

## 2026 Community Newsletter

Hello Mariner Hills residents! As we step into a new year, the Board of Directors is pleased to share several updates and reminders regarding our association. We extend our appreciation to all Members—and to past Directors—for your continued dedication to keeping our community vibrant and welcoming. Together, we can continue strengthening Mariner Hills.

---

### Property Management

The Board is pleased to continue our partnership with **Winger Building Services**, who manages the day-to-day operations of the association.

Your property management dues cover; collection of association fees, payment of association obligations, financial reporting, deposits and account administration.

Annual budget preparation, facilities management, insurance coordination, ordering and administrative tasks, meeting support and management reporting, policy administration and enforcement, homeowner communication and liaison. Winger operates under the direction of the Board to ensure a professional, high-quality level of service for all residents.

### Contact Winger:

- [doug@wingerbsi.com](mailto:doug@wingerbsi.com)
  - [molly@wingerbsi.com](mailto:molly@wingerbsi.com)
- 

### 2026 Annual Assessment

The Board has approved an increase in the annual assessment to **\$411.38 per lot** (developed or otherwise). This increase is essential to continue strengthening our reserves and maintaining our pool and pier facilities.

- Assessments will be mailed by our management company, Winger.
  - **Due Date:** April 30, 2026
  - **Late Fee:** \$25.00 for payments received more than 30 days after the due date
  - **Liens:** Accounts unpaid after 90 days may be subject to a lien on the property
- 

### 2026 Calendar of Events

All Board meetings are tentatively scheduled to be held at the **LaGrange Town Hall**. Any changes will be communicated as needed. All residents are welcome and encouraged to attend.

- Tuesday, January 13, 2026 — Board Meeting 6pm-8pm
- Tuesday, April 14, 6:00–8:00 PM — Board Meeting
- Saturday, May 23, 10:00 AM–12:00 PM — **Annual Meeting**  
**Director Meeting immediately following until 1:00 PM**
- Tuesday, August 11, 6:00–8:00 PM — Board Meeting
- Tuesday, October 13, 6:00–8:00 PM — Budget Discussion
- Tuesday, December 8, 6:00–8:00 PM — Finalization of Annual Budget

### Open Director Position

We currently have **one (1) open Director seat** on the MHPOA Board.

If you are interested in serving, please email [molly@wingerbsi.com](mailto:molly@wingerbsi.com). We will follow up with next steps.

---

## Pool

We look forward to another great summer at the **pool!** It is appreciated that our residents remember the pool area rules and please remind those around you if they forget. Glass containers will not be tolerated. Any person bringing glass into the pool area will be asked to leave.

For detailed pool and pier information, visit: [www.marinerhillspoa.com](http://www.marinerhillspoa.com) → “Pool & Pier” tab.

**Opening Day:** Memorial Day Weekend

### Pool Rules & Reminders

- No running
- No rough play
- Children must be supervised by an adult
- No diving
- **NO GLASS CONTAINERS OF ANY KIND**
- **NO SMOKING**
- No animals or pets on the pool deck or in the pool
- All persons use the pool at their own risk  
(Owners and Management are not responsible for accidents or injuries.)

### Pool Key Cards:

Contact Pool Manager **Patrick Reimer** at **(262) 470-2202** if you need a key.

---

## Pier

The Association maintains a private 6-slip day/overnight pier accessible from Lauderdale Lakes. Pier usage is shared by all residents on a first-come, first-served basis. Boats must display Mariner Hills Property Owners Association stickers, or they will be towed at boat owners' expense. Limit one pair of stickers per house. Guidelines can be found on the Mariner Hills website or at pier.

### Overnight Docking

Overnight docking requires permission. If you do NOT call to reserve overnight docking your boat will be towed at boat owner's expense. To reserve overnight docking please contact Pier Manager Michael Spiro at 847-812-1938.

### Important Pier Access Note

While small, hand-carried watercraft may be brought down the steps or slope on the pier property, motorized boats cannot be launched here.

Motorboats must be launched from one of the public or private boat launches in the area.

---

### Contact & Community Resources

For general questions or additional information: [molly@wingerbsi.com](mailto:molly@wingerbsi.com)

Website: <https://www.marinerhillspoa.com>

Facebook Group: <https://www.facebook.com/groups/marinerhillspoa/>

---

Sincerely,

**Mariner Hills Property Owners Association, Inc.**

**President / Pool Manager:** Patrick Reimer — (262) 470-2202

**Treasurer / Pier Manager:** Michael Spiro — (847) 812-1938

## Mariner Hills HOA Reserves Update

Each year, homeowners may notice an adjustment to the HOA dues. Over the past few years, the Board implemented increases of 15% (2024) and 12.5% (2025). This year, the increase is more modest at **4.6%**. These changes are part of a long-term financial strategy to keep our community strong, well-maintained, and protected from unexpected expenses.

---

### Why Are Dues Increasing?

#### 1. Legal Fees Related to Delinquent Accounts

Over the past three years, a significant portion of dues increases has been tied to rising legal costs associated with homeowners who have not paid their current or past assessments.

Legal representation is necessary to file liens and foreclosures with the state, an important step to ensure all homeowners contribute their fair share to the community. While these legal fees must be paid upfront, they are ultimately recovered once the homeowner's account is brought current, since the HOA bylaws require homeowners to cover all legal expenses tied to collection efforts.

#### 2. Ongoing Pool and Pier Repairs

Our pool and pier are two of the most valued amenities in Mariner Hills. Naturally, they require continuous upkeep to remain safe, functional, and enjoyable. Some of the recent dues increases have helped address these repair and maintenance needs.

#### 3. Building and Maintaining Strong Reserves

The primary long-term goal of the annual dues adjustments is to build and protect the HOA's reserve fund.

A healthy reserve is essential for:

- Major repairs or replacements
- Future upgrades
- Unexpected maintenance needs for the pool, pier, and bathhouse

By planning ahead, we reduce the likelihood of sudden or large special assessments in the future.

---

### Protecting Property Values

Property values in Mariner Hills continue to rise year after year. This growth is directly tied to:

- The condition and upkeep of shared amenities
- The financial stability of the HOA
- The appeal and functionality of community features such as the pool and pier

Proper maintenance—and the ability to plan for future improvements—helps preserve and even enhance the value of every home in the community.