

New Owners at Penn Prairie on the Pond:

The Board of the Penn Prairie on the Pond Condominium Association welcomes you to our community, and to the Condo Association. As a home owner of Penn Prairie on the Pond you are a member of the association. Each household has one vote in the association. We hope you will be very happy with your new home in Penn Prairie on the Pond. We hope you will participate in the annual meetings, and will be an active member of our community. If you are interested in serving on the Board or on one of the committees, please contact our President or one of the Board members (listed below.) Also be sure to fill out and return the Penn Prairie on the Pond Survey included in your packet.

This packet of information is to acquaint you with our Condominium Association. Please take a few minutes to review the information. If you have questions please call our manager or one of the board members. There is a website available with current information about our condo association:

<https://kmbmanagement.com/hoa/penn-prairie-on-the-pond/> This includes, but is not limited to, Board meeting minutes, financials and notifications of work scheduled for the property. **Current Password is: PP9ond!**

Penn Prairie on the Pond also has a Facebook page, which has information and pictures.

General Information:

Meetings:

There is an Annual meeting at which the Board presents: a summary of activities from the past year, the proposed budget for the following fiscal year, and new Board Members are elected. **This is an important meeting for all members to attend!** It is a time to provide input to the Board of your desires/wishes, as well as vote on by-law changes and for your representatives on the Board. Meetings may be called at other times of the year as needed. As required in the by-laws, you will always receive at least 10 days notice of upcoming meetings of the membership.

Dues:

Currently, the association dues are \$_____ per month. The dues are to be paid on the 1st of each month or you may pay for multiple months in advance. If paying via check, a \$10 processing fee must be added. Dues that are 15 days late or more will incur a penalty of \$25.00. If a member is three or more months behind in paying dues or assessments, the member will incur an additional penalty of 15% per month and a lien may be placed on the unit. KMB does not send out physical invoices or account statements.

Dues may be paid through direct deposit. Please contact our manager, Jaelynn Saloga at kmb-hoa@kmbmanagement.com for additional information.

Sincerely,

Welcome Committee for Penn Prairie on the Pond Condominium Association

August 2026

Penn Prairie on the Pond Condominium Association Board

Managers: Jaelynn Saloga
KMB Property Management
916 Maiden Lane
Iowa City, IA 52240
Ph 319-200-1312 (for 24 hour emergency 319-631-1740)
Email: KMB-HOA@kmbmanagement.com

President: Tim Foss (50 E Tartan Dr.)
Ttfoss82@gmail.com

Vice President: Mike Haight (210 E Tartan Dr.)
mikehaight79@gmail.com

Treasurer/Secretary: Diane Foss (50 E Tartan Dr.)
dlfoss62@gmail.com

Member: Alan Hellenthal (15 Weston Dr.)
athal1951@gmail.com

Member: John Garms (145 Weston Dr.)
jgarms1956@hotmail.com

Member: Brenda Johnson (105 Weston Dr.)
bkjrun@gmail.com

Contact Persons and Committees: (Please contact the Board members listed below for more information)

Pond Committee: John Garms
Building Maintenance: Mike Haight
Treasurer: Diane Foss
Landscaping and Berms: Tim Foss
Mowing: Brenda Johnson
Snow Removal: Tim Foss

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