

## FAQ

### **W162N5494 Westwind Drive, Menomonee Falls**

This condominium consists solely of the 2 adjoining units. There is no monthly condo fee. Each side is responsible to maintain their unit both inside and out either on their own or collectively by agreement with the adjoining side. There are formal recorded condo documents including a Declaration, Bylaws and Article of Incorporation. There IS a yearly SUBDIVISION Homeowner's Association fee currently \$165 per year.

**Q. If there is no condo fee who takes care of the lawn care?**

**A: The owner can do the lawn maintenance themselves if they choose. In 2014 the** Lawn care was coordinated and shared by both units. Cost was \$35 total (\$17.50 per unit) per cut which is usually once per week but rain and weather dependent could be less than that frequency. They also do weed and feed 4x's per year @ \$50 each time. This is our first year using this contractor and we are happy and they have done a nice job. Always available to consider others though. GrassChopper Grounds Maintenance is the contractor.

**Q: If there is no condo fee who takes care of the snow removal?**

**A: The owner can do snow removal themselves if they choose. In 2014/15 the** Snow removal was done with anything over 2 inches they plow and shovel walk for \$30 per occurrence. It was all verbal, no written contract. Neighbors in area used the same contractor for a number of years. Last winter was my first year hiring it out(as my son was living with me and prior to that did that work to earn his keep). So we are not invoiced together. Total bill for this unit last winter was \$270. I assume the adjoining neighbor's bill was the same. SnowBusters was the contractor.

**Q: What other shared expenses are there?**

**A:** For exterior painting or roof we would be responsible for our own share. We had the trim repainted summer of 2014 for the first time ever and the cost was roughly \$3K which we split with our adjoining neighbor. I have had no roof issues. The other shared expense is a common building insurance policy with American Family Insurance that is payable each year in July and the amount this past July was \$876. 50/50 split on that (so \$438.25 per unit). A buyer would still need their individual insurance policy.

**Q: Is there a reserve fund?**

**A:** Since there is no monthly condo fee there is no reserve fund. Costs are taken care of as they come up.

**Q: How are disputes handled?**

**A:** Reference Article VII, 7.1 of the By-laws, Arbitration or Mediation may be a remedy.

**Q: Can you tell me anything about the adjoining neighbor?**

**A:** Retired couple that moved here from Wausau area in 2014 to be closer to their kids/grandkids. He is a retired CEO and graduate of Notre Dame. Pleasant and easy going.