



Homeowner's Association, Inc.

P.O. Box 505

Port Washington, WI 53074-0505

greystoneportwashington@gmail.com

Progress Update

We hope that you and your families are staying safe during these unprecedented times. As we do not have enough email addresses of members to conduct an inclusive virtual meeting, the Board has decided that our preference would be to still hold an in-person meeting at a later date this year when it would be determined to be safe to do so.

In lieu of the meeting generally held in March, we would like to provide you with updates that would have been discussed at this point, the budget and Association receivables/expenditures. As always, should you have specific questions or concerns, please reach out to the Association directly via email or the PO box listed above.

I. Annual Dues

The annual dues are being kept at \$150/per lot for 2021, and the Board wants to continue to build up reserves so that the Association would not have to special assess for the continued large pond expenses in the future. As a reminder, Greystone has the lowest annual HOA dues in the surrounding areas. Please note that you will find your invoice included with this mailing for your Annual Dues listing a due date of April 1st. We are extending that due date to April 15th to allow over a full month prior to being due.

II. 2020 Projects Completed

The entryway landscape and rehabilitation project has been completed and will be maintained moving forward. All light fixtures are operable, being maintained and some fixtures have been updated. A design for flower and bush plantings was approved and executed on the island in Emerald Court. The Board would like to thank a generous homeowner for a donation of trees that have been planted along the SW and SE retention ponds. Trees along all common areas have been mulched and the sidewalk repair near the SW pond has been completed.

The Board is happy to report that all overdue annual dues from previous years have been collected. As a reminder, there were 38 over-due at the time of turnover.

III. Retention Pond Update

The contract was signed and permits were pulled with the environmental company whom will be providing services for invasive brush mowing and treatment for the ponds. There is currently planned winter and summer work, pending the correct conditions as determined by our contractor. With only one deep freeze and now the substantial warm-up, the ice was not thick enough for work previously. This is being monitored with regard to timing to cause the least amount of damage as possible to the surrounding areas.

Please note that the ponds are not water features and are designed to hold stormwater run-off. When our contractor is able to mow the invasive brush, they will also provide treatment to inhibit their future growth. This mowing and treatment is being done only as treatment for the invasive brush, which would eventually choke off the ponds. In general, the ponds are to be left in a natural state and will always have native brush and vegetation. They will never be “cleared” of all vegetation.

As a reminder, nothing is to be dumped in our ponds and no homeowner has permission to do anything to the common areas, including clearing or removing any vegetation from the stormwater detention ponds.

Additionally, please do not place your grass clippings, other yard waste or trash in the gutters as this will eventually end up making its way into our ponds or getting stuck along the way. The Association experienced a plugged discharge pipe from Shalestone into the large retention pond that was ultimately caused by garbage in the drains. The related expense of having this cleared was the Association’s responsibility.

IV. Future Update

The Board plans to continue with the contracted pond work as well as determining another landscape beautification project in the Association, as we have focused on performing one a year. We are considering the new island in Phase 2, but would welcome suggestions as well.

V. Other

- We continue to receive feedback that there are issues with people not cleaning up their dog poop. Please be considerate to your neighbors and help keep our neighborhood attractive. This is a city ordinance and is punishable by a hefty fine. If a homeowner sees this occur, please contact the Port Washington police department so this can be addressed with the offending party.
- As a reminder, it is also a city ordinance to keep your dog leashed when walking them including when passing common areas.
- There have been several instances in our subdivision of young people ringing doorbells playing ding dong ditch prior to winter hitting. Unfortunately, this generally was occurring quite late at night including at some houses with small children, waking them up. There was one instance where the driver was identified from their car’s license plate and at least one of the passengers was a resident of this neighborhood. Please check-in with your children to ensure they are not participating in this behavior.
- As a reminder, our Greystone subdivision has Restrictive Covenants that must be followed by all homeowners. If you do not have a copy, please contact us and we can provide a physical copy or email a digital version for your reference.