

January 22, 2026

**Dear Southbridge Homeowner:**

Best wishes from your Southbridge Homeowners Association (SBHOA) Board of Directors for a happy and healthy 2026!

It's that time of year when we send out the annual **dues invoice** to homeowners. The invoice is due with payment no later than **April 1<sup>st</sup>**; there is a \$25 late fee for dues paid after this date. Please note the mailing address of our Treasurer, Michael Hammer, on the invoice. As an alternative, you also could pay via Venmo, if you choose; check the invoice for information about such. At the end of 2025, we had only seven homeowners who had not paid their 2025 dues (as opposed to the year before, when more than 30 out of 192 homeowners had not paid by the end of 2024). We very much appreciate all of you who do make timely payments!

At the annual meeting in May 2025, after presenting some information about how the HOA has had more expenses than income for a few years, the homeowners present at the meeting voted unanimously to raise the annual dues from \$25 to \$50 (which still is a very modest amount). The Board very much appreciates all the homeowners who had sent in additional amounts (for example, in 2025, 20% of the homeowners had sent additional contributions, which helped the budget quite a bit for 2025).

Please be aware that to try to reduce expenses, members of the Board have volunteered to mow and maintain certain areas that are the HOA's responsibility. Furthermore, members of the Board of Directors and some of the homeowners themselves volunteer to do various other things, such as maintaining the plantings at the front entrance on Woodland Drive, putting up and taking down holiday decorations, and some owners have even paid out of their own pocket for such things as Christmas lights. Thank you again for all the help to maintain and beautify our Southbridge neighborhood!

For new homeowners, if you haven't received a "Welcome" letter explaining annual dues, the annual meeting, and SBHOA activities, contact the Board at [sbhoasouthbridge@gmail.com](mailto:sbhoasouthbridge@gmail.com) and we will send you one. One requirement for all owners is the payment of annual dues, and, as noted above, the dues for 2026 have been raised to **\$50**. Additional SBHOA information is available on its website, [www.southbridgewaunakee.com](http://www.southbridgewaunakee.com).

Here is an important date to put on your calendar:

- **2026 Annual Meeting.** This year's annual meeting will be held on **Monday, May 4, 2026, at 6:30 p.m.**, most likely at Tierney Park at 1415 Tierney Drive. The purpose of the annual meeting is to elect the Board of Directors (5), review the past year's financials and the next year's budget, and answer any homeowners' questions. We will offer **refreshments** (food and drink!) and a place where you can meet some of your neighbors. We hope you will try to attend this year's and future annual meetings, as we would like to see and meet you.

Thank you very much!

Respectfully,

**Your SBHOA Board of Directors** (Ross Maurer, Jean Herzberg, Dan Statz, Dan Ryan, and Michael Hammer)

**NOTE:** As mentioned in past letters, the Board would like to use email as the primary source of communication with owners, so most of you are receiving these annual letters and invoices via email, though some of you will be getting them through U.S. mail. **If you receive this by U.S. mail, we would appreciate it if you would include your email address on the invoice, to make sure that we have it** (or, if your email address has changed, please let us know that, also). Thank you!

(please detach bottom section and send with payment)

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2026 HOA annual dues assessment for your property is **\$50.00**.

Please make your check payable to **"SBHOA"** (or Southbridge Homeowners Association; please do **not** write the check out to Michael) and mail by 4/1/26 to (**OR**, pay via Venmo; see instructions below):

**Michael Hammer**  
**Treasurer, SBHOA**  
**1608 Savannah Way**  
**Wauunakee, Wisconsin, 53597**



**To pay via Venmo**, either scan the QR Code or pay to username:  
Southbridge-HOA@Southbridge-HOA or email address:  
[sbhoasouthbridge@gmail.com](mailto:sbhoasouthbridge@gmail.com)

Please include your name and address in the comments when paying with Venmo.