



West Ridge Homeowner's Association, Inc.

616 Tamarack Dr E

West Bend, WI 53095

Board Treasurer Allyson Geil

262-510-8826

Email: westridgehoa@myyahoo.com

Seller Responsibilities – A & B Clusters

- Seller should contact the Board Treasurer that you are listing and the contact information of your real estate agent. You should notify your real estate agent that the Board Treasurer is the contact for all information needed for the sale.
- The following items must be turned over to the new owner at closing. The charges are paid to West Ridge HOA and the HOA will supply the items to the new owner. The fee for each item is listed below.
 - The West Ridge White Binder which contains a copy of the present By-laws, Declaration, Rules & Regulations, and these Seller's Responsibilities must be turned over to new owners. \$15 charged at closing. Copies of the latest versions are on AppFolio.
 - The pool FOB (electric entry to pool) and 6 swim tags must be turned over to new owners by the sellers. If the seller does not have these there is a \$15 charge to the seller at closing for the pool FOB and swim tags.
 - The keys to your unit & garage, must be turned over to the new owners. The Board is not responsible for these items.
- If you have a satellite dish, it cannot remain. If a seller has not removed these attachments to their unit before closing, a \$150 fee will be assessed to the seller at closing.
- If the above items are taken care of at or before closing, then the fee will not be charged.
- Starting June 2025 the monthly assessment is \$215 for homeowners.
- There is a capital contribution of 2 months dues (presently \$430) on the **buyer at closing**.
- A full disclosure of all impending improvements/assessments the HOA has in the 5-year Plan.

Other Information

- The HOA has amended and restated the By-laws and Declaration. These were approved in November 2022 and are in binder. Significant changes were made in the rules governing rentals, specifically that new owners cannot rent their units, with a few exceptions.
- The Board does a walk-a-round the grounds each summer. If you received a letter indicating repairs that your property needs on the outside, you need to disclose this information to prospective buyers.
- There are no planned assessments at this time on this unit other than the monthly dues.

May 13, 2025