

WATERTREE NEWSLETTER

watertreeofdewittcondos.com

November 2025

2026 HOA Fees

The 2026 Common Charges below will be reflected on the statement due Jan. 1, 2026.

1 Bedroom lower	\$270.36
1 Bedroom mid/up	\$278.91
2 Bedroom lower	\$323.97
2 Bedroom mid/up	\$329.41
3 Bedroom	\$419.14

Holiday Decorations

With written permission from the Board in advance, holiday decorations are permissible from November 15th to January 9th. See House Rules Section 4 for more information.

Annual Meeting

The Annual Home Owners' Meeting (for current Owners) is online at

6PM on Tuesday, December 9th.

See the next page for more information. Please submit your questions by Monday, Dec. 1st.

If you cannot attend yourself, consider designating a proxy: Ask a trusted individual if they will represent you. If they agree, return the completed proxy form (on the next page) by Monday, December 1st. Official notice will be sent in accordance with the By-Laws.

Holiday Meals and Food Scraps

Installation of garbage disposals is not allowed at Watertree. When you prepare (or clean up) meals, take care to dispose of large food scraps properly: in the trash. Our pipes are sensitive and cannot handle much besides water. Vegetable peels, grease, or other non-water things often cause plumbing issues.

Plowing Protocol

Winter is approaching, bringing snowplowing and sidewalk clearing. Please allow space for this work when snowfall is anticipated: Park cars in the middle or back row of the lot, leaving the front row by the sidewalk open for plowing. Once the lot is plowed, you are welcome to park as usual. If you do not go out first thing in the morning to move your car, then please don't park in the front row the night before when snow is falling or anticipated. Please be courteous when clearing off your car: brush off the snow so that it does not fall onto the sidewalks.

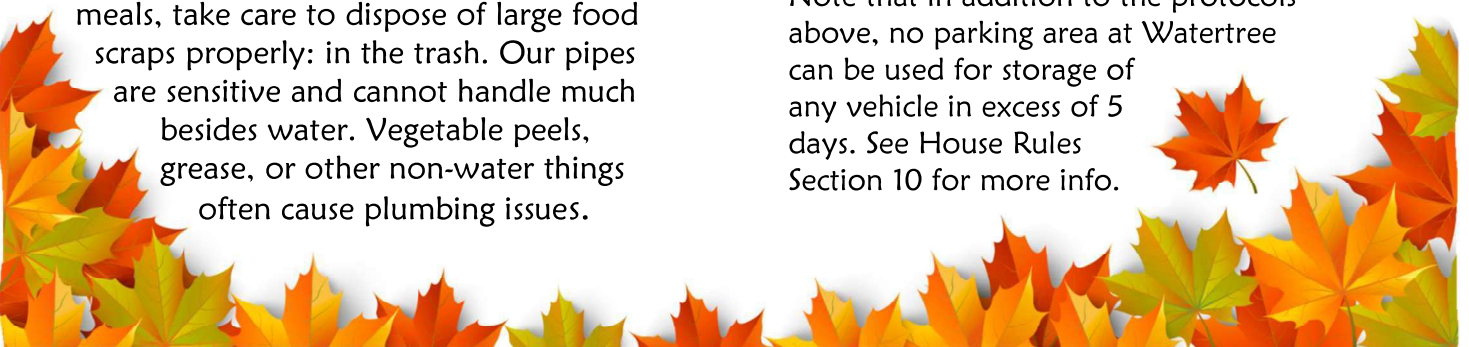


Traveling Out of Town

If you plan on traveling for a few days, arrange to store your car where it will not block snowplowing or leave a car key with a trusted neighbor who will move your car. Also leave a house key with a trusted neighbor or the office. During cold seasons, leave your thermostat at 55° or higher, and leave cabinet doors open so warm air can circulate to the pipes under each sink.

Winter Parking & Storage

Note that in addition to the protocols above, no parking area at Watertree can be used for storage of any vehicle in excess of 5 days. See House Rules Section 10 for more info.





WATERTREE OF DEWITT CONDOMINIUMS

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ANNUAL HOMEOWNERS MEETING: COURTESY NOTICE

Tuesday, December 9, 2025 at 6pm

Dear Homeowner,

November 21, 2025

The Annual Meeting of all Homeowners of Watertree of DeWitt Condominium I and Watertree of DeWitt Condominium II will be held at 6PM on Tuesday, December 9th, 2025 for the purpose of electing members to the Board of Managers and to transact other business of the Condominiums. The meeting will be held online via TEAMS to accommodate owners near and far. The meeting link and/or code will be included in the official meeting notice and also at WatertreeOfDeWittCondos.com.

It is important for you to attend this meeting and to participate in the election of your representatives to the Board of Managers. If you are unable to attend, please ask a trusted individual to represent you & return a completed proxy form to the office by December 1st. Your cooperation in attending the meeting or filing a proxy is appreciated as we have not had a quorum, at least 51% of homeowners, in years.

After the election, there will be a presentation by the Board of Managers regarding the Association's finances and plans for next year. *The Board of Managers requests that you submit all questions to the Board of Managers in writing (email or mail box) by Monday, December 1st.*

Sincerely,

Ed McShane

Ed McShane
Property Manager

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2025 PROXY

I, _____, owner of Unit Number _____, hereby designate
(print your first & last name)

_____, as my proxy to vote in my place and stead
(print proxy's first & last name)

at the 2025 Watertree Annual Homeowners' Meeting.

(sign your first & last name)

(print today's date)