

Western Hills West Subdivision

June 17, 2026 Subdivision Meeting Minutes

1. Call the meeting to order. - Emily Zwaagstra
 - a. Introductions of the HOA Committee Members: Emily Zwaagstra, Heather Sanders, Ben Serwe, Fred Lex, and Mike Krull.
 - b. Explanation of what our HOA Committee Duties are.:
 - i. The HOA Committee meets once a month at the Hartford Library to discuss bills, HOA dues, insurance, taxes, lawn care, snow removal, resident questions, architectural request review of proposed homes, sheds, decks, and fences. Most of our duties are communicated through email. Residents can email the HOA questions or attend any one of our monthly meetings.
2. HOA Dues Update - Emily Zwaagstra
 - a. How many people still need to pay dues? 1 resident is unpaid.
3. Bank Account/Financials - Ben Serwe
 - a. Subdivision bills review and budget
4. Building In The Subdivision - Fred Lex
 - a. 0 new homes have been approved so far this year. There are currently 4 empty lots, 3 of them owned by residents, 1 of them owned by Woodbury Homes.
 - b. 5 fences, 0 sheds, & 1 deck. have been approved so far this year.
 - c. Future building in the subdivision & discussion of Phase 4.
5. Pond - Heather Sanders
 - a. Rob Langjhar from Aquatic Biologists, Inc. has been contacted for weed and algae control. We are scheduling for service.
 - b. Reminder to residents to keep garbage in garbage cans to keep debris from entering the pond through the storm drains. Also, keep storm drains clear of grass clippings, leaves, and debris.
6. Garbage Can Storage - Heather Sanders
 - a. Please remember to store your garbage cans in your garage or in an area away from street view.
7. Grass Cutting & Snow Removal - Mike Krull
 - a. Bids for grass cutting and snow removal were received from three companies. We will continue to use Allar Unlimited, Inc. for our grass cutting and snow removal needs. Allar has not cut the grass recently for a few weeks as there was a period of low rain and to prevent the grass from being damaged. It was assumed after we received rain and the grass grew a bit longer.
 - b. Where do they mow? The common areas which are the bulb on Durango Dr. All the way around the pond off of Pond Rd. The ditch area along Pond Rd.
 - c. What do we pay per mowing of the grass? \$250.00 per mow.
 - d. Where do they remove snow? The bike path and the sidewalk located on Wacker Dr.
 - e. What do we pay per snow removal? \$75.00 per removal.

8. Welcoming New Residents - Heather Sanders
 - a. How many new residents do we have this year? We have 2 new residents this year.
 - b. Discussion of meeting with new residents and distribution of welcome packets.
9. Questions and concerns to the HOA Committee from residents.
 - a. Discussion of contacting Rob Langjhar from Aquatic Biologists, Inc. The HOA Committee will make a joint effort in attempting to schedule service for the pond.
 - b. Complaints regarding trash and recycling pick up.
 - i. Recycling Carts are to be placed at the curb by 7:00AM on collection day.
 - ii. Carts can be set out no more than 12 hours before pick up and must be removed from the curb within 12 hours of collection.
 - iii. Do not over fill your cart! This causes trash and debris to blow out into your neighbor's yard. This is upsetting to many residents.
 - iv. Please see the attached flyer from the City of Hartford Public Works Department for further details.
 - c. Questions regarding home businesses and if residents can run businesses out of their home in the subdivision.
 - i. Yes, residents can run home businesses out of their home. There is nothing in our HOA Covenants restricting this. Home businesses are required to adhere to noise requirements for the City of Hartford residential areas. Company trucks are allowed to be parked in driveways and on the street when winter parking restrictions are not in effect.
 - d. Request to remind residents to supervise their children using e-bikes and electric scooters. Children have been using them at high speeds, not adhering to stop signs etc. There are cars backing out of driveways that have difficulty seeing them when they are riding them at high speeds on sidewalks. Talk to your children regarding using them and supervise their use.
10. Motion to adjourn the meeting. - Emily Zwaagstra
11. Second motion to adjourn the meeting. - Mike Krull & Heather Sanders

RECYCLING CART PLACEMENT INSTRUCTIONS

Recycling Carts must be out for pickup by 7:00 a.m. on your collection day!

- Carts may be set out up to 12 hours prior to pickup and must be removed from the curb within 12 hours of collection.
- Place cart no more than two feet from the street with the arrow on the lid pointing towards the street (Wheels facing your home).
- Place cart at least three feet away from obstructions like trees, mailboxes, garbage containers and cars.
- Recommended cart locations are at the end of the driveway or on the grass next to the driveway
- In the winter you may need to shovel out areas for your cart, just like you do for mail delivery – do not put carts on top of snow banks.
- Carts are the property of the City of Hartford Public Works Department – you are responsible for lost or stolen carts or any damages other than normal wear and tear to the carts.

DO



DON'T



**3 feet away from garbage & cover closed!
Too close together, lid open, wheels
facing wrong direction ...**

Your recycling materials will be picked up on all bi-weekly recycling weeks as indicated on the calendar mailed to you as well as on the City's website at ci.hartford.wi.us

