

CONDO COMMENTS

JANUARY

2021

Cherokee Garden Condominium Homes Inc.

Dear Residents,

December finally brought snow for the holidays. The extended fall season allowed us to get the grounds in good shape for spring and the crew is now in winter mode. Other than the snow, the weather has been pretty mild temperature wise which helps the heating budget. The really cold weather may be on the way so here is a little advice in the event it gets really cold.

If you have hot water heat, do not turn your heat down low at night and expect it to climb quickly. Hot water heat responds slowly and evenly in cold weather. Find a comfortable setting and only make very minor adjustments. Be sure your windows and patio doors are closed firmly too. We find many complaints are the result of a partially open window or door.

Sometimes right after an extended cold period, a few second floor owners will notice water dripping out of bath fans or skylights. In certain conditions the attic temperature is so cold, frost can accumulate inside bath fan lines or the glass on the skylight then suddenly thaw and cause a drip. For skylights it is hard to prevent this except by keeping humidity levels low, but bath fans can evaporate the moisture if allowed to run for longer periods of time, 20-30 minutes after showering. It can also be the result of high overall humidity from a humidifier or cooking. If you are noticing condensation, try running your fans a little longer.

This spring and summer we plan to have railings replaced on many of the garden condominium second floor units. When we get close to the actual installation, we will contact you for access. Please never permanently attach anything to the railings, the railings are in limited common space and are subject to the associations rules. Never drill into the railings for any reason. The purpose of the railing replacement is to improve safety and reduce maintenance. All the new railings will be made of aluminum to eliminate rusting.

A number of buildings will be getting new roofs in 2021 so notices have been sent informing owners of the pending replacements. We will work with various quality roofing contractors to get the best product at the best price possible. We will keep you informed as the exact timeline becomes available.

Thanks to all the owners who have made working through a pandemic easier by understanding the difficulties our maintenance staff faces on a daily basis. Let's hope 2021 ends better than it started.

Happy New Year!

Tom Martin, General Manager



Wil's Tip of the Week

Cardboard boxes continue to be a problem as many owners fail to break them down as required by the City of Madison. Please take the time to collapse any boxes you have, it makes collection go much faster when boxes are flattened and tied.

Townhouse owners should not use paper sacks outside in wet weather, many times the bottoms tear out. Thank you, Wil

Reminder....

Face masks are required indoors in all common areas, (hallways, garage, mail area, etc.). Please be respectful of your neighbors, they may have health issues that make them much more vulnerable to all viruses.

Cherokee Country Club

Reminder: The Sports Lounge at the Club is open to everyone here in the condos and town-homes. They have weekly specials Monday, Wednesday, Thursday, and Friday. Closed on Tuesdays. Dine in or carry out. Call 608-709-0648 to place an order!

For Sale: Beautiful Solid Oak Lighted Curio Cabinet, 5 Glass Shelves with plate rail. Size is 77H x 49W x 17D. Glass on 3 sides, Etched Glass French doors. \$350 or best offer. We are downsizing. Call Sandy at 608-249-8424.

General Rules & Regulations Reminder: Close the door behind you.

4.2 Garage door. Automatic garage door closers have been installed to prevent doors from remaining open for any length of time. However, these automatic door closers do not relieve the residents of closing garage doors immediately after passing through. Failure to close the door by means of your individual opener allows the door to remain open for 45 seconds, long enough for an unauthorized person to enter.



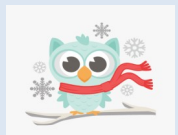
Parking Stalls for Rent!

Bldg. #5, \$40.00 per month, Jan 1 thru Apr 30. Call Linda
847-370-5995

Bldg. #22, \$40
Call Jeff at 445-2200

Bldg. #10, \$40
Call Bonnie, 215-3081

Bldg. #2 \$40
Call Calvin at 421-9257



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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