ELITE
PROPERTIES INC.

September 14th, 2026

Dear Stillmeadow Homeowners,

We are pleased to introduce Elite Properties, Inc., the new administrative management company for the Stillmeadow Homeowners Association, beginning on October 1, 2026.

Elite Properties will assist the Association with administrative services, including homeowner communications, collecting Association dues, bookkeeping, answering homeowner questions, and other day-to-day management tasks.

New Homeowner Portal – AppFolio

To help us better serve you, please register for the AppFolio homeowner portal. The portal will allow you to:

- Access HOA documents
- Submit requests and questions
- Receive important Association communications
- Manage your account and view your HOA balance

We will send a registration invitation to the email address that the Stillmeadow HOA Committee has on file. If you do not receive an invitation by October 1, 2026. Please contact me at lschwager@eliteprop.com or 262-373-1777 x245.

We look forward to working with the Stillmeadow community!

Sincerely,

Lexi Schwager

Lexi Schwager
Elite Properties, Inc.
Management for Stillmeadow Homeowners Association
700 Larry Court
Waukesha, WI 53186-1803

STILLMEADOW Homeowners Association

stillmeadowhoa.com

September 12, 2026

Dear Stillmeadow Homeowners,

The **Stillmeadow HOA Committee/Board** has entered into an agreement with **Elite Properties, Inc.** to provide administrative management services effective **October 1, 2026**. Elite Properties will assist our community with essential day-to-day tasks, including managing homeowner communications, distributing mailings, collecting Association dues, and handling bookkeeping.

By partnering with a management company, we aim to reduce the time commitment required for homeowners who volunteer to serve 3-year terms on the Committee/Board. We hope this makes involvement more manageable and appealing for everyone.

Please note the following important updates and open opportunities:

- **New Homeowner Portal:** We have discontinued our EasyHOA website and portal. Elite Properties will be emailing you a registration invitation to set up your new account on the AppFolio homeowner portal. This platform will allow you to view your balance, manage payments, and receive official communications.
- **Updated Website:** Our community website is now **StillmeadowHOA.com**. Please visit this site if you need to reference any of the Stillmeadow property restrictions and rules that you agreed to when you built or purchased your home.
- **Exterior Improvement Approvals:** contact Elite Properties if you are requesting approval for any exterior improvements. This includes projects involving **roofing, siding, fencing, in-ground pools, and sheds or outbuildings**.
- **Board Volunteer Opportunities:** We need homeowners to volunteer to serve on the Committee/Board in these roles: **Communications, Grounds, and Treasurer**. If you are interested in serving, please email smhoadelafield@gmail.com.
- **New Mailing Address:** All physical correspondence, dues payments, and official mail must now be sent to:
  Elite Properties
  Attn: Stillmeadow HOA
  700 Larry Ct
  Waukesha, WI 53186

If you do not receive your portal email invitation by October 1, 2026, please reach out to Lexi Schwager at Elite Properties via email at lschwager@eliteprop.com or by phone at 262-373-1777 x245.

We appreciate your cooperation during this transition as we work to improve our subdivision management.

Sincerely,

Stillmeadow HOA Committee/Board

Kurt Thieding, Treasurer/Communications Chair
Margaret Noren DeBoth, Grounds Chair

STILLMEADOW Homeowners Association
P.O. Box 322, Hartland, WI 53029

Jeffrey E Callen

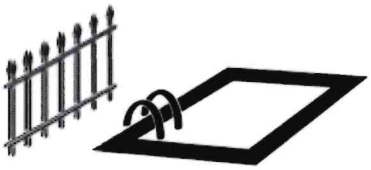
W289N3648 Huntsman Ct
Pewaukee, WI 53072

STILLMEADOW



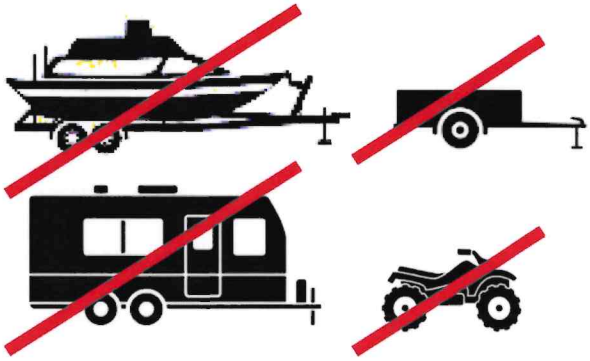
Notify Stillmeadow HOA Committee/Board of exterior renovations to your home.

Stillmeadow Declaration of Restrictions require that all homes are to have roofs of wood shakes or textured shingles of 320 lb. weight. Textured shingles must be in the “weatherwood" color.



Stillmeadow HOA Committee must approve all fences, decks, swimming pools, and other landscape features. All swimming pools must be in ground.

NO outside storage of boats, trailers, buses, commercial trucks, recreational vehicles, or other vehicles deemed to be unsightly by the Stillmeadow HOA.



Stillmeadow Restrictions prohibit outbuildings such as storage sheds.



Clean up after your pets when walking on trails, next to roads, and homeowners' yards in the subdivision.





QR Code Link to Stillmeadow HOA subdivision requirements

Questions contact
Elite Properties, Attn: Stillmeadow HOA
700 Larry Ct, Waukesha, WI 53186