



Polo Point Residential Homeowners Assoc.

Hobart, WI 54155

Executive Summary PPRHOA

Welcome to Polo Point Residential Homeowners Association (PPRHOA). This executive summary provides highlights to prospective buyers of a **Polo Point Residential Homeowners Association** property. Please take the time to read our entire rules/information, Declaration, Bylaws on our website at polopointcommunity.com. Should you need any assistance with regard to your property, it is best to email polopointresidentialhoa@gmail.com. In the event of an emergency, call 911.

The Polo Point Community has three Associations. Our Polo Point Residential Home Owners Association (PPRHOA) has 87 members. Driving around the subdivision these are primarily the new homes built between the 2015 to 2020 timeframe. They are located east of the clubhouse. The other two associations are the Polo Point Condo Owners Association (PPCOA) which has 28 units and an apartment complex look to them, and the Polo Point Home Owners Association (PPHOA) which has 44 members and are mostly the brick duplex and triplexes units located east of the Clubhouse. Most of these units were built around the 2003-05 timeframe. There are also homes west of the clubhouse that we call the Estate group (they do not belong to any Association). The Condo and Residential Associations **MUST** belong to the Clubhouse and pay annual dues. The Homeowners Association and Estate group have the option to join the clubhouse, and must maintain membership for the entire year. Every clubhouse member pays the same dues (in 2020 this is \$55/month). PPRHOA actually collects \$60/month from its association members and transfers \$55/month/member to the Condo Association. The clubhouse is owned by the Condo Association as a common element. This means they are responsible for managing costs and handling maintenance/repairs. The Clubhouse is about a \$2M asset and has no mortgage. PPRHOA is provided quarterly financial reports from the clubhouse. The Condo Association currently has its own reserve fund of approximately \$50,000 at the end of 2020. The account is used for major repairs. If a special assessment becomes necessary for the clubhouse, it would go to the Condo and Residential Association members only per our Declarations.

The clubhouse is unique property. It is a private clubhouse with a swimming pool, workout room, conference room, and a large grand room to have your private parties at. Many activities are carried on throughout the year. Everything from workout activities, and live music events with food and beverages supplied by the clubhouse. You have the option for two clubhouse entrance keys (\$25 each). **These keys cannot be shared with non-clubhouse members.** Also, children must be accompanied by an Association owner if under the age of 18 and they must reside in Polo Point. You can contact the clubhouse by emailing polopointcondo@gmail.com if you have questions. If you don't have a copy of the clubhouse rules go to the website at polopointcommunity.com. On the website you can reserve the clubhouse for your private parties and find local vendors that can help you with house repairs.

As a Residential Association owner, you are responsible for your entire home maintenance. Snow removal and lawn care are available from contractors that do work for the Condo and Home Owner Associations. Many of the contractors performing work in the Polo Point community are listed on the website.

Residential Association owners with a berm in their back yard (next to Trout Creek and Riverdale/ JJ roads) are responsible for upkeep of their berm.

Garbage/Recycle day is Tuesday. Garbage receptacles are required to be stored inside your garage. These containers, if lost, require you to pay for another one through the village of Hobart. The garbage fees are part of your yearly taxes that you pay to the village of Hobart. Place your garbage and recyclables at the curb on Tuesday morning and place 4 feet apart. The week of a holiday, garbage pickup is delayed by one day.

Cable/Satellite TV, phone, and internet service is your responsibility to secure and pay with local supplier. Water bills (Village of Hobart), electric bills (WPS) are also billed directly to you. If you installed a sprinkler system and wish to have it on a separate meter to reduce your water bill cost, please contact the Village of Hobart.

There is a Village noise ordinance from 10 p.m. to 6 a.m. Please be respectful towards your neighbors and keep outside music/noise down to a respectable level.

Hobart requires all dogs to be on a leash when they are off the owner's property. Please keep your dog on a leash when outside of your yard. Also, dog droppings must be picked up and properly disposed of in your garbage.

PPRHOA member dues are to be paid annually or semi-annually. Double lot owners can pay quarterly.

Checks (only payment option at this time) are made out to "**PPRHOA**" and mailed to:

PPRHOA
c/o Larry Wilke
4029 Frobisher Fields
Hobart, WI 54155

As mentioned earlier, for 2020 Residential dues are \$60 per month and \$55 goes directly to the Clubhouse to pay your Clubhouse dues. The remaining \$5 per month goes towards entrance/ditch lawn care, and insurance policies covering board members. The other two Associations members donate \$1.50 per month toward the entrance/ditch lawn care. If you rent your house out your renters must pay separate clubhouse dues in order to use the facilities. They can't use your clubhouse key card.

Winter Tips

- The streets are plowed by the Village of Hobart. So understand no parking on streets during winter night time as you will be fined due to snow removal problems you can cause.
- Keep snow removed in front of your mailbox.

Summer Tips

- Fences around your property are not allowed, but an in-ground wire hidden fence to keep your dog in your yard is ok. Gazebos need board approval to make sure it properly fits the area. No outside sheds are allowed. If lawns are not properly mowed to keep weeds down, the Association will have it mowed and the bill will be sent directly to you.

Pets – You may have pets. No more than 2 dogs or 3 cats. No pets can run at large and no exterior kennels are allowed. Dogs shall be restrained from unnecessary or excessive barking. Also dog droppings must be picked up and properly disposed of in your garbage.

Parking – No boats, campers, trailers, recreation vehicles, or non-street vehicles can be stored or parked outside of the garage for a period of longer than 48 hours (per our declarations) in a one-week period. Any repairs or restoration work to any vehicle must be done inside an enclosed garage. During winter months the Village of Hobart requires no parking on streets during night hours due to snow removal.

Reserve Funds – The Residential Association is to maintain a reasonable reserve fund for extraordinary expenses, that are not handled by the annual budget. The board has the option to levy a special assessment to members if additional funds are required to meet outstanding payments.

Annual Meetings – This meeting is held in the fall starting 2020. The purpose is to review next year's budget and elect officers. We currently have a 5-member board, and board members have alternated on a periodic basis. All owners are welcome to be a board member. These are volunteer positions and no board members are currently being paid.

It is always good practice to contact the Polo Point Residential Homeowners Association President if you have any questions. The best method to connect with your board is to send an email to polopointresidentialhoa@gmail.com

Reference the Clubhouse Rules, Guidelines and Consequences for more specific information about the Polo Point Community Clubhouse at “polopointcommunity.com”