## Mary Lou

**From:** Mary Lou
**Sent:** Friday, April 3, 2026 9:37 PM
**To:** 'ying gao'; Bruce Belanger; Deb; TJMshamrock@aol.com; Adam [illegible]; Isela Ramirez; kikoscotty@yahoo.com
**Subject:** Increase in FCCA due

Hello Neighbors,

In order to prepare out 2025 Fawn Creek taxes I had to calculate our annual spending. Unfortunately, due to the substantial increases in Snow Plowing and insurance, our monthly expenses have also increased substantially. We have been collecting $300 per unit per month. We have spent over $450 per unit per month to cover our expenses. Some of those expenses will not reoccur (such as exterior washing of our buildings), and others we may cut (Batzner). We covered our additional expenses from our reserve funds. But that will not be sustainable for 2026.

As a result, the board has approved an increase of FCCA dues to $400 a month as of May 1st, 2026. We are hoping that with reduced expenses, and changes in vendors, we may be able to meet our current needs.

I know may of you have your dues automatically sent from your bank. If you are not able to do this by May 1st, feel free to let your check be issued as planned, and just drop a check for the additional $100 (made payable to Fawn Creek Condo Association) into my mailbox next May 1st.

Thanks again,

Mary Lou Marinkovich
Treasurer
Fawn Creek Condominium Association
(414) 397-1778

Board Meeting March 16, 2026

Location – Mary Lou's condo (14657 W Wilbur) 7pm.

Present: Bruce Belanger, Mary Lou Marinkovich, Scott Godshaw, Adam Nichols

First order of Business: Financial report from Mary Lou: Due to rising costs of everything, our expenditures for 2025 were just over $41,850. In other words, our actual costs are over $435 per unit per month. We are only collecting $300. I would usually wait to discuss this until our annual meeting in May, but I believe we must address this now. In 2025 we took $10,000 out of our reserve fund but deposited $2400. We could justify this since we had two expenses that are not likely to reoccur – We spent $3124 to have our buildings and exterior windows washed. We also paid $4300 to have our sprinkler system checked, which had never been done. What is seriously increasing our costs is the increase in insurance and snow plowing and lawn maintenance.

In 2024 we paid about $2800 for snow removal for the entire season. We contracted for snow removal at 2 inches or move. We weren't thrilled with the service, and the company we used would not renew our contract based on staff shortages. For 2025 the only company we could find was Liban. So, for lack of options, we contracted with Liban again. I think that our driveways and sidewalks have been well maintained. We all agree that their use of salt is excessive, and we don't need them to come out when there is less than 2 inches of snow. But their contract states that they service all locations the same, and we cannot request less salt or fewer visits. It is an "all or nothing" contract. But in 2025, we paid Liban $12,517 for snow removal and salt. And so far for the first two months of 2026, we have already spent over $6100.

Also affecting our costs was the insurance increase to $8885 annually for 2025 . (And this was after having our insurance agent shop other insurance firms. We changed carriers to save money.) Our lawn/yard care with Crawford was $6250. Batzner was $3100. WEnergies was $1050.

We have already transferred an additional $5000 from our reserve fund to cover basic expenses for 2026. That will be repaid to our reserve fund once increased dues will cover the cost.

Motionl: We increase our monthly HOA fees to $400 as of May 1, 2026, and proceed to cut expenses. All approved. Mary Lou will inform all owner. Scott will proceed to find a new company for both snow plowing and lawn maintenance.

Also discussed: Repairs done to all units in building two after city wide flooding in August 2025, due to sump pump failure. All units have been repaired at each owner's personal expense and to date no further issues have been reported.

Meeting adjourned 8:30pm. Minutes per Mary Lou Marinkovich

CHASE

JPMorgan Chase Bank, N.A.
P O Box 44959
Indianapolis, IN 46244-4959

April 01, 2026 through April 30, 2026
Primary Account: [redacted]

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00012688 DRE 121 141 12126 NNNNNNNNNNN T 1 000000000 60 0006040 P6112
FAWN CREEK CONDOMINIUM ASSOCIATION, INC.
14657 W WILBUR DR
NEW BERLIN WI 53151-5279

## CUSTOMER SERVICE INFORMATION

| | |
|---|---|
| Web site: | Chase.com |
| Service Center: | 1-800-242-7338 |
| Para Espanol: | 1-888-622-4273 |
| International Calls: | 1-713-262-1679 |

We accept operator relay calls

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## CONSOLIDATED BALANCE SUMMARY

### ASSETS

| Checking & Savings | ACCOUNT | BEGINNING BALANCE THIS PERIOD | ENDING BALANCE THIS PERIOD |
|---|---|---|---|
| Chase Business Complete Checking | [redacted] | $3,307.10 | $1,484.08 |
| Chase Business Total Savings | | 40,897.23 | 41,097.56 |
| **Total** | | **$44,204.33** | **$42,581.64** |

| | | |
|---|---|---|
| **TOTAL ASSETS** | **$44,204.33** | **$42,581.64** |

## CHASE BUSINESS COMPLETE CHECKING

FAWN CREEK CONDOMINIUM ASSOCIATION, INC.

Account Number: [redacted]

## CHECKING SUMMARY

| | INSTANCES | AMOUNT |
|---|---|---|
| **Beginning Balance** | | **$3,307.10** |
| Deposits and Additions | 1 | 2,400.00 |
| Checks Paid | 2 | -434.00 |
| ATM & Debit Card Withdrawals | 2 | -267.76 |
| Electronic Withdrawals | 6 | -3,506.26 |
| Fees | 1 | -15.00 |
| **Ending Balance** | **12** | **$1,484.08** |

Your Monthly Service Fee was $15 this statement period.

CHASE

JPMorgan Chase Bank, N.A.
P O Box 44959
Indianapolis, IN 46244 - 4959

00012977 1 AV 00.593

00012977 DRE 121 141 09126 NNNNNNNNNNN T 1 000000000 60 0967 27 P4969

FAWN CREEK CONDOMINIUM ASSOCIATION, INC.
14657 W WILBUR DR
NEW BERLIN WI 53151-5279

February 28, 2026 through March 31, 2026
Primary Account: [redacted]

## CUSTOMER SERVICE INFORMATION

| | |
|---|---|
| Web site: | **Chase.com** |
| Service Center: | **1-800-242-7338** |
| Para Espanol: | 1-888-622-4273 |
| International Calls: | 1-713-262-1679 |

We accept operator relay calls

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## CONSOLIDATED BALANCE SUMMARY

### ASSETS

| Checking & Savings | ACCOUNT | BEGINNING BALANCE THIS PERIOD | ENDING BALANCE THIS PERIOD |
|---|---|---|---|
| Chase Business Complete Checking | [redacted] | $1,742.64 | $3,307.10 |
| Chase Business Total Savings | [redacted] | 40,696.88 | 40,897.23 |
| **Total** | | **$42,439.52** | **$44,204.33** |
| **TOTAL ASSETS** | | **$42,439.52** | **$44,204.33** |

## CHASE BUSINESS COMPLETE CHECKING

FAWN CREEK CONDOMINIUM ASSOCIATION, INC.

Account Number: [redacted]

## CHECKING SUMMARY

| | INSTANCES | AMOUNT |
|---|---|---|
| **Beginning Balance** | | **$1,742.64** |
| Deposits and Additions | 1 | 2,100.00 |
| ATM & Debit Card Withdrawals | 1 | -153.91 |
| Electronic Withdrawals | 3 | -366.63 |
| Fees | 1 | -15.00 |
| **Ending Balance** | **6** | **$3,307.10** |

Your Monthly Service Fee was $15 this statement period.

Fawn Creek Condominium Association Annual Meeting – July 8,2025

To cover expenses, we transferred $10,000 from savings to checking. Balance in savings is $44,093.63 as of July 8, 2025

Expenses not included in the financial statement, but have already taken place

Second Honeycomb insurance payment made of $2061.07. Balance due $4122.16

We paid Blue Line $3124 to have our buildings and windows washed. After paying that one time expense, we have $9944.70 in checking as of July 8,2025

Upcoming major expense – Maintenance of our sprinkler system – basic cost begins at $3,669. This does not include the drainage and antifreeze solution replacement/recharging may easily be required.

Discussion:

Do we agree to pay the Sprinkler maintenance from our savings?

Snow removal winter of 2023/4 was $2490. This year it was $10,065. Do we want to alter our minimum specifications for snow removal? Suggestions for other providers?

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Decisions –

We have approved the basic maintenance of the sprinkler system at a cost of $3700, acknowledging that cost may increase if once the system is drained new antifreeze may be required. We agreed that payment will be made from our reserve fund.

We agreed that the cost of snow removal was excessive. We will once again revise our snow plowing request to be at 2 inches or more. Izzy Nichols will ask her father to help us find a new snow removal company with a lower cost.

FAWN CREEK CONDOMINIUM ASSOCIATION MAY 1, 2024, to APRIL 30, 2025

EXPENSES

| | | |
|---|---|---|
| Honeycomb Insurance | $ | 2,699.96 (only partial payment of $8883.19 total) |
| Water: | $ | 96.00 |
| WEnergies | $ | 992.31 |
| Liban Snow | $ | 10,065.50 |
| Crawford | $ | 6,366.51 |
| Batzner | $ | 2,964.33 (pest control) |
| Legal reg. fee | $ | 25.00 |
| Meeting room | $ | 25.00 |
| Mailbox repair | $ | 132.19 |
| Weed removal | $ | 200.00 |
| Reserve Fund | $ | 2,400.00 |
| Gutters cleaning | $ | 920.00 |
| TOTAL | $ | 26,886.79 |

INCOME

| | | |
|---|---|---|
| Member fees: | $ | 19,460.00 (inc $600 advance Neuroth) |
| Interest on Savings | | 5.01 |

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4/30/24 Checking: $ 6575.48 + $19,460 HOA fees +$10,000 transfer from savings - $26,886.79 expenses = $9,148.69 checking balance

4/30/24 Savings: $51,288.27 + $2400 (reserve fund payment) + $5.01 bank interest - $10,000 transfer from savings to checking = $43,693.28

TOTAL: $52,841.97

FAWN CREEK CONDOMINIUM ASSOCIATION

August 26,2024 Annual Meeting 6pm

Attending: Bruce Belanger, Mary Lou Marinkovich, Jim and Debbie Neuroth, Jan McGrath, Ying Gao, Sally Landgraf, Adam Nichols and Izzy Ramirez

1)Review financials-

----accepted as reviewed

2)Consider increase of dues or onetime assessment

--decisions to wait until Erie Insurance advises new rates. If additional funds are necessary, we will meet again to decide between a unit assessment versus an increase of HOA fees.

3)Discussion of roof concerns in Building 1

----Infinity is sending a crew this Thursday to assess situation

4)Concerns of weeds – Building 2

.....Weeds were set to be removed today, but removal has been delayed to later this week due to hornet nests being sprayed.

5)Open discussion of membership concerns

----Siding issues—members will seek out firm to repair

----Building one needs a repair to the light fixture near the access door. Bruce will look at this.

----Gutter cleaning –seeking out an insured firm to clean both lower and upper gutters – Members will seek out quotes from a few different firms

----Mary Lou mentioned that she has contracted to have her deck washed and stained for a cost of $300, plus cost of stain. Contact her if you want to have this done to your deck.

6)Board member review – consideration of private firm

----Bruce distributed the offer he received from Property Management to all board members. We discussed that a private firm would cost each unit $75 per month, plus set up charges. They are offering several online services that we don't currently have but don't feel we need. Mary Lou Marinkovich has agreed to continue acting as Treasurer. Bruce Belinger is willing to continue as President, based on Adam Nichols taking over the basic grounds keeping calls. Bruce will provide contact information to Adam and will complete current work with Infinity concerning the leaks, and will provide information concerning groundskeeping work in the rear of Building one.

7)Confirmation of Board- Bruce Belanger confirmed as President, with the assistance of Adam Nichols as board member/vice president, Mary Lou Marinkovich is confirmed as Secretary/Treasurer and Scott Godshaw will continue as board member.

Meeting adjourned at 7:45pm

FAWN CREEK CONDOMINIUM ASSOCIATION MAY 1, 2023 to APRIL 30, 2024

EXPENSES

| | |
|---|---|
| Erie Insurance | $ 6,518.00 |
| Water: | $ 120.72 |
| WEnergies | $ 1,044.72 |
| Building Helper | $ 2,490.00 (Building Helper had been ALCS -snow removal) |
| Crawford | $ 6,163.89 (includes an advance 30% pay for 2024 of $1,593.36) |
| National Tree | $ 4,200.00 (dead tree removal, building 1) |
| Batzner | $ 2,700.50 (pest control) |
| Legal reg. fee | $ 25.00 |
| Reserve Fund: | $ 2,400.00 |
| SUB TOTAL | $25,662.83 |
| Infinity Roofing | $41,796.00 (final payment for new roofs) |
| TOTAL EXPENSES: | $67,458.83 |

INCOME

| | |
|---|---|
| Member fees: | $23,520.00 (includes pre payment of $3,360 - Nichols May payment $240. Neuroth – May/June $480, Ying $2640 –prepaid extra 11 mos. |
| Erie insurance | $18,641.41 (last insurance check for new roofs) |
| TOTAL INCOME: | $42,161.41 |

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4/30/23 Checking: $31,873.10 + $42,161.41 = $74,034.51 Minus expenses: $67,458.83

Current balance in checking: $ 6,575.68

4/30/23 Savings: $48,883.29 + $2400 transfers from checking plus $4.98 bank interest

Current balance in savings: $51,288.27