

Condo Comments

April 2020

Cherokee Garden Condominium Association, Inc.

Dear Residents,

I'm happy to report all staff members are well and doing their best to keep operations running during this pandemic. I hope all of you are doing well too. During this quarantine period our staff has been instructed to not do any "in unit" services unless an emergency arises.

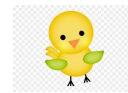
Staff has the unenviable job of removing trash each week. Please be extra diligent securing your trash bags. If you are ill for any reason please double bag your trash. We physically pick up each and every trash bag and place it in a trailer then pick them up again to unload it. This requires sturdy bags secured properly. Now more than ever tie up your cardboard, tie up your bags, don't use paper sacks and if you spill trash in the room please pick it up. The extra diligence will reduce the amount of clean up required and speed up the collection process.

Since there is an unclear timeline related to social distancing, it's a little early to determine when the pools will open exactly. We do plan to clean them out on schedule and do the necessary repairs in the event it opens on time. Please be assured the Association Board will be monitoring the advisories and making an informed decision at the appropriate time. The Association Clubhouse will remain closed until advisories allow close social interactions.

I would have appreciated the snow free March weather much more in a normal year. The light winter saves money and the budget is still favorable year to date. The lack of snow allowed us to do some special projects and save on equipment wear and tear, fuel and salt. We have had snow in early May before so we may not be entirely in the clear, but it sure seems like it's over.

Please be part of our team by doing your part in keeping yourself and your neighbors safe by following the recommended governmental advisories relating to social distancing and sanitation and hopefully we can all get through this together in good health. Stay Well!

Tom Martin, General Manager



Wil's tip of the Month:

If you get ambitious and decide you want to wash your windows, do not try to take out your screens without removing your sliding window. If you have the original style Acorn A-Therm windows you must first remove your slider by opening the window to within 2" of being fully open, then lift and pull the bottom of the window toward you to remove. The screen then comes out easily.

You will bend the frame if you take it out without removing the slider first. If you need a new Acorn brand screen, check with our office, we have some available for purchase.

Maintenance

Air Conditioner Service!

Unique Heating and Air Conditioning is offering the association residents a spring tune up for the same price as last year, \$69.00. This service can cost over \$100 with other contractors. The checkup includes cleaning and servicing the outside air compressor, checking refrigerant levels, lubrication, cleaning the condensing unit and inside drain pan. Additional parts if needed are extra and would be billed at a 10% discount. **The service must be scheduled by June 15th to get the early season discount! Email is the preferred method of scheduling this service, uniquehtg@gmail.com, or phone number, 249-9733.**

ANNUAL MEETING

As of now, The Cherokee Garden Condominium 2020 annual meeting will be held at St. Peter's Church on Sunday, June 14th, at 7:00 PM.

Please mark your calendars today!

Upcoming Cherokee Events

All Events held at the clubhouse are cancelled.

We have closed the clubhouse indefinitely .

Thanks for you understanding.

Condominium Office - Our office is closed to the public until the social distancing rules are relaxed. In the meantime anyone who needs to drop off a form or payment can still use the drop box at the Clubhouse at 1436 Wheeler Road. If a face to face meeting is required, please call or email the office to set up an appointment. Our email is cherokeegc@gmail.com, our office phone number is 244-8144. Thank you!

Newsletter Email Signup - Now that everyone has so free much time at home, please take a minute and help us save paper and get on our newsletter email distribution list. About 12 years ago, the association began emailing the newsletter to homeowners. The Board was very excited we finally found a way to save some money and reduce the paper copies delivered to the buildings. The thought was that within a few years we would be paperless, like so many other condominium associations. Twelve years later we only have about 1/3 of the residents signed up for emailed newsletters and the cost to distribute has slowly gone up over time. Almost everyone now has a home computer or a smart phone so email is almost mandatory for many of us.

If you do sign up for our email we do not share this information with anyone and you will not get inundated with blasts. Just newsletters, minutes and few pertinent occasional reminders or notifications, you can cancel this at any time as well so there is no risk. Please try it today! Email Lisa at cherokeegcnews@gmail.com to get on the list!



Parking Stalls for Rent!

Bldg. 8 , \$40

Call Jordan

608-556-1283

IMPORTANT: If you do rent out your stall, you **MUST CONTACT THE OFFICE** to let us know the name, address, and phone number of your renter in case we need to contact them in an emergency situation. Thank you for your cooperation.

Reminder: Go Paperless!

To get on our Condo Comments monthly email list, send an email to cherokeegcnews@gmail.com with the word **Subscribe** in the subject line—be sure to include your name and condo unit address. You must have Adobe Reader or another PDF reader installed to view the Condo Comments newsletter.

Office Phone: 244-8144

Maintenance Phone: 241-4747

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

cherokeegc@gmail.com
www.cherokeegardencondos.com



Condo Comments

May 2020

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

Pools: The City of Madison Public Health has declared all private licensed swimming pools closed until further notice. We hoped to have the pools open on May 26th, but we will need the Health Department's approval first. Therefore, our pools are on standby until the Public Health Department deems it safe to open. Once they decide it is safe to open, they will likely give us some directions and requirements to prepare the pools to meet their safer opening requirements. The pool enclosures are closed, meaning the pool deck is off limits until the pool is officially open.

Once the pools are allowed to open, there will be some new rule changes relating to the use of pools, social distancing, sanitation requirements, changes in pool user capacity and/or other measures to ensure safe enjoyment of the facilities. One thing is for sure, there will be changes that will require everyone to have patience and understanding. These potential new requirements may take time to get in place, so we will be opening only when we have our new directives operational.

We will be sending an email blast letting everyone know the pools are open. If you have not registered your email with us, please email the office at cherokee-gcnews@gmail.com. This way you save the association money, keep your fees lower, get faster information on critical issues and not have to deal with more paper on your counter. We keep all email confidential. We only send important information and newsletters usually once per month. At some point in the future, hopefully near future, we will only send information by email.

Annual Meeting: We are operating in very difficult circumstances in the face of the COVID-19 pandemic emergency. For public health and safety reasons, the Board has decided the 2020 annual meeting will be held by proxy vote only, there will not be a face to face meeting. The association will distribute a voting ballot along with our annual financial information, 2020 budget and a "State of

the Association" report door to door by the 4th of June. **This year it will be imperative you return the proxy form** to the association for us to establish a quorum. The Board will hold a short meeting to decide on officers. The packet of information will have instructions for owners with questions to have them answered by either the staff or the Board.

There are **three** incumbents who have graciously agreed to run for another term for the **three** open Board positions; Edna Canfield, Mike LaForest and Lynn Levy. If you would like to have your name added to the ballot, you will need to contact the association office and fill out your bio form and return it back to our business office or the drop box at 1436 Wheeler Road by 8:00 am on June 1st, 2020.

The maintenance staff is doing their best to keep up with operations and try to socially distance. We are only doing emergency work inside units so this will be a change for 2020. All employees have signed a COVID-19 safe at work agreement and we are going to be very proactive about keeping our staff and our homeowners healthy and safe.

Have a safe and healthy month!

Tom Martin,, General Manager

Air Conditioner Service!

Reminder.....

Unique Heating and Air Conditioning is offering the association residents a spring tune up for the same price as last year, \$69.00. This service can cost over \$100 with other contractors. The checkup includes cleaning and servicing the outside air compressor, checking refrigerant levels, lubrication, cleaning the condensing unit and inside drain pan. Additional parts if needed are extra and would be billed at a 10% discount. **The service must be scheduled by June 15th to get the early season discount!** Email is the preferred method of reaching Kurt. His email is uniquehtg@gmail.com, phone number is 249-9733.



Cherokee Country Club

Reminder that the Sports Lounge is open everyday from 11am until 7pm for Take Out!

A take out menu and contact information has been attached in the email where you received this newsletter! Friday and Saturday night specials and breakfast available Sat & Sun only. The Sports Lounge is open to all Cherokee Garden Condo residents!

Check it out!!!

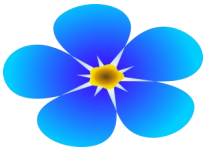


Items for Sale!

Two queen low profile bedroom sets in excellent condition, one includes the headboard, 2 night stands, and 5 drawer dresser for \$350. Other set includes headboard, 2 night stands, and 6 drawer dresser for \$350.

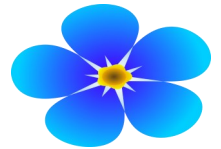
One remote control power bed base with a 12 inch gel/tempurpedic firm mattress for \$500.

Please contact Sara at 808-551-7563



Upcoming Cherokee Events

The Clubhouse is still closed.



Jump Around

Hey Badger fans! Join your neighbors and go outside on Saturdays at 3:00pm. Turn on your radio to the jump around song and have some fun!! Great exercise too!! This is the same song they play inside Camp Randall between the 3rd & 4th quarters of the football games!!!!!!!!!!!!!!

HAPPY MEMORIAL DAY!



**THANK YOU TO ALL OUR VETERANS
FOR YOUR SERVICE**

Parking Stall for Rent: Building #5, \$40.00, contact Linda at 847-370-5995

IMPORTANT: If you do rent out your stall, you MUST CONTACT THE OFFICE to let us know the name, address, and phone number of your renter in case we need to contact them in an emergency situation.

Reminder: Go Paperless!

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Jim's Tip of The week:

The windows in your home do need occasional maintenance. Be sure to keep your window tracks free of dirt and debris. Vacuum out the tracks and wipe them down. Also, spray the tracks with a dry film such as silicone that does not attract dirt.

This will help keep your windows operating smoothly and it extends the life of your window track and wheels.

Jim

Dear Residents,

We plan to pick up proxies this week. If you haven't done so already, please take a minute and set it on the mail shelf today! We will make our final pick up on Thursday, June 11th at noon. Feel free to drop it off in our drop box at 1436 or leave it on the mail shelf before Thursday so our staff members can help our office get the proxies in order. Please help us by reminding your neighbors to fill them out too. We need 291 proxies sorted and filled out correctly to have a meeting and additional reminders and paperwork cost us time and money so anything you can do is appreciated.

Our office has been really busy this summer and the staff is as busy as ever. We are a little short staffed this year to aid in social distancing so please know we are doing our best to keep up.

The pools are open and so far everyone is trying to be safe and we haven't had any major issues. We do ask that you familiarize yourself with the posted rules as they are subject to change as new guidelines roll out.

We are beginning to see some plant damage which occurred because of the strange early weather where the temperatures dipped in the 20's after plants leafed out killing a number of shrubs and several trees. We are in the process of doing plant/tree removals and replacements in numerous areas throughout the development.

Lastly, this summer we are still doing just emergency type work in units so we can focus on the common area projects.

Have a great month!

Tom Martin , General Manager

Security Reminder: Please remember to keep your doors locked when you enter or leave the building. Lock your patio doors, front doors, security doors and of course always close the garage door.

Use good judgment if you see something out of the ordinary, especially at night. When in doubt call the police—dial 9-1-1. It has been quiet in Cherokee, let's keep it that way.



Summer jokes for your kids and grandkids!

What did the pig say on a hot summer day? – I'm bacon!

Why do bananas use sunscreen? – Because they peel.

What do you call a snowman in July? – A puddle.

What do sheep do on sunny days? – Have a baa-baa-cue.

What happens when you throw a green rock into the Red Sea? – It gets wet.

What does a bee do when it is hot? – He takes off his yellow jacket.



One of our beautiful water features here at Cherokee Garden Condos!!!



Upcoming Cherokee Events **The Clubhouse is still closed.**

Dog owners/walkers: Reminder, Do not let your dogs urinate on the flowers through out the grounds. Many residents plant, weed and water their own flowers. Please be respectful!

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ITEMS FOR SALE

Pet Carrier, never used red Sherpa

17 " long by 11" wide by 10" high

Front & top entry, vented sides, fleece pad

Call Arlene at 249-1372

Parking Stall for Rent

None

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