be elected or appointed annually by the Board of Directors. Any two (2) or more officers may be held by the same person, except the offices of president and secretary, and the offices of president and vice-president.

Any officer or agent elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interest of the corporation shall be served thereby, without prejudice to the contract rights of the person so removed, as his election or appointment shall not of itself

create any contract rights. All officers, except for assistant officers, must be members of the Corporation. A vacancy in any office because of death, resignation, disqualification or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

The president shall be the principal executive officer of the Corporation and, subject to the control of the Board of Directors, shall in general supervise and control all of the business and affairs of the Corporation. He shall, when present, preside at all meetings of the members.

Windings Maintenance Corporation By-Laws

Revised December 31, 2009

The officers shall have such duties and functions as are generally held or performed by such officers in business corporations, and such additional duties and functions as may be established by the Board of Directors. Additional officers and assistant officers shall have charge of and shall perform such duties as may be authorized by the Board of Directors and assigned to them by the president.

VII. ANNUAL ASSESSMENTS

Each owner of an improved lot, as hereinafter defined, shall be subject to a general annual charge or assessment determined solely by the Board of Directors of the Windings Maintenance Corporation for the purpose of defraying the cost of maintaining and administering the open space and recreational facilities. Such annual assessment shall be a pro rata share, or one share per log, of the cost incurred by the Corporation to maintain the open space for the recreation, health, safety, welfare and enjoyment of its members. Said costs shall include, but not be limited to, payment of taxes, insurance, repair, replacement and additions to the improvements made upon said open space and the cost of labor, equipment, materials, management and supervision thereof. An "improved lot," for the purposes of these By-Laws, shall be defined as a lot within the subdivision to which sewer, water, and electric service is available and which is accessible by means of a city-approved road surface.

Such annual assessment shall be levied by the Corporation as of January 1st for such year and a statement for such amount shall be mailed to the owner of each lot as of such date and by payable on or before January 31st of each year. The maximum annual assessment shall be \$200.00 per lot. Such maximum annual assessment may be changed by a majority of the votes cast at any annual meeting or special meeting of the members of the Corporation called for that purpose, at which there shall be a quorum. The assessment, however, as established by the Corporation shall be set taking into consideration the cost of current maintenance and future needs and may be in any lesser amount than the maximum which meets these requirements.

VIII. SPECIAL ASSESSMENTS

A special assessment may be levied by the Corporation for the purpose of defraying in whole or in part the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement upon the open space if consented to by a majority of the votes cast at a meeting of the members of the Corporation at which there is a quorum. Robino Ladd Company shall not be assessed for any such capital improvements for any lot it owns for which it has not consented to the construction or installation thereof.

Unless approved by a two-thirds vote at a General Membership Meeting, any special assessment shall not exceed twice the current "maximum annual assessment." Such special assessments shall be due and payable ninety (90) days after the required affirmative vote of the voting members of the Corporation.

Windings Maintenance Corporation By-Laws

Revised December 31, 2009

IX. DELINQUENT ASSESSMENTS

If the assessments are not paid on the date when due, then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, becoming a continuing lien on the property which shall bind such property in the hands of the owner, his heirs, devisees, personal representatives, successor and assigns. This delinquent assessment shall also be a personal obligation of the then owner of the lot or lots involved and shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid by March 1st, the delinquency date, the assessment shall bear interest at the rate of one and one-half percent (1.5%) per month, and shall be further increased by all costs of collection, including reasonable attorney's fees. In such event, the Corporation may bring an action at law against the owner(s) of the property personally obligated to pay the same or file a lien against the property pursuant to statute and foreclose the lien against the property.

X. PROOF OF PAYMENT

The Corporation shall, upon payment at any time, furnish to any lot owner a certificate in writing signed by an office of the Corporation setting forth whether said assessments have been paid. Such certificate shall be conclusive evidence of the payment of any all assessments therein stated to have been paid.

XI. AMENDMENT

These By-laws may be amended by two-thirds (2/3) of the votes cast any annual meeting or any special meeting of the members of the Corporation called for that purpose, at which a quorum shall be present.

XII. CORPORATE SEAL

The Board of Directors shall provide a corporate seal which shall be circular in form and shall be inscribed thereon the name of the Corporation and the words, "Wisconsin", and "Corporate Seal".

Posted by FDR at [10:28AM](#)

Saturday, May 25, 2024

Live Near a Catch Basin (Storm Sewer)? Please Keep it Clear!



Posted by FDR at [5:12AM](#)

Friday, May 24, 2024

Woodridge Lane Road Work Underway

The construction on Woodridge Lane has commenced. Several of the side streets will be part of the improvements taking place as well. So far the improvements have been installing ADA ramps on the corners of Woodridge and reconstructing curb and gutter. Eventually the streets included in the project will be repaved.

Posted by FDR at [6:22PM](#)

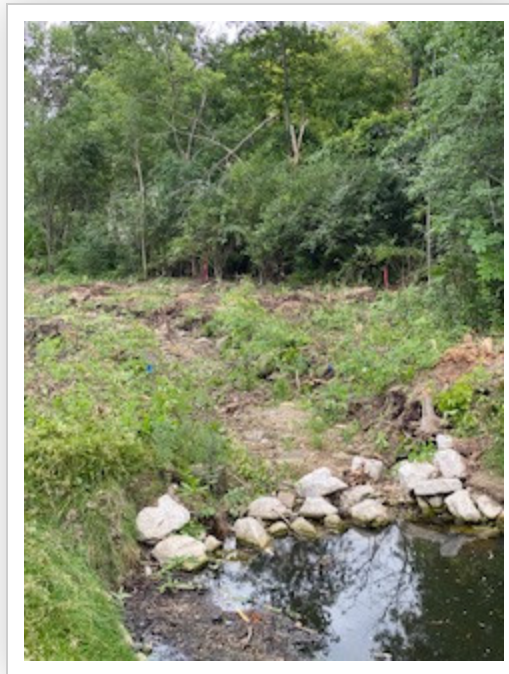
City Reduces Outlot Assessments

The real estate taxes for the 16 WMC outlots should be significantly reduced next year when the tax bill arrives. In 2022, the outlots were assessed at a total valuation of \$18,300. When the 2023 bill arrived, it featured a huge increase because the valuations were increased to \$103,500. The WMC Board asked the City of Waukesha Assessor to revisit the valuations, which they did. The good news is that the valuations dropped by a total of \$75,600. The 16 outlots now have a valuation of \$27,900.

Posted by FDR at [6:16PM](#)

Tuesday, August 24, 2021

Rolling Ridge Flood Mitigation Nearing Completion





The shots above were taken from the same vantage point near Devonshire CT and Rolling Ridge DR. The top image shows the latest view as of 8/23; middle photo was taken after the initial clearing; bottom photo is a "before" view.

The City of Waukesha has promised to plant additional trees along the Rolling Ridge terraces in the future. In addition, fencing, similar to the split rail style located further up Rolling Ridge, may be added to the areas where the box culverts are located.

Presently, the sides of the "new" ditch include plants that are designed to grow quickly to aid in preventing erosion. Many of these plants are annuals and should not reappear next year. You may have noticed our birds have planted some sunflowers and corn as well.

The maintenance of the ditches will include a cut of approximately 10' with the remainder being allowed to grow naturally. The City has promised to cut back unwanted vegetation every 5 years.

Posted by FDR at [11:31AM](#)

Friday, July 16, 2021

Rolling Ridge Project Engineer Responds to Questions

Below in red are the responses to a series of questions that Turnberry CT resident Greg Millen presented to the Rolling Ridge Project engineer Kristian Nysome. If you would like to be added to the email list for updates from Kristian Nysome, feel free to email him using the contact info. at the bottom.

Hi Greg,

See below, in red, for responses.

1. What is planned for the restoration of the creek area?

A native grass seed mix will be used for the ditch side slopes and the bottom will contain 4"-8" diameter natural stone.

2. Will it include not just grasses and some terrace trees but various tree species that restore the character and uniqueness of the neighborhood?

The City is planning to plant new trees along the terrace upon completion of the project. Species of tree to be planted is TBD by City Forestry

as they are experienced at selecting tree species that best fit the neighborhood they will be planted in.

3. Who will maintain the areas?

The City will be responsible for maintaining the drainage ditch per stormwater best management practices.

4. Will the residents see a planned mock-up of the restoration before the work begins?

A set of plans is available upon request, but an artistic rendering is not available.

5. Will the residents and/or HOA have any input?

No, restoration guidelines were established in conjunction with the WDNR.

6. If the new depth of the open creek proves to be dangerous (too close to the sidewalk) will the city install fencing?

The proposed ditch grading will make the side slopes more gradual than the existing condition. The need for fencing will be evaluated upon completion of the project.

7. Since the City is the owner of the "navigable" waterway, will the small trees currently growing in the ditch near Dartmoor Ct. be removed by the City?

This is not anticipated as part of this project at this time; however, the area will be monitored and work may be planned in the future if any issues, such as erosion, arise.

Lastly, many residents are asking the question why this was necessary? We understand the degradation of the creek and larger culverts for water control, but flooding has not been an issue for the 40+ years we've lived in this area. A brief explanation from the City would help the residents to understand the necessity for the scope of this project.

The purpose of this project is to alleviate flooding issues that are experienced along and downstream of Rolling Ridge Drive during heavy rain events. This area was identified by City residents that were experiencing flooding. The areas were also identified and analyzed in the City-Wide Storm Water Management Plan (2014), in the regions referred to as Areas 1 & 2. This was further analyzed in 2017 as part of the preliminary design. This project is a continuation of the work in 2020 which replaced the undersized culverts at several locations along Rolling Ridge Drive as well as work completed as part of the Waukesha West Bypass. The City-Wide Storm Water Management Plan

(2014) and the Area 1 and 2 Flood Mitigation Alternatives Analysis Report (2017) can both be found at <https://waukesha-wi.gov/496/Flooding>.

Thanks,

Kristian Nysome

Project Engineer

City of Waukesha – Engineering Division

201 Delafield St. Waukesha, WI 53188

O: (262) 524-3578

M: (262) 225-8327

Email: KNysome@waukesha-wi.gov

Posted by FDR at [6:55AM](#)

Saturday, June 19, 2021

City Preparing to Deepen Creekbed Along Rolling Ridge



From: **Kristian E. Nysome** <KNysome@waukesha-wi.gov>

Date: Fri, Jun 18, 2021 at 1:51 PM

Subject: Area 1 & 2 Flood Mitigation (Rolling Ridge Ditch Grading) Project Update

To: Windings Residents

Good Afternoon,

The Rolling Ridge Ditch Grading project is anticipated to start mid-to-late next week, June 21-25 (weather dependent).

The grading project will consist of the following work:

- Clearing and Grubbing
- Grading
- Seeding and restoration

Future Work (week of June 21):

- Clearing and grubbing is anticipated to start mid-to-late next week (see attached project limits map for the grading limits).

Traffic Restrictions:

- None - traffic and access to driveways will be maintained throughout the project. Traffic control will be placed along the shoulder of Rolling Ridge Dr, as needed.

Please feel free to call or email with any questions or concerns.

Thanks,

Kristian Nysome

Project Engineer

City of Waukesha – Engineering Division

201 Delafield St. Waukesha, WI 53188

O: (262) 524-3578 M: (262) 225-8327

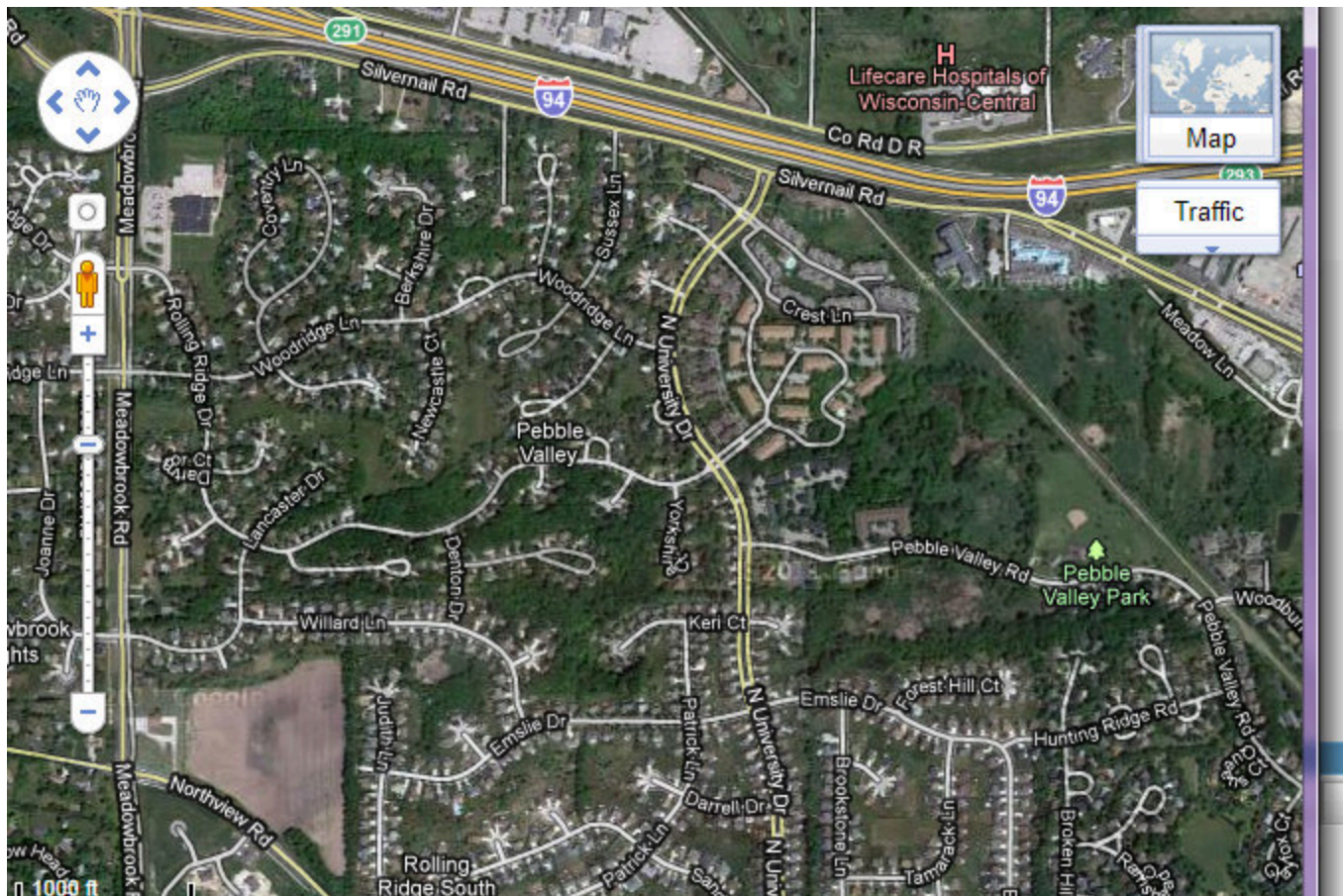
Posted by FDR at [5:24AM](#)

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The Windings



The subdivision is "roughly" bordered by Meadowbrook Road, Rolling Ridge Drive, University Drive and Silvernail Road. The properties located along Silvernail Road and the north end of University Drive are not in the Windings.