

Village Homes at Walnut Ridge HOA Quarterly Newsletter – Spring Edition! 🌸



2024-2025 Elected Board Members

Board President: Debbie Kowalski

Vice President: Tina Brown

Secretary: Joyce Wahlen

Treasurer: Debbie Kowalski

Member: Pete Wahlen

Member Alison Pasky

Property Manager: Home Team Real Estate Group & Property Management

414.465.8340

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*Village Homes at Walnut Ridge
6255 Walnut Lane
Cudahy, WI 53110*

Hello Neighbors!

Spring is just around the corner, and we've got plenty of updates to share.

 Let's dive in!

Dryer Vent Cleaning – Complete!

This year's **dryer vent cleaning is done!**  But did you know that most dryer fires start **inside the dryer itself**? If you'd like a professional to clean the inside of your dryer, be sure to check our **Trusted Contractors List** for recommendations!  

Updated Clubhouse Rules

The **clubhouse rules** have been updated and emailed to all homeowners.

 If you'd like a **paper copy**, just reach out, and we'll be happy to provide one!  

Pressure Washing Schedule May 6th

We're tackling the remaining buildings this season!   Weather permitting, **pressure washing** will take place for:

♦ **6220, 6240, 6250, 6215, 6235, 6195, 6191**

Stay tuned for reminders! 

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Check Out the Weight Room!

New equipment has been added to the **weight room**—come check it out and get your workout in! 

Spring Clean-Up Starts March 27th!

Our landscaping company will begin **Spring Clean-Up** on **March 27th!**



 **Plus! Neighborhood Clean-Up Day** is set for **April 26th at 8:00 AM.**

Join us in making Walnut Ridge shine! ✨

 **Meet at the clubhouse after for refreshments!**  

 **Wrap-up time: 12 PM**

 **Rain Date:** May 17th (same times)

Concrete & Asphalt Repairs – In Progress!

We're actively working with contractors to **finalize plans for concrete and asphalt repairs** scheduled for this year.  Once details are confirmed, we'll share updates on the **timeline, scope of work, and which units/areas will be impacted.** Stay tuned for more information! 

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Upcoming HOA Vote – Stay Tuned!

Ballots & proxy forms are on their way for this year's **Association President election**. Currently, **Debbie Kowalski** holds the position. Stay tuned for details on how to vote!  

HOA Reminders

Just a quick roundup to help you stay connected and up-to-date:

Condo Documents & HOA Calendar: Find everything you need right in AppFolio! From condo docs to the HOA event calendar, it's all there. Need to book the clubhouse? Check open dates there too!

Homeowner Insurance Reminder: If you haven't submitted your insurance details yet, please send them in by the end of the year. Email policies to realtortinalewis@gmail.com—thank you!

Clubhouse Rentals & Pool Use: Please note that the **pool cannot be used during clubhouse rentals**. Here's a refresher on pool hours:

- **Adult Swim:** Monday – Friday, 8–11 AM & 5–7 PM
- **Open Swim:** All other hours, plus weekends.

And a gentle reminder—no oils, please, in the pool area for everyone's safety! Let's keep our amenities fun and enjoyable for all!  

Financials & Budget

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Below are the **financials for the association** along with the attached 2025 **budget** in this newsletter. If you have any questions, feel free to reach out!



Account Balances as of March 24, 2025

Operating: \$28,959.40

Reserves: \$93,943.62

Money Market: \$164,356.81

CD: \$113,531.69 (as of 2-28-2025)

♦ **Reserve Study Update:** The **reserve study** has been completed! Once the board has had a chance to review, we'll share the details with the community. Stay tuned!

Recent Condo Sales

6240 had a unit sell for \$250,000 in October
6195 had a unit sell for \$270,000 in January 2025

That's all for now! Stay connected for updates, and as always, reach out with any questions. Wishing you all a wonderful start to spring!

Best regards,
The Walnut Ridge Board & Management

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Contractors List

Milestone Plumbing
(414) 988-4565

Royal Flush Plumbing
(414) 406-4076

Oak Creek Plumbing
(414) 856-2323

Alba Heating and Air Conditioning
(414) 795-6591

Butters Fetting Heating & Air Conditioning
(414) 645-1535

Perl Electric Contracting & Repair
(414) 640-0280

BlueLine Window Cleaning
(262) 525-8327

Bourn Pest Solutions
(414) 426-2654

Cantrall Carpet Cleaning Services
(414) 750-0739

Cortes Cleaning Service
(414) 514-3578

Wisconsin Dryer Vent Pros
(262) 865-0283