

Condo Comments

March, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

It is really great to see the weather starting to warm again. That means spring is right around the corner. Our staff is really looking forward to another great summer in Cherokee!

There have been a number of new residents moving into Cherokee, as sales have been brisk all winter. With all the new owners moving in we would like to welcome them and let them know a few facts that may have been overlooked by their realtors in their orientation.

Cherokee is a large development and to a new owner, it can be a bit confusing understanding where one association begins and another ends. *Cherokee Garden Condominiums* is the largest of the four condominium associations in Cherokee. With 570 units we are one of the largest associations in the state of Wisconsin.

The other associations are:

Cherokee Townhouses, which shares roads with us and is the first association built in Cherokee. The townhouse association borders the south side of Cherokee Golf and Tennis Club and has 57 units which are more like individual homes than the garden style condominiums.

Golf View Condominiums, which is the newest and is by far the smallest association with four units. Golf View Condominiums has two, 2-unit buildings on the north side of Golf Parkway, and is the closest building to Cherokee Country Club.

Cherokee II Condominiums is the second largest association, with 168 units. This group of 14 buildings is located on the south side of Wheeler Road adjacent to Linden Grove Park and Gompers Elementary School.

All four of the condominium associations were created and developed by Cherokee Park Inc. (CPI). CPI also developed all the single family homes in Cherokee. They also built and own Cherokee Country Club.

All homeowners in Cherokee have special privileges and are welcome at Cherokee Country Club. Cherokee has great food and is right next door. Feel free to contact them at 249-1000 to get information about how you can utilize their very unique facilities. Along with golfing, Cherokee has one of the best tennis programs in Wisconsin, led by Tom Chorney, who is a renown professional and one of the nicest guys you could ever meet. Cherokee also has racquetball, fitness classes, exercise equipment and world class golf instructors, and is one of the very few places you can simply walk to and access. Stop in and take a tour if you get a chance.

Have a great month,

Tom Martin

CGCH General Manager

Cherokee Garden Condos

Tip of the Month

Did you know every single bag of trash you place in the trash room is handled three times? Once by you and twice by our staff. The trash rooms are not dumpsters so please package all trash and litter securely. Thank you!

CGCH Maintenance Team

Maintenance Corner

Grease in drain lines will eventually cause a plug. Please avoid pouring any grease in the sink drains. Owners are responsible for their own drains, but it becomes common area when the drains connect in the garage.

Eric

CGCH Maintenance Team

Welcome to Cherokee Garden!

This Month's New Residents:

Rick & Connie

Schworck

49-H Golf Course Road

Upcoming Cherokee Events

March 16 - Ladies Luncheon

The March 2015 Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! It is a lot of fun and you can meet your neighbors over a good lunch hour! If there are any questions please call Vivian Potthast at 244-3442.

March 19 - Ladies Bridge and Lunch

Sign-in at 11:00am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15 and lunch is served around noon. Remaining rounds will follow lunch. Mary Lou Maly is our March Hostess. Please contact her at (608) 249-1318 to make your reservation ASAP.

March 23 - Kintters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. Every fourth Tuesday from 1:00 to 3:00 pm in the Pow Wow Room, this month on March 24th. Questions, call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

June 14 - CGCH 2015 Annual Meeting

Join us at 7:00 in the Cherokee Lounge at the Cherokee Country Club for our 2015 Annual Meeting. Mark your calendars - we would love to see you there!

Parking Spaces for Rent

81 Golf Course Road
Bldg. 17

Call Dorothy: 695-2504

1510 Golf View Road
Bldg. 15

Call Linda: 345-8018
\$40.00

1529 Golf View Road
Bldg. 20

Call Linda: 635-8010
\$40.00

Go Paperless!

To get on our Condo Comments email list, send an e-mail to:

cherokeegcnews@gmail.com with the word *Subscribe* followed by your street address and unit letter in the Subject Field. **Example:** Subject: Subscribe 1222 B

NOTE: You must have Adobe Reader installed on your computer to open our PDF newsletter.



Condo Comments

April, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

The annual meeting of the Cherokee Garden Condominium Association will be held on Sunday, June 14, 2015 at 7:00 PM at Cherokee Country Club. There is still time to put your name in the hat to be on the ballot if you are interested in running for the Board of Directors! We will need your bio for the Board packet no later than May 10th. Bios received after that date will not make the distribution cut off and will not be accepted. This meeting is held to allow owners to vote for Directors, and hear about the upcoming year. Packets will be distributed around June 1st with information about prospective Board members and financial information.

This year we are making an unprecedented push to get all proxies returned from owners who are not attending the meeting. When your packet arrives, pull out the blue card, sign your name and address and place it in the large meeting envelope. Then immediately run downstairs and put it on the mail shelf, it's that easy. If you change your mind and want to go to the meeting, you can simply come to the meeting and we will return your proxy. The equivalent of 37 eight unit hallways turning in 100 percent of their proxies are needed for a quorum at our meetings so your vote is urgently needed. The cost of setting up a second meeting to obtain a quorum comes out of your pocket, so please let us make 2015 a record turnout!

April is a transitional month for the maintenance staff-spring cleanup, pond cleaning and before you know it swimming pool preparations. It won't be long now - pools open Memorial Day weekend! It looks like we are finally past the snow season so we can now look forward to a warm summer ahead. Have a great month,

Tom Martin

CGCH General Manager

Cherokee Garden Condos Tip of the Month

Believe it or not, it is time to think about servicing your air conditioner! **Unique Heating and Air Conditioning** is offering the association residents a spring tune up for \$57.00. 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. To schedule an appointment, call Unique Heating & Air Conditioning at 249-9733. Don't wait until the weather is 90 degrees to make the call, space and time is limited to take advantage of the low spring rate. - **CGCH Maintenance Team**

Reminder: Bird Feeder Rules

Bird feeders may not be attached to the buildings. They can be placed on a single pole in the mulched areas as long as it is attractive and well maintained.

Thank you!

Attention All Dog Walkers!

If you walk your pets through the grounds please walk far enough away from the buildings to avoid the foundation flower beds of the first floor owners.

We appreciate your cooperation!

Maintenance Corner

Light bulbs can't be thrown in the trash anymore. The City refuses them at curbside so it is up to each owner to recycle their bulbs. The City is trying to keep lead and mercury out of the landfill. Now is a good time to buy LED bulbs, no mercury and they last much, much longer!

Eric

CGCH Maintenance Team

Did you Know?

Cherokee Garden Residents can play golf up to five times per year for the \$50 guest fee, and tennis up to five times per year for the \$10 guest fee + court fee.

Interested?

Contact the Cherokee Country Club at (608) 249-1000.

Welcome to Cherokee Garden!

This Past Month's New Resident:

Maria Soares dos Santos

1414-H Wheeler Road

Upcoming Cherokee Events

April 20 - Ladies Luncheon

The April 2015 Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! It is a lot of fun and you can meet your neighbors over a good lunch hour! If there are any questions please call Penny Traiber at 249-1499.

April 21 - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15 and lunch is served around noon. Remaining rounds will follow lunch. Please contact our April Hostess, Sue Simon, at 608-819-6235 to make your reservation ASAP.

April 28 - Knitters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. Every fourth Tuesday from 1:00 to 3:00 pm in the Pow Wow Room, this month on April 28th. Questions? Call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

June 14 - CGCH 2015 Annual Meeting

Join us at 7:00 in the Cherokee Lounge at the Cherokee Country Club for our 2015 Annual Meeting. Mark your calendars - we would love to see you there!

For Sale or Rent at CGCH!

Parking Space!
81 Golf Course Rd
Bldg. 17

Call Dorothy:
695-2504

Parking Space!
1510 Golf View Rd
Bldg. 15, \$40

Call Linda:
345-8018

Parking Space!
1529 Golf View Rd
Bldg. 20, \$40

Call Linda:
635-8010

Parking Space!
75 Golf Pkwy
Bldg. 18, \$40

Call Barb:
244-5354

Grill for Sale!
Char-Broil Electric
Patio Bistro Grill,
Like-New! \$50.00
Call Kay: 332-3977

Go Paperless!

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cherokeegcnews@gmail.com with the word *Subscribe* followed by your street address and unit letter in the Subject Field. **Example:** Subject: Subscribe 1222 B

NOTE: You must have Adobe Reader installed on your computer to open our PDF newsletter.

Office Phone: 244-8144



cherokeegc@gmail.com

Condo Comments

May, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

The month of May marks the beginning of another great summer in Cherokee. The timely rainfalls have greened up the lawns and brought the plants back to life. The crabapple blooms are as impressive as I can remember! In addition, our maintenance staff have the swimming pools just about ready for the Memorial Day weekend opener.

There are dozens of projects underway as the weather warms and one of the big ones is roof replacement. The roofs are being replaced now on buildings 24, 25, 26 and 27. The new roofs will protect the buildings for decades to come so it is imperative that the small details are done correctly to ensure long term performance. Once replaced, the roofs will be much more waterproofed than the originals, as many new innovative components available now make for a much better end product.

The summers are quite short, so May marks the busiest part of the year for our staff and our contractors. In addition to the roofing project, the Garden Association has insulating projects, retaining wall replacement, boiler replacement, concrete flatwork, brick wing walls, tree pruning, road repairs, painting and dozens of small grounds and repair projects going on all summer long.

It takes a tremendous effort by the staff to get our beautiful grounds in such beautiful condition. To make matters more difficult mother nature always throws us a few curveballs. This year we are beginning our first year fighting the emerald ash borer. These Asian imports have crept their way into Madison, so now it is imperative to treat the ash trees to ward off these difficult pests. The ash borer dilemma has been compared to the Dutch Elm disease in the past. It may be impossible to fight these insects off entirely so many ash trees will probably need to be replaced with a variety of hardy replacements over the next few decades.

Have a great month!

Tom Martin
CGCH General Manager

Cherokee Garden Condominiums Annual Meeting!

On June 14th, at 7:00 PM, the Garden Condominiums will hold their annual meeting. Last year we were left with the smallest turnout in 15 years, this year we can do better. So once you get your large white packet at the end of May, please take one minute to sign and return your proxy form, it is the only blue sheet in the envelope. The association tries to make it as easy as possible-just sign and date the blue sheet and we will collect it from the mail shelf in your building. That's it. Your vote counts and we are counting on your vote! Thank you!

Welcome to Cherokee Garden!

This Past Month's New Residents:

Eric & Letisia Castleberg of 83-H Golf Pkwy
Paul & Sue Ellis Melrose of 1624-A N. Golf Glen
Dennis & Myrtle Steffen of 4946-F N. Sherman Ave.
Dan McWilliams of 1516-E Wheeler Rd.
Beau Crawley of 73-B Golf Course Rd.
Kelly Schuppel of 1518-G Golf View Rd.

Cherokee Tip of the Month!

The grounds are shared by all, so please do not place lawn ornaments or personal decorations in the grounds. This is always a sensitive issue for owners with good intentions of beautifying the grounds, but everyone has different tastes so it is best to leave them on your porch or Wisconsin room and not the actual grounds. Thanks for your cooperation!

CGCH Maintenance Team

Free Water Aerobics at CGCH!

Classes begin on Tuesday, May 26th.

We will start at 11:00 am at the Pow Wow Pool on Tuesdays, and at 11:00 am at the Golf View Pool on Wednesdays, Thursdays, AND Fridays! BYO pool noodle. If you have any questions, please contact Sarah Vaillancourt at 244-0486.



■ ■ ■ ■ ■ ***All are welcome!*** ■ ■ ■ ■ ■

Upcoming Cherokee Events

May 18 - Ladies Luncheon

The May 2015 Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! It is a lot of fun and you can meet your neighbors over a good lunch hour! If there are any questions please call Penny Traiber at 249-1499.

May 19 - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoya Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15 and lunch is served around noon. Remaining rounds will follow lunch. Please contact our May Hostess, Sharon Goodno, at 241-1974 to make your reservation ASAP.

May 26 - Knitters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. Every fourth Tuesday from 1:00 to 3:00 pm in the Pow Wow Room, this month on May 26th. Questions? Call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

June 14 - CGCH 2015 Annual Meeting

Join us at 7:00 in the Cherokee Lounge at the Cherokee Country Club for our 2015 Annual Meeting. Mark your calendars - we would love to see you there!

For Sale or Rent at CGCH!

Parking Space!

81 Golf Course Rd
Bldg. 17

Call Dorothy:
695-2504

Parking Space!

1510 Golf View Rd
Bldg. 15, \$40

Call Linda:
345-8018

Parking Space!

1529 Golf View Rd
Bldg. 20, \$40

Call Linda:
635-8010

Parking Space!

75 Golf Pkwy
Bldg. 18, \$40

Call Barb:
244-5354

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Example: Subject: Subscribe 1222 B

NOTE: You must have Adobe Reader installed on your computer to open our PDF newsletter.

Office Phone: 244-8144 Office Email: cherokeegc@gmail.com

Items for Sale!

Speed Queen Top-Load Washer & Front-Load Dryer Pair, \$989 or make an offer.

Only 3 years old! ALSO Herman Miller Aeron™ Chair, \$389 or make an offer.

Call Rhonda: 241-4361

Sofa + Loveseat for Sale!

Flex-Steel sofa and loveseat pair with floral pattern, \$200. **Call Bonnie: 249-5016**

Condo Comments

June, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

Next week we will finally be fully staffed for the summer. This marks the beginning of our big push to get the planting and mulching wrapped up. Last winter we were spared from the brutal snowfalls but we had the worst rodent related problem in recent memory that caused a large number of shrubs to perish. So on goes the task of re-establishing new plantings throughout the grounds.

When trying to get new tender plants started it is a big help if pet owners steer wide of these young plants for a year or so. This gives the plants the best chance of taking root.

The Ash trees have now all been treated with a two-year treatment for Emerald Ash Borers. There are a few ash trees that have perished this spring due to a condition called "ash decline" but so far no signs of the actual borer.

Owners can check the bulletin boards to see when the next lawn application is applied. However the next lawn application will be the first organic application for the turf we have ever applied. In an effort to be a little greener, we are trying a new earth friendly fertilizer for the two summer lawn applications.

We have a busy summer planned, but fortunately we have a great summer crew coming in right now at the perfect time.

Have a great month!

Tom Martin
General Manager

Cherokee Garden Condominiums Annual Meeting!

On June 14th, at 7:00 PM, the Garden Condominiums will hold their annual meeting. Last year we were left with the smallest turnout in 15 years, this year we can do better. So once you get your large white packet at the end of May, please take one minute to sign and return your proxy form, it is the only blue sheet in the envelope. The association tries to make it as easy as possible-just sign and date the blue sheet and we will collect it from the mail shelf in your building. That's it. Your vote counts and we are counting on your vote! Thank you!

Welcome to Cherokee Garden!

This Past Month's New Residents:

Pamela Mell 65-B Golf Course Road

Arleen Casey 1529- C Golf View Road

Michael Sweet and Leonard Zwilling

89-C Golf Course Road

Kathryn Fernholz 1-A Golf Course Road

Yang Liu 41-G Golf Course Road U

Cherokee Tip of the Month!

Please do not feed birds at ground level, the cute little birds in the day turn to rodents (raccoons) at night and take up residence close by.

Also, bird feeds may not be attached to the building.

Thanks for your cooperation!

CGCH Maintenance Team

Water Aerobics at CGCH!

We will start at 11:00 am at the Pow Wow Pool on Tuesdays, and at 11:00 am at the Golf View Pool on Wednesdays, Thursdays, AND Fridays! BYO pool noodle. If you have any questions, please contact Sarah Vaillancourt at 244-0486.

All are welcome!



Upcoming Cherokee Events

June 15 - Ladies Luncheon

The June 2015 Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! It is a lot of fun and you can meet your neighbors over a good lunch hour! If there are any questions please call Penny Traiber at 249-1499.

June 18 - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoya Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15 and lunch is served around noon. Remaining rounds will follow lunch. Please contact our June Hostess, Sue Simon at 608-819-6235 to make your reservation ASAP.

June 25 - Knitters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. Every fourth Tuesday from 1:00 to 3:00 pm in the Pow Wow Room, this month on June 26th. Questions? Call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

June 14 - CGCH 2015 Annual Meeting

Join us at 7:00 in the Cherokee Lounge at the Cherokee Country Club for our 2015 Annual Meeting. Mark your calendars - we would love to see you there!

For Sale or Rent at CGCH!

Parking Space!
1510 Golf View Rd
Bldg. 15, \$40
Call Linda:
345-8018

Parking Space!
75 Golf Pkwy
Bldg. 18, \$40
Call Barb:
244-5354

Parking Space!
33 Golf Course Road
Bldg. 2
Call Calvin: 283-4233

You can advertise items for sale, but we do not advertise commercial ads.

Go Paperless!

To get on our Condo Comments email list, send an e-mail to: **cherokeegcnews@gmail.com** with the word *Subscribe* followed by your street address and unit letter in the Subject Field.

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Items for Sale!

Contemporary Dining Room Glass Top Table
4' extends to 7', excellent condition
purchased at Rubin's Furniture
Call Bernie: 345-6631

Sofa + Loveseat for Sale!

Flex-Steel sofa and loveseat pair with floral pattern, \$200. **Call Bonnie: 249-5016**

Condo Comments

July, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

I want to begin by thanking you for your great turnout and record number of proxies sent into our office for the Annual Meeting. The meeting was quick and productive.

After the Board meeting the Board met to elect officers. The 2015-2016 Board officers are as follows:

Doug Ayers- President
Judy Windschiegl- V.P.
Paul Hartwig- Treasurer
Jean Staral- Secretary

The beginning of the fiscal year starts on July 1st. We want to remind owners the small fee increase will occur automatically for owners on autopay beginning in July. Meaning you don't have to do anything if you are on automatic payment. FYI, your fee schedule was in the annual meeting packet.

The pools are really picking up use now, so please follow the rules carefully to keep the peace and harmony with your neighbors.

The contractors are working all around the development on roofing, decks, tree trimmers, retaining wall contractors, brick masons, sidewalk contractors, insulators and painters. So this is our busiest few months of the year.

I am looking forward to seeing the progress around the development. I feel this is going to be a great summer for our association as we have a terrific returning summer staff and a good jump on the construction projects.

Happy 4th!

Tom Martin,
General Manager

It is Window Time Again!

Each year we remind owners that the windows are their personal responsibility to maintain and we have put together our annual discount program to help you get them in good shape. Not all window replacement is equal. If you want to replace your entire window, frame and all, the only contractor approved in the Garden Condominium Association is Thebco Inc. 249-2905.

If you need just window glass due to a fogged pane, you can sign up on the bulletin board downstairs. Martin Glass does the window glass repairs and will install them for you. If you need screens, same thing, they will do both. Their pricing is posted based on the sizes needed. If you have fogged glass we may notify you that these need to be replaced, or if your tape is falling out we will send you a note if we can see this from the outside so that it does not detract from the astetic appearance of the building.

Please respond quickly we plan to pick up the posted patio door/window sheets on July 10th!

Maintenance

Welcome to Cherokee Garden!

This Past Month's New Residents:

Pamela Mell of 65-B Golf Course Rd.

Michael Sweet & Leonard Zwilling

89-C Golf Course Road

Laura Varney 1516-G Wheeler Road

Rick Petershach 1628-D N. Golf Glen

Lucky Proxy Winners!

Here are the lucky proxy winners who were randomly selected for token gift cards for helping us reach our annual meeting quorum! Thank you for voting!

Bob Kessnich 79-A

Bev Vitale 1510-B

Jackie Sweeny 1514-D

Kerry Mielcarek 49-F

Joan Henning 1446-G



Upcoming Cherokee Events

July 20 - Ladies Luncheon

This month's Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! It is a lot of fun and you can meet your neighbors over a good lunch hour! If there are any questions please call Penny Traiber at 249-1499.

July 23 - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoya Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15 and lunch is served around noon. Remaining rounds will follow lunch. Please contact this month's Hostess, Dorothy Wheeler at 244-4711 to make your reservation ASAP.

July 28 - Knitters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. Every fourth Tuesday from 1:00 to 3:00 pm in the Pow Wow Room, this month on May 26th. Questions? Call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

July 6,13,20 and 27th.

Philip Klein (4946 N Sherman Ave.) coordinates a weekly social bridge game at the Cherokee Garden Condos Pow Wow Room each Monday at 1:00PM. He is also a certified Bridge Teacher (#8186). For more information about the social group or scheduled training, call Phillip at 608-445-0579!

For Sale or Rent at CGCH!

Parking Space!
81 Golf Course Rd
Bldg. 17

Call Dorothy:
695-2504

Parking Space!
1510 Golf View Rd
Bldg. 15, \$40

Call Linda:
345-8018

Parking Space!
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Bldg. 18, \$40

Call Barb:
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**Have parking space
you can rent?
Post it here!**

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Items for Sale!

Speed Queen Top-Load Washer & Front-Load Dryer Pair, \$989 or make an offer. Only 3 years old! ALSO Herman Miller Aeron™ Chair, \$389 or make an offer.

Call Rhonda: 241-4361

Sofa + Loveseat for Sale!

Flex-Steel sofa and loveseat pair with floral

Condo Comments

August, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

The summer is going well here in Cherokee! Without a doubt the timely rainfalls in June and most of July saved everyone thousands of dollars in water and watering labor. Once we start watering we need all faucets available during work hours. Many owners have their own hoses which is nice, but to avoid any confusion please clearly write your name on each end of the hose so it does not get mixed up with the hundred or so hoses we try to keep track of.

The crew has been planting and mulching throughout the development. Our contractors have been working away on numerous projects as well. We finished a retaining wall behind building 16, a new boiler was installed in building 35, new water softeners in buildings 19 and 20, new roofs and skylights on buildings 24, 25, 26, and 27, AND a new stairwell in front of building 36!

The masonry workers and painters have been plugging away, too. In general it has been super busy for all of us in our office but we are excited to see the good progress continue to improve our development.

I hope everyone has had a chance to enjoy our swimming pools, which are without a doubt some of the best in town.

As an added note, the flower gardens have really done well and are as lush as I can remember. Thank you to the hard workers who live in our development who spend their time and money planting beautiful flowers for all to enjoy. Thank you!

Have a great month,

Tom Martin

CGCH General Manager

Everyone Has a Favorite Story

Why not share it with someone new?

Join the Cherokee Garden Community in supporting Operation Paperback, a non-profit organization collecting gently used paperback books (no romance novels, please) to send to American troops serving overseas, as well as to veterans and military families here in the United States.

Questions? Contact Kathie at 244-4542.

Books can be dropped off in her Condo's entryway at 1 Golf Course Road (building 4).

Maintenance Corner

Summertime trash can be quite smelly at times. If you decide you need to dispose of meat in the trash, we advise freezing it and throwing it out on Wednesday morning versus just throwing in the trash. The rooms get pretty ripe if you let it stew for a week downstairis, and your neighbors will appreciate the extra effort!

Eric

CGCH Maintenance Team

Welcome to Cherokee Garden!

This Past Month's New Residents:

Nithil Male Veettil & Divya Prasanth 83-F

Rick & Ellen Griggs 1510-D

Edith Hilliard 1434-H

Karyn Niebuhr 1514-A

Michael Wisniewski 1530-E

Gary & Linda Meier 1605-B

Do You Play Tennis?

The Cherokee Country Club offers league tennis every year!

Interested?

Contact the Cherokee Country Club at
(608) 249-1000.

For Sale at Cherokee!

Oak hutch end table with glass & mirror accents.
\$350/OBO. Contact Patty at 240-1441.

TaylorMade driver + 3 wood & Titleist irons,
all in excellent condition! Call Art at 630-8976.

***Items for sale? Let us get the word out!
Contact the Cherokee Office at 244-8144.***

Upcoming Cherokee Events

August 15 - Alyce Genschaw's Birthday Party!

All are invited to celebrate with Alyce and friends at the Pow Wow Room from 1-3 pm. Join us for cake & punch - no gifts please! Questions? Contact Melba at 636-2045.

August 17 - Ladies Luncheon

The August 2015 Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! It is a lot of fun and you can meet your neighbors over a good lunch hour! If there are any questions please call Penny Traiber at 249-1499.

August 20 - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15 and lunch is served around noon. Remaining rounds will follow lunch. Please contact our August Hostess, Cherie Rogers-Neupert, at 249-7281 to make your reservation ASAP.

August 25 - Knitters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. Every fourth Tuesday from 1:00 to 3:00 pm in the Pow Wow Room, this month on August 25th. Questions? Call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

August 3, 10, 17, 24 & 31 - Weekly Bridge

Join Phil Klein (4942 N. Sherman Ave) for our weekly social bridge game held at the Cherokee Garden Condos Pow Wow Room each Monday at 1:00 pm. For more information or to schedule a training session, contact Phil at (608) 445-0579. Hope to see you there!

Parking for Rent at CGCH!

Parking Space!

81 Golf Course Rd
Bldg. 17

Call Dorothy:
695-2504

Parking Space!

1510 Golf View Rd
Bldg. 15, \$40

Call Linda:
345-8018

Parking Space!

49 Golf Course Rd
Bldg. 3, \$40

Call Judy:
635-8010

Parking Space!

1610 Wheeler Rd
Bldg. 39, \$40

Call Rob:
244-5354

Have a Parking

Space to Rent?

Let Us Know!
CGCH Office:
244-8144

Go Paperless!

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NOTE: You must have Adobe Reader installed on your computer
to open our PDF newsletter.

Office Phone: 244-8144

cherokeegc@gmail.com



Condo Comments

September, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

September is the month we turn on the heat, close the pools, and begin preparing the buildings for the long winter ahead. The summer staff has headed back to school and we are down to the regular full-timers. The corresponding departure of summer staff does not mean summer is quite over yet so we continue on with our full compliment of mowing, leaves, general grounds care and the beginning of the winterization of the development. In as much as we would love to keep the pools open until a thin layer of ice forms on top, the beginning of short days and longer nights requires a substantial increase in natural gas to heat the pools and the beginning of the leaves coming down add to the maintenance requirements at a time when the staff is reduced to minimal levels, so we normally close the pools just after Labor Day. Heat comes on when the temperature outside dictates firing up the boilers. This normally occurs around September 17th.

Golf Course Road residents are contending with the ongoing roadwork on Comanche Way that will continue until sometime in October. The City of Madison Water Utility is replacing the water mains under Comanche Way with new wrapped ductile iron water mains. The existing mains were installed in the summer of 1960. At that time water mains were largely made of cast iron, which is more brittle than the ductile iron that is used now. There were 13 breaks in these lines on Comanche over the years so it was time. Ductile iron began to become popular just after these lines were installed. All of the association lines are either ductile or PVC which is more durable than what the City used at the time - good news for us!

There may be a unavoidable water interruption to connect these mains but if they plan to shut us down they will notify us in advance, and we in turn will give you notice.

At the completion of the water and sewer line replacements the City plans to pave the roadway. If there is an interruption that will require the road to be closed for a few hours, we will let you know. I do not have a timeline yet but I expect this to be in late September or early October.

The trees are beginning to turn color so get your cameras ready because we will have a beautiful fall display of fall colors soon.

Have a great month,

Tom Martin

CGCH General Manager

Cherokee Tip of the Month

As most of you are aware, the newest edition of the Cherokee Directory will be coming out soon. If you notice that your phone number is missing or incorrect, please let us know! We need to have a way to contact you should an emergency arise involving your unit. We appreciate your help!

Sarah

CGCH Main Office

Welcome to Cherokee Garden!

This Past Month's New Residents:

Denver & Hannah Cook 9-D

Suzan Nast 83-A

Helge & Jill Helgeson 1402-B

Julia Lengyel 1522-G

Gail Sosinsky Wickman 89-B

Dallas & Debby Whiting 1429-B

Food Drive for Lakeview Church Food Pantry

Saturday, September 26 at 10:00 am

They will be collecting nonperishable items. Peanut butter, hearty soups, dry beans, rice, and quick meals are always great donation ideas. Please place all food items on your entryway shelves prior to the start time.

Lakeview Church serves people in need in our Northside community every Monday from 5:00-6:30 pm, but in spite of all our usual donations, our shelves are quite sparse. Your donations will surely be appreciated!

Upcoming Cherokee Events

September 10 & 11 - Multi-Family Garage Sale!

Located at 24 Golf Course Road from 8am-4pm. Come check it out! Antiques, furniture, kids toys and books, household items, clothing, and much more!

September 21 - Ladies Luncheon

The September 2015 Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! It is a lot of fun and you can meet your neighbors over a good lunch hour! If there are any questions please call Penny Traiber at 249-1499.

September 17 - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15 and lunch is served around noon. Remaining rounds will follow lunch. Please contact our September Hostess, Mary Vilwock, at 347-3984 to make your reservation ASAP.

September 22 - Knitters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. Every fourth Tuesday from 1:00 to 3:00 pm in the Pow Wow Room, this month on September 22nd. Questions? Call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

September 14, 21 & 28 - Weekly Bridge

Join Phil Klein (4942 N. Sherman Ave) for our weekly social bridge game held at the Cherokee Garden Condos Pow Wow Room each Monday at 1:00 pm. For more information or to schedule a training session, contact Phil at (608) 445-0579. Hope to see you there!

Parking for Rent at CGCH!

Parking Space!

81 Golf Course Rd

Bldg. 17

Call Dorothy:

695-2504

Parking Space!

1510 Golf View Rd

Bldg. 15, \$40

Call Linda:

345-8018

Parking Space!

49 Golf Course Rd

Bldg. 3, \$40

Call Judy:

843-6185

Parking Space!

1610 Wheeler Rd

Bldg. 39, \$40

Call Rob:

513-4613

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Condo Comments

October, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

The trees are beginning to drop their leaves so we now begin the arduous task of bagging, mulching and composting tons of leaves throughout the development. The falling leaves do cause a few problems with our fountains. Leaves can get pulled into the pumps causing erratic spray patterns and sometimes expensive repairs. So October is the month we begin to winterize the fountains. The fountains are a beautiful feature in our landscape and an asset to everyone. Please take a walk around the development and see how many beautiful ponds we have. The weather can change quickly so now is the time to take a moment to enjoy our grounds before we lose the fall colors.

The association replaced four roofs in 2015, buildings 24, 25, 26, and 27. Roof replacement is a critical component of a building and we try to get as much life as possible out of each roof. We always try to give owners plenty of advance notice for roof replacements, but Wisconsin winters can be unpredictable and some years can be harder on roofs than others. We do not have any roofs on schedule for 2016 and we are assessing the roofs during the fall inspections for possible replacements in 2017 and 2018. We notify owners in writing of pending roof replacements. If you hear someone walking on the roof, don't worry, we are just doing our fall maintenance.

Now is also a good time to get your fireplace cleaned. Owners that use their fireplaces are required to maintain them in safe working order. Bristle Chimney (249-6678) does the cleaning of the wood fireplaces, and Fireplace Hearth and Home (276-6010) services the gas fireplaces. The association does not service fireplaces; this needs to be done by a qualified contractor of your choice. Make arrangements now before the snow covers the roofs.

The Comanche Way utility replacement project is well underway and it appears to be right on schedule. The anticipated completion date is 10-15-15. It will be nice to get rid of the dust and congestion at the entrance of Golf Course Road. When we hear if the road will be closed for any period of time, we will contact the affected owners as soon as possible.

Have a great month,

Tom Martin

CGCH General Manager

Cherokee Tip of the Month

Security Doors

When exiting the building, please be sure you close the security doors behind you. Building security is important to everyone. Never block open a security door. Also, always report malfunctioning doors to our maintenance office. If you are having trouble with a key opening a security door it could be the result of a worn out key. Report difficult locks to Maintenance at 241-4747 or to the Main Office at 244-8144. Thank you!

CGCH Main Office

Welcome to Cherokee Garden!

This Past Month's New Residents:

Joann Lien 4962-H

Richard Becker 89-F

Sara Killian 4942-D

Maintenance Tip: Parking at Cherokee

Remember outdoor parking is for guests only. Owners should always park their vehicle in their underground parking space. If you do not have an extra space, now is a good time to find a rental space for the winter. Have an extra spot you'd like to rent out? *Let us know!* Rental spaces are available to any resident here at Cherokee Gardens.

For Sale!

La-Z-Boy Beige Recliner in good condition, new White Portable Sewing Machine, and new floor lamp.
Interested?

Call Nancy at 284-7216 for all prices!

For Sale!

Two 52" Brookhurst Ceiling Fans in white with lights, large closet organizer/shelf, and mid-size brown bookshelf. Interested?

Call Laura at 709-1687!

Upcoming Cherokee Events

October 19 - Ladies Luncheon

The September 2015 Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! If there are any questions please call Penny Traiber at 249-1499.

October 15 - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15, lunch begins around noon. Please contact our October Hostess, Carolyn Ash, at 849-4839 to make your reservation ASAP.

October 27 - Knitters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. Every fourth Tuesday from 1:00 to 3:00 pm in the Pow Wow Room. Questions? Call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

October 5, 12, 19 & 26 - Weekly Bridge

Join Phil Klein (4942 N. Sherman Ave) for our weekly social bridge game held at the Cherokee Garden Condos Pow Wow Room each Monday at 1:00 pm. For more information or to schedule a training session, contact Phil at 445-0579. Hope to see you there!

Parking for Rent at CGCH!

Parking Space!
81 Golf Course Rd
Bldg. 17

Call Dorothy:
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Parking Space!
1510 Golf View Rd
Bldg. 15, \$40

Call Linda:
345-8018

Parking Space!
1446 Wheeler Rd
Bldg. 8, \$25

Call Diane:
249-5159

Parking Space!
1610 Wheeler Rd
Bldg. 39, \$40

Call Rob:
513-4653

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Condo Comments

November, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

With winter approaching quickly we are very busy winterizing the development. Ponds and pools are closed and winterized. Outdoor faucets are being turned off from the inside to prevent damage from freezing weather. Hoses and sprinklers get wrapped up and put away. If you have your own personal hose, please pick it up now and put it in your basement storage locker, otherwise our staff will soon gather them up and put them in the mechanical room of your building. In townhouses we place them in the storage area in townhouse 1. Owners, it is also time to put your own outdoor items away for the winter. Storage of flower pots, metal hooks, hoses, tools or other items must be done now. **Remember, porches are not allowed to be used for storage items either!** Porches are designated limited common areas and are subject to association rules as it relates to storage. All storage items need to either be placed in your unit or in your storage locker downstairs. **Do not place items in your parking spaces either!** To avoid getting a notice for improperly stored items, please take the time now to put these items in the proper location.

Also, if you plan to be gone for an extended period of time please always leave your phone number and your forwarding address with our business office by emailing

cherokeegc@gmail.com or calling 244-8144.

Sarah keeps a list of away owners on file each year. Even if you are going back to the same address as last year, it is a good idea that you leave your contact information at our office.

Please take a moment to read our winter operations memorandum in this on the following pages.

There are a few helpful reminders for owners to follow while away for the winter. Keeping the heat on and monitored is the most important thing you can do to prevent problems. Read through the memo and call us if you still have any questions. Have a Happy Thanksgiving!

Tom Martin

CGCH General Manager

A Heartfelt Thanks!

The Lakeview Food Pantry would like to thank you all very much for your donation of over 300 pounds of food items. You have helped to stock our food pantry with much needed products. We also want to thank those people who helped plan this event and picked up the donations and brought them to the church. We are really fortunate to have you as neighbors and we appreciate your generosity.

Gretchen Macht

Lakeview Food Pantry Coordinator

Security Reminder...

Never open the front security door unless you know who it is. If you suspect it sounds questionable call the police especially if it is late at night.

CGCH Maintenance Department

Maintenance Corner

Please, **please** do not over-stuff your garbage disposer during the holiday season. Every Thanksgiving we seem to get a call from a distressed owner that accidentally places too much food waste down the disposer causing the drain to back up. Always run a large amount of cold water down your drain when using your garbage disposer. Go very slowly and if you have an unusually large amount of food waste, you would be better off to place this waste in your trash than pay a plumber to dig it out of your drains.

Jim, CGCH Maintenance Team

Welcome to Cherokee Garden!

This Past Month's New Residents:

Kathi Genin 17-E

Michael & Ann Krummey 99-B

Troubleshooting Tip:

The newer style dishwashers have a removable filter that needs to be cleaned on a regular basis. If you notice a foul odor, check and clean the filter. If it was not the filter, place a cup of vinegar on the top shelf of the dishwasher and run it through a hot cycle, this will really clean out the inside of the machine and remove remaining odors.

For Sale!

La-Z-Boy Blue Power Recliner in great condition, brand new wheel chair, and brand new transport chair.

Interested?

Call Linda at 628-0614 for all prices!



Garage Opener Issues:

Garage door openers can be accidentally placed in a way the button is pressed in the on position. Be sure you never place your opener in a purse or location that allows the door opener button to be depressed or the overhead door will open and close continuously on its own.

Upcoming Cherokee Events

November 16 - Ladies Luncheon

The November 2015 Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! If there are any questions please call Penny Traiber at 249-1499.

November 19 - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15, lunch begins around noon.

November 24 - Knitters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. Every fourth Tuesday from 1:00 to 3:00 pm in the Pow Wow Room. Questions? Call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

November 2, 9, 16, 23, & 30 - Weekly Bridge

Join Phil Klein (4942 N. Sherman Ave) for our weekly social bridge game held at the Cherokee Garden Condos Pow Wow Room each Monday at 1:00 pm. For more information or to schedule a training session, contact Phil at 445-0579. Hope to see you there!



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Bldg. 17

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Condo Comments

December, 2015

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

We are off to a warmer than normal winter, but that can change quickly. Be sure your windows are securely closed and locked to keep the heating costs down. Every winter our staff responds to heat related calls and finds windows partially open! Now is a good time to check them all. If you do have a heat related problem, be sure to contact maintenance department right away by calling 241-4747.

Reminder, buildings with three season limited common area glass porches are to have their doors closed at all times between the unit and the porch in cold weather. The heating system was not designed to keep the porches warm. Many of these units have electric baseboard heat registers to use in the event owners want to use these spaces in cold weather. Humidity levels in the winter also begin to drop drastically as the heat is turned on. A little extra humidity is desired, however excessive humidity can cause condensation or ice on windows and in certain cases on walls and around skylights. Be sure to run your bathroom exhaust fans for at least 10 minutes after you shower or bathe. The colder it is outside the lower you should set your humidity levels. Sometimes running a ceiling fan and opening your drapes can improve circulation and can also reduce condensation problems. Prolonged condensation can cause structural problems, mildew on window frames, or outside walls. If you ever have condensation on outside walls call the Maintenance Department at 241-4747 so that this situation can be inspected.

If you plan to be gone for an extended period of time, please leave your phone number and your forwarding address at our business office by emailing cherokeegc@gmail.com or by calling us at 244-8144. Our office keeps a list of "away" owners on file each year. Even if you are going back to the same address as last year, it is a good idea that you leave your contact information at our office. On behalf of our staff, have a wonderful holiday season!

Tom Martin

A Few Winter Reminders

1. Trash will be collected on the usual date for both Christmas and New Year's Day.
2. With all the Christmas trash on it's way be sure to break down your cardboard boxes before placing in the trash room. Styrofoam should be put in secure plastic bags.
3. Security doors are not always perfect especially in snowy or cold weather. Be sure the security door closes and latches every time you enter or exit your building. Help keep our buildings safer by reporting any malfunctioning doors.

Thanks!

Cherokee Maintenance Team

Maintenance Corner

Do not pour grease in drains or eventually your sink will become clogged. Carefully pour grease or oil into containers and dispose of with your regular trash.

Run a lot of water every time you use your garbage disposer (the manual says 90 seconds). This way the small particles are rinsed from the drain line.

Additionally, run some ice cubes through your disposer once per week to keep the blades clean, sharp and functioning properly.

Eric, CGCH Maintenance Team

Welcome to Cherokee Garden!

This Past Month's New Residents:

Jill Varnell 1526-A

Dorothy Brennecke 91-H

Smoke-Free Living

Residents here at Cherokee have recently showed an interest in converting some of their buildings into smoke-free living spaces by placing new CGCH Board-approved signs which read:

Attention, this is a Smoke Free Building in their entryways. If you are interested in having a sign for your building, or in learning about other ways to support a smoke-free Cherokee, please contact Ron Holt.

Quality In-Home Childcare

Part-time or temporary childcare services by experienced provider right here at Cherokee Garden Condos!

Interested?

Call Maria at (920) 344-7365!

Item for Sale!

NIB Jenome Magnolia 7330
Sewing Machine, \$250 OBO

Interested? Call Jan at 298-7155!

Attention Cherokee Residents:

Some of your neighbors pay to receive a copy of the newspaper or other periodicals on a daily/weekly basis. These copies are not free for the taking, so we kindly ask that you cease doing so. Thank you.

Upcoming Cherokee Events

December 21 - Ladies Luncheon

The December 2015 Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering off the menu. Please feel free to join us - we would love to have more participation! If there are any questions please call Penny Traiber at 249-1499.

December 18 - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15, lunch begins around noon.

December 22 - Knitters and Crocheters Get-Together

Let's get together once a month to visit, show-and-tell, and work on our projects; all experience levels welcome. From 1:00 to 3:00 pm in the Pow Wow Room. Questions? Call Mary Paulson at 244-5610 or Jannis Goodnow at 284-7690.

December 7, 14, 21 & 28 - Weekly Bridge

Join Phil Klein (4942 N. Sherman Ave) for our weekly social bridge game held at the Cherokee Garden Condos Pow Wow Room each Monday at 1:00 pm. For more information or to schedule a training session, contact Phil at 445-0579. Hope to see you there!



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