

# Condo Comments

January, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

Well it finally cooled off but after an unusually warm December where 28 out of 31 days were above normal in temperature, the association operating budget ended the calendar year in great financial shape primarily due to low energy usage. Surely this may be the only December in history the staff was able to plant trees and shrubs and have it rain 5 times before the snow arrived.

The great weather allowed for a tremendous amount of fall cleanup and a great jump for the staff going into the real winter months of January and February. It was the first fall where we had to empty the ponds a second time in December due to the large amount of rain we received after the ponds closed in October.

The condominiums have an unusual agreement with the City of Madison to pick up our trash and yard waste at our private collection point (within the City's easement) just north of the Cherokee Country Club entrance on Sherman Ave. This is a terrific solution to what would be an immense hauling operation to the City dumpsite. We physically do not have enough curb space to handle the acreage of property we maintain. If we brought the leaves and trimmings to the curb like homeowners do, it would constantly be hundreds of yards long and be extremely unsightly.

Our only problem with the yard waste area is illegal dumping. Please help us monitor this area at all times by taking a license number or description of vehicles and notify our office if you see someone other than our staff placing materials in that location. We are getting a few outsiders who dump their old TV sets, old tires, and other difficult to dispose of junk in this location. We tidy up behind them but it would be of great assistance if we could catch them in the act and let the authorities pay them a visit.

Happy New Year!

**Tom Martin**

## City Trash Vehicle Change Leads to Slower Collection Times

The City of Madison has de-commissioned some of their old fleet of trash trucks and now we are required to place trash into a container curbside. The City then dumps the container into their new trucks one barrel at a time. This means all of you who do not break down your boxes are forcing the staff to do it for you, and it is costing us more time and slowing down the City vehicles. **All cardboard needs to be flattened and tied. All trash bags need to be secured.** No open containers! No TV sets in the trash without stickers, and please buy decent bags that don't leak in the hallways. If we identify owners who are not following instructions we will notify them directly whenever possible or return their improperly packaged materials.

## Tip Of the Month!

During the winter months plumbing drains can evaporate causing sewer gas to enter your home. Add a quart of water to all your drains that are not used regularly to avoid evaporation. It is always good to exercise you faucets too. The guest shower that is never used will benefit by opening and closing the faucet every so often to avoid corrosion from damaging the internal components of the faucet.

**Jim, Cherokee Maintenance Team**

## Welcome to Cherokee Garden!

This Past Month's New Residents:

Karen Guthrie 25-C

Dave & Teri Kinney 1624-H

George & Kathy Burmeister 25-D

### *Items for Sale!*

2 pairs of cross-country skis, poles and boots (sizes 7 and 10) included, \$50.00 for each set. Men's golf clubs, bag, and caddy cart for \$75.00. Women's golf clubs and bag, \$50.00.

### *Interested?*

**Call Pete at 243-8681!**

### *Close the Doors!*

We want to remind you again about the proper and safe use of **ALL COMMON ENTRY DOORS** in the condominiums and garages. It has come to our attention that the **SECURITY DOORS** continue to be propped open on some buildings from time to time. Please refrain from doing so and report malfunctioning doors to Maintenance. It has also come to our attention that residents are not always closing the **GARAGE DOORS** immediately after entering or exiting. In addition to wasting heat, the pipes near the door could freeze up, leading to costly repairs!

### *Free Upright Piano!*

Upright piano needs a "good home"! Free, but you do have to move it yourself.

**Call Pete at 243-8681 for more information.**

### *Items for Sale!*

Wooden Dining Table + 4 Matching Oak Chairs with Red Cushions \$250  
4 Large High-Quality Adjustable Office Chairs \$100 (for all 4)

**Interested? Call Jan at 358-2799!**

## *Upcoming Cherokee Events*

### **January 18 - Ladies Luncheon**

The January 2016 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.

### **January 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, lunch begins around noon.

### **Knitters and Crocheters Get-Together - NOT MEETING UNTIL MARCH 22, 2016**

Questions? Call Jannis Goodnow at 284-7690.

### **January 4, 11, 18 & 25 - 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:**  
**695-2504**

### **Parking Space!**

1510 Golf View Rd  
Bldg. 15, \$40

**Call Linda:**  
**345-8018**

### **Parking Space!**

1610 Wheeler Rd  
Bldg. 39, \$40

**Call Rob:**  
**513-4653**

### ***Have a space to rent?***

Let us know!  
Call the Main Office at  
(608) 244-8144

## *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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**Office Phone: 244-8144**

**cherokeegc@gmail.com**



# Condo Comments

February, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

With only half the normal amount of snow to date, we are able to work on more productive projects this winter. In addition to the normal projects the association staff handles in the wintertime, we are really focusing on getting the garage areas squared away, cleaned and painted where needed.

Storage in the garages is limited to vehicles and bikes, with a few exceptions. The majority of the storage issues are in the earlier buildings that have smaller storage lockers in the garage level. I really appreciate everyone's cooperation helping the staff by putting the loose items away promptly. This allows the staff to pressure wash the walls and really get the buildings clean. The rules outline exactly what can be placed in the garages.

Several buildings are in the process of doing some minor hallway updating. Building owners wanting to have carpet replaced or to have wallpaper removed, can meet with the Building Resource Committee and discuss their options. Some of the hallway redecorating costs are charged back to the unit owners in the individual buildings. The association pays for most of the painting, but the owners are responsible for the cost of carpet replacement and wallpaper removal or replacement.

Sometimes getting everyone to agree on a material selection is easy, sometimes not. The committee helps steer owners and advise them with their selections. We are working on updating a few policies related to the process of helping owners with selecting colors and materials that will help owners with the process. Remember the hallways are a shared space and nothing can be nailed up, adorned or placed in the hallways without the agreement of at least 50% of the owners and the resource committee. In the case of storage, nothing can ever be stored in the hallways at any time. Everyone's taste is different so decorations are by far the hardest thing to agree on, so less is usually better than more. The freshly updated hallways look great and add value, it is great to see these projects moving forward.

Stay warm and have a great month!

*Tom Martin*

## ***Closing Garage Doors***

Whenever you enter or leave the building please carefully check to be sure the garage door closes behind you.

Never rely on the automatic timer to close the door for you. Not only does this breach security and waste heat, another car may attempt to go under the door and suddenly the timer closes it on top of their car.

Garage doors are expensive and dangerous so please always use your transmitter to close the door.

We thank you for your cooperation!

***- CGCH1 Maintenance***

## ***Tip Of the Month!***

In most of our buildings the bathroom electrical outlets and porch outlets are interconnected and are protected by a ground fault circuit. If you ever lose power in your bathroom outlets, or porch outlets, unplug everything in both bathrooms and on your porch and press the small reset button on the face of one of your bathroom GFCI outlets. On the image there are two buttons on the front of this outlet, one is labeled as a test button and one is a reset button. Normally pressing the reset button will reset the circuit and restore your power. If not, give us a call at 241-4747.

***Wil, Cherokee Maintenance Team***

## ***Welcome to Cherokee Garden!***

This Past Month's New Residents:

Barb Evans 1616-C

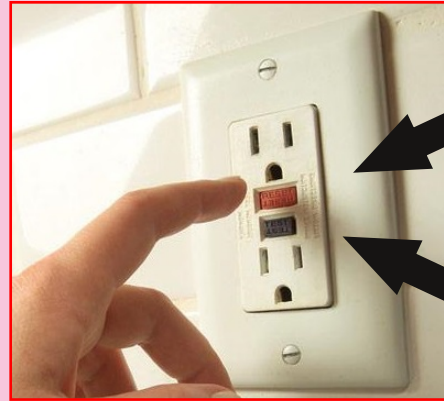
Jenny Wedvick 1510-E

### ***Items for Sale!***

2 pairs of cross-country skis, poles and boots (sizes 7 and 10) included, \$50.00 for each set. Men's golf clubs, bag, and caddy cart for \$75.00. Women's golf clubs and bag, \$50.00.

### ***Interested?***

**Call Pete at 243-8681!**



**RESET**

**TEST**

### ***Free Upright Piano!***

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### ***Items for Sale!***

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**Interested? Call Jan at 358-2799!**

## ***Upcoming Cherokee Events***

### **February 15 - Ladies Luncheon**

The February 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.

### **February 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. Contact Mitzi with any questions at 230-6716.

### **Knitters and Crocheters Get-Together - *NOT MEETING UNTIL MARCH 22, 2016***

Questions? Call Jannis Goodnow at 284-7690.

### **February 1, 8, 15, 22 & 29 - 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!**

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Bldg. 17

**Call Dorothy:**  
**695-2504**

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**Call Linda:**  
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### **Parking Space!**

1610 Wheeler Rd  
Bldg. 39, \$40

**Call Rob:**  
**513-4653**

### **Parking Space!**

1410 Wheeler Rd  
Bldg. 7, \$40 OBO

**Call Cynthia:**  
**446-4006**

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March, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,  
Winter is almost over! Thanks to our below average winter weather we are ahead of budget and it looks like we will stay that way. Normally the extreme cold weather months of January and February dictate the ending fund balance in the heating budget, which is our single largest building cost.

Water usage remains stable and with more and more new efficient toilets going in, the water usage is trending slightly downward. Keep in mind original toilets installed before 1991 use 3.6 gallons per flush. New toilets are between 1.28 and 1.6 gallons per flush and actually flush better than the old models. Did you know there are rebates from the City of Madison in the amount of \$100 for replacing a toilet? The rebate helps offset the replacement cost. (This rebate is only for the 1.28 gallon per flush models.) Several owners have chosen the comfort height toilets that are “chair height” and they have been very happy with the upgrade, plus everyone benefits from the water savings!

All owners should be aware the Board has recently expanded the no smoking rules a bit to help owners who want to avoid second hand smoke near the public entrances of the buildings. ***The new rule prohibits smoking within 25 feet of any public entrance to the building.*** Please advise guests of this new rule. Smoking has for decades been prohibited in the garages and common hallways. Now in 2016 the no smoking rule extends the ban for smoking in common areas a distance of 25 feet from each “public entrance door”, which means the front door/s and garage doors.

A few buildings have taken the no smoking policy a bit further than the rest of the association. There are three buildings that have chosen to collectively agree to not smoke anywhere within their building, including inside their units on a voluntary basis. This is an agreement among owners and is not an enforceable association rule. The building owners

require 100% of units to agree to make this effective. Then with Board approval a sign is then placed in the entrance of the building, (at the individual building’s expense), that states: “Attention: This is a Smoke Free Building”. There is a growing concern about the known health issues related to second hand smoke and owners are beginning to take steps to limit their exposure. Hope you all have a great month,

**Tom Martin** CGCH General Manager

## Security Reminder

Winter is winding down and so far it has been very quiet in our development. Please continue to be vigilant and report any suspicious persons especially at night. If you see someone that you feel does not belong in or around your building please report them to the police. Dial 9-1-1. We have one of the lowest crime rates in the city because of how you and your neighbors watch out for each other. Keep up the good work!

**- CGCH Management**

## Tip Of the Month

Bird feeding draws in animals near and far. Please remember to not overfeed or ground feed animals and birds. The extra spilled feed entices rodents to take up residence in the surrounding shrubbery and sometimes they find their way into the buildings.

Keep the spillage to a minimum and follow the one post per unit rule. The first robins, bluebirds and red-wing blackbirds have arrived at the feeders so spring is almost here.

**Eric, Cherokee Maintenance Team**

## Items for Sale!

### **Coleman Trekking Poles**

\$20 new - never used

### **Office Chair**

\$20 - good condition, nearly new

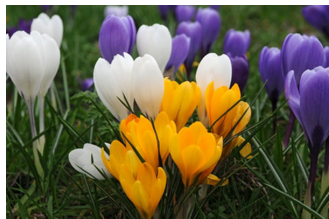
### **Bentwood Rocking Chair**

\$20 - good condition, great for a porch

**Call Jane at 819-4746 or email at**

***jaladrich7788@charter.net***

**for more information.**



## Welcome to Cherokee Garden!

This Past Month's New Residents:

Michelle, Carmen & Steven

Lucey 1426-B

### **Garage Openers**

How is your garage opener working these days? If your button has fallen out or is loose, beware the button may stick "on" and cause an issue for your neighbors. If the button sticks in the "on" position the door will go up and down constantly. So before it fails, call the office for a replacement. If you park in the garage and the door is going up and down, check your opener, it is probably yours. Remove the battery and if it stops it is surely your opener. Replacement openers are \$35 delivered to your door and programmed to your building.

## Upcoming Cherokee Events

### **March 21 - Ladies Luncheon**

The March 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.

### **March 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, lunch begins around noon. Contact Joan with any questions at 467-3515.

### **March 22 - Knitters and Crocheters Get-Together**

Located in the Pow Wow Room at 1436 Wheeler Rd. Call Jannis Goodnow at 284-7690.

### **March 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 contact Phil at 445-0579.

## Parking for Rent at CGCH!

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# Condo Comments

April, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

The annual meeting of the Cherokee Garden Condominium Association will be held on Sunday, June 12, 2016 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. The meeting room is located on the second floor in the "Cherokee Lounge" at 7:00 PM. 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, we hope to see you there. There is a chair lift but no elevator, so plan accordingly and allow extra time if you need assistance with the stairs. When your packet arrives, remember we need every vote possible. If you can't attend the annual meeting, please return your proxy to the office or give it to a neighbor that plans on going to the meeting.

Weather has been fairly mild this year other than a furious 2.5" snowfall that amounted to nothing on April 2nd, we have enjoyed a great winter and now a slowly warming spring. The budget is on track and we dodged a polar vortex which is always nice! The recent spring winds have pointed out numerous roof nearing the end of their useful lives. The sealants on the shingle tabs in time can lose their grip causing some shingles to blow off in the wind. Also, 20 years in the sunlight alone start to deteriorate the shingles. It is our job to try to find the balance between maximum shingle life and the avoidance of roof leaks. So as we go through each roof we are beginning to develop a list of roofs that will need replacement in the next several years. (None this summer). Each owner will be notified a year or more in advance. Roof replacements are specific to each building and are assessed according to the square footage of each unit in the building getting the new roof. This advanced notice allows for financial planning in the event your roof needs to be replaced.

It is now the very beginning of the planting season. We really appreciate the beautiful plantings throughout the development. Now is a good time to remind owners that you need to exercise good judgment about what you do in the common areas relating to planting or placing anything outside. There are certainly hundreds of different things that should not be placed outside. Please, no ornaments, lights, fences, tools, grills, dog tie outs, vegetables, ground level feeders, plastic edging or any patio block arrangements covering an area larger than 4'x6'. "When in doubt, don't set it out." We really do not enjoy telling owners they need to return their expensive purchases. Personal decorations are for inside your unit, not outside. Thank you in advance for your cooperation! Hope you all have a great month,

**Tom Martin** CGCH General Manager

## *It's That Time of Year!*

Believe it or not, it is time to think about servicing your air conditioner. Due to excessive numbers of late sign ups, you need to arrange your clean and check before 6-1-16 to take advantage of the reduced rate. The only reason we get a reduced rate is the contractors ability in combining several clean and checks in one trip. Unique Heating and Air Conditioning is offering our residents a spring tune up for \$58.00 plus tax. 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 the inside drain pan. Additional parts if needed are extra and would be billed at a 15% discount. Townhouse or Garden Condominium owners can receive this service at the discounted rate. If you call before the hot weather, you can maximize your unit efficiency, and get into their service schedule sooner. To schedule an appointment, call Unique Heating and Air Conditioning at 249-9733.

## ***For Sale!***

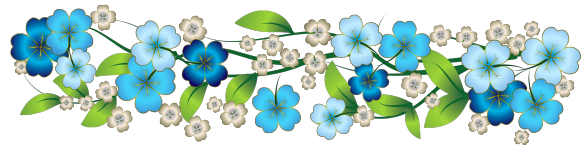
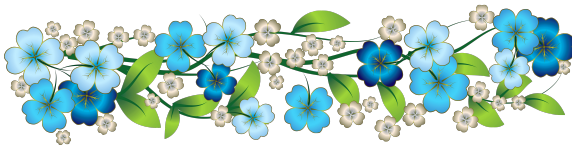
**Solid Oak Entertainment Center**  
\$150, in good condition!  
**Call Wanda at 244-1502**  
**for more information.**

## ***Welcome to Cherokee Garden!***

This Past Month's New Residents:  
Margo Collins 91-G  
Jessica Ganje 1502-E

## ***Rules & Regulations Reminder!***

Be sure you check the rules and regulations before proceeding with anything you do outside your unit. Conflicts can be avoided by taking a few minutes to review policies. Lawn ornaments, grills and other similar items are prohibited on the grounds. Outdoor "decorating" should be restricted to plants. Owners needing a copy of the rules may download a set at [cherokeegardencondos.com](http://cherokeegardencondos.com) or call our office at 244-8144, or email us at [cherokeegc@gmail.com](mailto:cherokeegc@gmail.com) and we will get you a copy.



## ***Upcoming Cherokee Events***

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### **April 25 - Knitters and Crocheters Get-Together**

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### **April 4, 11, 18 & 25 - Weekly Bridge**

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May, 2016

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 beautiful as usual. In addition, our maintenance staff have the swimming pools cleaned out and they look like they survived the winter intact for a Memorial weekend opener.

It appears there are a few potential openings on our Board in June. We ask any interested persons to consider running. This is a way to get involved in your neighborhood to keep Cherokee the best place to live in Madison. Contact our office to get an application form - all applications must be in by May 24th!

It is simple to run, just contact our office and we will send you the information you need to get on the ballot. Please strongly consider this opportunity.

Well, we are really on the go in our office this time of year, multiple projects going on all at once. The mulching will begin in earnest when the seasonal crew is in place. Our office is busy prepping for the annual meeting, and the Board is working on developing plans of action for the upcoming year.

Sales have been brisk and we want to welcome the newcomers to Cherokee. We hope you are enjoying your new neighborhood. It's a beautiful place to live and work.

Our grounds crew deserves a lot of credit for the way it looks around here. The pools, ponds, plantings and lawns require their constant diligence and high output work ethic to make it look as beautiful as it does.

Thanks to them, you can just sit back and enjoy.

Have a great month,

**Tom Martin** CGCH General Manager

## Welcome to Cherokee Garden!

This Past Month's New Residents:

Alicia Stauffacher 1438-H

Harold Kunz 75-F

## Cherokee Condos

### Annual Meeting 2016!

On June 12th, at 7:00 PM, the Garden Condominiums will hold their annual meeting. A few years ago we missed our quorum by just a few units. Let's never let that happen again. So once you get your large white packet, 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!**

Interested in running for the Board?  
Contact us to get an application! All applications must be received by May 24th for consideration.

## Where Can I Park?

The rules state outdoor parking is for guests and tradesmen. If you don't have a space for your extra car indoors, it can be a difficult situation. You can park on the public streets; Sherman Ave., Wheeler Road, Comanche Way, but you are subject to City rules. Our private lots and roads are for guests and subject to our rules. Watch for available parking spaces in the newsletter or talk to a neighbor about renting a space.

## ***For Sale!***

NordicTrack Treadmill, good condition,  
\$350. Call Dorothy at 242-8768!

Medium-blue overstuffed recliner, like-new,  
\$100 OBO. Call Virginia at 345-6752!



## ***Rules & Regulations SECOND Reminder!***

Be sure you check the rules and regulations before proceeding with anything you do outside your unit. Conflicts can be avoided by taking a few minutes to review policies. Lawn ornaments, grills and other similar items are prohibited on the grounds. Outdoor "decorating" should be restricted to plants. Owners needing a copy of the rules may download a set at [cherokeegardencondos.com](http://cherokeegardencondos.com) or call our office at 244-8144, or email us at [cherokeegc@gmail.com](mailto:cherokeegc@gmail.com) and we will get you a copy.

## ***Spring in Bloom at Cherokee Condos in May, 2016!***

### ***Upcoming Cherokee Events***

#### **May 16 - Ladies Luncheon**

The May 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.

#### **May 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. Contact Joan with any questions at 467-3515.

#### **May 23 - Knitters and Crocheters Get-Together**

Located in the Pow Wow Room at 1436 Wheeler Rd. Call Jannis Goodnow at 284-7690.

#### **May 2, 9, 16, 23, 30 - Weekly Bridge**

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Parking Space!  
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Call Pam:  
383-3360

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Call Barbara:  
240-1544

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Cherokee Garden Condominium Homes, Inc.

Dear Residents,

My how the time flies. The annual meeting is next weekend, Sunday June 12th at 7:00 PM. We hope to see you there. If you are not attending, please be sure to deliver your proxy to our office at 1436 Wheeler Road, leave it with a neighbor that plans on attending, or leave it on the mail shelf in your building no later than 12:00 noon on Thursday, June 9th. Our staff will collect it and forward it to the meeting for you.

We had a late flurry of board applications and we now have 6 people running for 3 open positions. If you plan to turn in a proxy and want to weigh in on the vote you may instruct your proxy holder to vote as you wish on your behalf or leave a note with your proxy form.

Pools are open, enjoy safely. Rules are posted in the pools. Remember if you have more than 4 people that want to use the pool, you can arrange to have them as you guests at Cherokee Country Club. Call the club at 249-1000 for details.

Timely rainfalls and sunshine have the lawns green, and the landscape lush, which keeps the crew super busy. Take a walk through the grounds and enjoy the beautiful water features and plantings.

Have a great month!

**Tom Martin** CGCH General Manager

## ***Cherokee Condos***

### ***Annual Meeting 2016!***

On June 12th, at 7:00 PM, the Garden Condominiums will hold their annual meeting. A few years ago we missed our quorum by just a few units. Let's never let that happen again. So once you get your large white packet, 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!

### ***Reminder: CGCH Dog Rules***

Residents, ALL dogs must be on leashes at ALL TIMES when outside on Cherokee Condo Grounds. NO EXCEPTIONS. Dogs are also not permitted in the pool areas at any time.

**Questions?** See section 10 of your Rules Book.

## ***Welcome to Cherokee Garden!***

This Past Month's New Residents:

Karen Tuenge 79-C

Jacob & Jessica Koch 65-C

Nancy Solberg 57-B

Mike Maresh & Donna Plaisted 1618-G

Suzanne Smith 1422-D

## ***Water Aerobics!***

'Tis the season! Water Aerobics classes for residents are offered weekly at the Cherokee Condos New Pool. The classes are held TWRF at 11:00am and are going on now!

## ***Natural Gas Emergency Reminder!***

If you smell natural gas, please call the **MG&E Emergency Line at: 608-252-1111**

## ***Need Window Repairs?***

Give Martin Glass a call! Martin Glass can help you out with both glass AND window and door screen repairs! Call today! **608-249-0438**

## ***RE: Second Floor Noise Complaints!***

To Cherokee Residents living on upper-level floors: we just wanted to remind you that noises do travel down to your neighbors below, especially noises made on solid-surface floored areas. You don't need to tiptoe, but just be courteous and respectful of our multifamily-style living community.

***We appreciate it!***

## ***Parking for Rent!***

Building #24, \$30, Call **Marcy 249-6730**

Building #30, \$40, Call **Cathy 698-0577**

Building #5, \$40, Call **Mary 244-3035**

Building #17, Call **Barbara 240-1544**

## ***Upcoming Cherokee Events***

### **June 20 - Ladies Luncheon**

The May 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.

### **June 16 - 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. Contact Joan with any questions at 467-3515.

### **June 6, 13, 20, 27 - 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 contact Phil at 445-0579.

## ***Parking for Rent at CGCH!***

Parking Space!

Bldg. 17

**Call Dorothy:**  
**695-2504**

Parking Space!

Bldg. 15, \$40

**Call Linda:**  
**345-8018**

Parking Space!

Bldg. 7, \$40 OBO

**Call Cynthia:**  
**446-4006**

Parking Space!

Bldg. 11

**Call Pam:**  
**383-3360**

## ***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.

**Office Phone: 244-8144**

**cherokeegc@gmail.com**





# Condo Comments

July, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

Thank you for your support and record turnout for the annual meeting. When the dust cleared, we had 370 units in person or by proxy in attendance at the Cherokee Garden Condominium Association's 40th Annual Meeting.

Some of the things we talked about was the road agreement for Golf Parkway. Now that development is done on Golf Parkway we are working out an agreement with the neighboring Townhouse Association and the Golf View Condominiums on Golf Parkway. The agreement will outline the various areas of responsibility for three associations.

We fixed a few small boulder walls by building 15 and 20. A large retaining wall is being removed and rebuilt at building 9. This wall will be a gravity wall-similar to the pool area but with a more natural stone design. The same contractor OLP Inc. will be doing the work, so we know it will turn out great!

Porch repairs are underway at building 15 on a few units that were designed with suspension supports, which are being replaced with a more sturdy, permanent I-beam design.

We just finished up an insulation and air sealing project in building 40. The air sealing will reduce ice dams and save energy forever.

With the lush conditions this spring, the staff is hard at work catching up around the grounds with tree removals, planting, gutter repairs, painting, and our various grounds projects.

We are also beginning some porch repairs on Building 15. We have a railing replacement project starting soon too, so the development is busy with constant improvements as usual.

On behalf of myself and my staff, hope you had a terrific Independence Day and have a great month!

*Tom Martin* CGCH General Manager

## ***Cherokee Condominium Board of Directors:***

**Doug Ayers**, President, 246-8883, 1622-G  
**Jannies Goodnow**, V.P., 284-7690, 1622-C  
**Paul Hartwig**, Treasurer, 222-0851, 4966-D  
**Jean Staral**, Secretary, 242-8499 1410-H  
**Ralph Brown**, 241-4919, 1438-E  
**Jackie Bowe**, 283-9575, 81-F  
**Dave Lewke**, 245-0287, 1442-B  
**Ron Holt**, 249-5916, 1625-G  
**Gerald Paulson**, 244-5610, 1618-B

## ***Welcome to Cherokee Garden!***

This Past Month's New Residents:

**Kathy Knoble** 1425-H  
**Wayne & Julene Pfister** 1510-F

## ***Security Reminder!***

We live in a safe neighborhood, but we should always be on the lookout.

Remember: Always close the garage door as soon as you get through the garage opening, especially at night. Just get into the habit of watching the door close before you are out of sight. Be sure to pull the locked security door closed as you go into or out of the building.

***Thank you for your cooperation!***

## ***Car For Sale!***

2003 Mitsubishi GTF for sale! Light Blue, only 81,000 miles, and in very good condition! Please contact Cynthia at (608) 446-4006 for more details!

## ***Parking for Rent!***

Building #24, \$30, Call **Marcy 249-6730**

Building #30, \$40, Call **Cathy 698-0577**

Building #5, \$40, Call **Mary 244-3035**

Building #17, Call **Barbara 240-1544**

## ***Upcoming Cherokee Events***

### **July 18 - Ladies Luncheon**

The 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.

### **July 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, lunch begins around noon. Contact Joan with any questions at 467-3515.

### **July 4, 11, 18, 25 - 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 contact Phil at 445-0579.

## ***Parking for Rent at CGCH!***

Parking Space!

Bldg. 17

**Call Dorothy:  
695-2504**

Parking Space!

Bldg. 15, \$40

**Call Linda:  
345-8018**

Parking Space!

Bldg. 11

**Call Pam:  
383-3360**

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**cherokeegc@gmail.com**





# Condo Comments

August, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

We have had a great summer so far. Plenty of rain to help the lawns and many beautiful days to go to the pools. The crew is working hard on summer planting, mulching, fence mending, and as always lots and lots of mowing.

I have received numerous questions on what is being done north of our development. Many of you have seen the North Sherman Avenue construction project just north of Golf Parkway and Cherokee Country Club. This project is being done by Cherokee Park Inc, (CPI). CPI plans to develop a new section of single family home lots along the east side of the Golf Course. The first part of the project involves extending the city's water mains and storm sewers and creating a detention pond on the Golf Course to capture storm water. The detention pond will help keep the marsh cleaner by providing a place for the sediment from Sherman Avenue and our development to settle out before getting into the marsh.

CPI is selling lots on the east side of Sherman Avenue along the golf course. A new road will be built extending west off of Sherman Avenue towards the Golf Course just past the entrance of the Country Club. The 15 new lots will not be part of a condominium, they will be zero-lot line single family homes in the City of Madison. Any actual building construction will begin sometime after October 15th.

The work being done now is being done by the City of Madison to extend the water mains, sewer system, and other underground utilities. This required many trees to be removed and a fleet of large equipment to trench their way along the roadway. Please avoid this area if

possible until the large equipment clears out, it is a dangerous work zone. When the underground work is finished a sidewalk will be extended a few hundred yards further down Sherman Ave. along with curb, gutter and new pavement to the end of the work zone.

Our roads will be open during the entire project so there should not be any access problems for our owners or maintenance department staff. The pavement at the entrance of Golf Parkway, and a storm sewer installation may cause some minor delays during work hours so plan accordingly.

If you have any specific questions or inquiries on the lots, construction or other details relating to this project they should be directed to the Cherokee Park Inc. sales office by calling 249-1000.

The new construction project will relocate our yard waste area but CPI is working with us to create a new location.

Have a great month,

Tom Martin  
General Manager

## Welcome to Cherokee Garden!

This Past Month's New Residents:

Brenda Ledvina  
& Kerry Crubaugh 1-D  
Robert Burnham 1629-F  
Sarah Gottschalk 1518-F  
Sandra Lobe 1529-E

## ***New Picnic Areas!***

The Building and Grounds Committee for the CGCH Board has, as you may have noticed, placed a few picnic tables in some choice locations around the Cherokee Garden grounds. Currently they are only a temporary placement, mainly to gauge their popularity and use, and will be removed at the end of the summer.

***Please don't hesitate to check them out and enjoy them while they're around, and be sure to bring a little picnic snack with you!***

## ***For Sale!***

Chrome-steel trumpet-style 360° swivel counter stool with white leather seat/back and foot-rail. Interested?

**Call Vivian 244-3442!**



## ***Parking for Rent!***

Building #30, \$40, Call Cathy 698-0577

Building #5, \$40, Call Mary 244-3035

Building #17, Call Barbara 240-1544



## ***Upcoming Cherokee Events***

### **September 19 - Ladies Luncheon**

The 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.

### **September 22 - 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. Contact Joan with any questions at 467-3515.

### **August 1, 8, 15, 22 & 29 - 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 contact Phil at 445-0579.

## ***Parking for Rent at CGCH!***

Parking Space!

Bldg. 17

**Call Dorothy:**  
**695-2504**

Parking Space!

Bldg. 15, \$40

**Call Linda:**  
**345-8018**

Parking Space!

Bldg. 11

**Call Pam:**  
**383-3360**

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**cherokeegc@gmail.com**





# Condo Comments

September, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,  
Fall is a transition season for the association. Pools close soon, and heat will be turned on soon as well. The maintenance department has several 30 year plus employees that know when the heat needs to be on, so we watch weather closely and fire up the boilers accordingly.

Normally, boilers get turned on around September 15th and run constantly through the end of May. The boilers have a warm weather shut down feature, meaning if it gets warm enough outside they automatically go idle until it is cool enough to start up. The boilers are programmed this way to save energy costs. If you have a furnace of your own it is a good idea to service the furnace at the beginning of the heating season, versus waiting until winter when contractors are busy with service calls. A clean furnace saves you money right away and helps you avoid unexpected breakdowns and expenses.

If you travel away from Madison for the winter, it is especially important that you keep your furnace in tip-top condition. Another thing to watch out for are digital thermostats. While they are nice for controlling air-conditioning, they can fail suddenly, shutting off your furnace or our boiler heat. Most digital thermostats have one or two-AA batteries that require annual replacement! If the batteries fail during cold weather, your furnace could shut off when you are away, and potentially cause pipes to freeze. I recommend replacing the batteries at the beginning of the heating season for insurance purposes. Do this at the same time you are replacing your smoke detector and co-detector batteries.

The whole crew is really working hard to keep the grounds in beautiful condition.

We will sure miss our great summer staff, they are all heading back to school this week. I hope you had a chance to interact with a few the great young men working for us this summer. They really worked hard and did a great job. Also, thank you to all the flower gardeners that plant the multitude of beautiful flowers each year, the flowers really add to our already beautiful landscaping.

Have a great month,

**Tom Martin**

CGCH General Manager

## ***Security Reminder!***

If you hear your door bell ring in the middle of the night do not let anyone inside unless you are positive who that person is. When in doubt, call the police, don't be afraid to call 9-1-1. The dispatcher will determine if it is an emergency. The police non-emergency number is 255-2345, or the North Side Precinct is: 243-5258.

## ***Pool Closing Info!***

We are touch-up painting the 1436 Wheeler Road pool after Labor Day weekend.

Closing 9-6-16 for draining.

The new pool will remain open one more week and close on Sept 13. Some furniture will remain out for sun tanning.

## ***Welcome to Cherokee Garden!***

This Past Month's New Residents:

Anne Schoenemann 99-E

Richard Johnson & Alice

Shuman-Johnson 75-B

## ***Wil's Maintenance Tip of the Month!***

Fall is a good time to replace your smoke detector batteries. Buy lithium batteries, they should last much longer than typical alkaline. The some detectors on the ceilings have a 10 year battery that is non-serviceable so you should only need batteries for the "wall mounted" smoke detectors.

The eye level detector is a carbon monoxide detector that takes 3-AA batteries. Change wall mounted detector batteries annually, or use the high quality lithium batteries for extra long life.

## ***Items For Sale!***

Wenonah 17 foot Kevlar canoe with electric motor + mount \$1,150.00

**Interested?**

**Call Ed: 249-8159**

Taylormade Driver r7 425 9.5 s flex (\$50)  
Taylormade Fairway Burner 3 15' s flex (\$50)  
Taylormade Rescue 3 19' s flex (\$50)  
RH2 Laser Rangefinder New (\$200.00)  
Golf Bag (\$80.00)  
Ice Shanty (\$450.00)

**Interested?**

**Call Dan: 333-3710**

Questions or concerns about the new construction project on Sherman Avenue?  
***Please call the Cherokee Park Inc.  
Sales Office at (608) 249-1000***

## ***Upcoming Cherokee Events***

### **September 19 - Ladies Luncheon**

The 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.

### **September 22 - 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. Contact Dorothy with any questions at 244-4711.

### **September 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 contact Phil at 445-0579.

## ***Parking for Rent at CGCH!***

Bldg. 17  
**Call Dorothy:**  
**695-2504**

Bldg. 11  
**Call Pam:**  
**383-3360**

Bldg. 5, \$40  
**Call Mary:**  
**244-3035**

***Have a space  
you want to rent out?  
Let us know:  
Give the Main Office  
a call at 244-8144!***

Bldg. 15, \$40  
**Call Linda:**  
**345-8018**

Bldg. 30, \$40  
**Call Cathy:**  
**698-0577**

Bldg. 3, \$40  
**Call Judy:**  
**843-6485**

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**cherokeegc@gmail.com**





# Condo Comments

October, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

The heat has been on and off a number of times this fall. Normally, we turn on the heat around mid-September and it is on continuously until late May. It has been a fairly warm start so far, but it is changing quickly. We now have the heat turned on everywhere. If you have any heating problems please contact the maintenance department at 241-4747 for assistance. Normally, the heating systems are very reliable. However occasionally a valve called the “zone valve” can fail either in the open position or closed position, causing either too much or too little heat in your unit. The hot water boilers have sensors that adjust the water temperature based on outdoor air temperature. If it is too warm outside they will automatically shut the boiler down to save energy. When outdoor temperatures dip, the boiler water temperature increases automatically to keep up with the falling temperatures. This type of system saves energy by automatically regulating the water temperature throughout the day.

One indication of the system being turned on is “sound”. Some minor noises are unavoidable and subside in a few seconds. However, occasionally when your heat comes on the hot water running through your pipes causes the pipes to expand creating loud ticking sounds. Many times loud expansion noise can be stopped by simply adjusting the metal cover on your baseboards or moving the heating pipe slightly in it’s bracket.

Other sounds can include a loud gurgling sound, sounding just like a babbling brook. This indicates air is in the heating lines and needs to be bled out of the system or low pressure. This is a job for our maintenance department staff. Also, if your pipes make a loud banging sound this could indicate other problems and this too should be inspected by our maintenance crew. Remember, if you don’t inform us of these problems we likely will not be aware you are having issues because the sounds are primarily inside the individual units.

Good progress is being made on the road and storm water improvements on North Sherman Avenue. The road disruption has been more of a hindrance for the maintenance department than our owners but it is nice to see the main part of the project is nearing completion. The contractors have indicated Golf Parkway should remain open even during asphalt paving but allow yourself a bit more time over the next few weeks in case of short delays.

Have a great fall!

**Tom Martin**

*CGCH General Manager*

## ***Cherokee Condo Picnic Areas!***

Attention all Cherokee Residents:

As you likely noticed over the summer, the Association placed a few picnic set-up areas around our lovely grounds for a few trial weeks. We heard a handful of comments from your neighbors but would like to get more feedback from you!

If you would like to share your opinions, comments, questions, or concerns regarding the picnic areas, please let us know via email at [cherokeegc@gmail.com](mailto:cherokeegc@gmail.com)

## ***Welcome to Cherokee Garden!***

This Past Month's New Residents:

June Nelson 1610-3B

Gerhard & Sonja Luetschwager 17-B

Martha Jalbert 1628-F

Sylvia Schultz 1502-C

## ***Items for Sale!***

Shark Stick Vacuum (hardly used!) - \$60

Ladies Long, Red Wool Coat  
(never worn!) - \$60

Half-size Wall-hanging

Christmas Tree - \$20

**Interested?**

**Call Nancy: 284-7216**

Antique brass piano/desk lamp, wicker table  
lamp, WelBilt Bread Machine, and Hunter

HEPAtech75 Air Purifier

All in EXCELLENT condition.

Give your best offer!

**Call Carolyn: 244-2909**

## ***Assistance Needed!***

Looking for short-term home/healthcare  
assistance for a Cherokee Resident, a few  
days each month. If you know of someone who  
could help...

**Call Rosemary: 630-8280 or 772-6009**

## ***Items For Sale!***

Wenonah 17 foot Kevlar canoe with electric  
motor + mount \$1,150.00

**Interested?**

**Call Ed: 249-8159**

Taylormade Driver r7 425 9.5 s flex (\$50)

Taylormade Fairway Burner 3 15' s flex (\$50)

Taylormade Rescue 3 19' s flex (\$50)

RH2 Laser Rangefinder New (\$200.00)

Golf Bag (\$80.00)

Ice Shanty (\$450.00)

**Interested?**

**Call Dan: 333-3710**

Panasonic 12-Speed DeluxSport Road Bike  
\$125.00 Like New Condition!

**Interested?**

**Call Harold: 815-238-7474**

## ***Upcoming Cherokee Events***

### **October 17 - Ladies Luncheon**

The 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 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, lunch begins around noon. Contact Dorothy with any questions at 244-4711.

### **October 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 contact Phil at 445-0579.

## ***Parking for Rent at CGCH!***

Bldg. 17  
**Call Dorothy:**  
**695-2504**

Bldg. 11  
**Call Pam:**  
**383-3360**

Bldg. 5, \$40  
**Call Mary:**  
**244-3035**

***Have a space  
you want to rent out?***

Bldg. 15, \$40  
**Call Linda:**  
**345-8018**

Bldg. 30, \$40  
**Call Cathy:**  
**698-0577**

Bldg. 3, \$40  
**Call Judy:**  
**843-6185**

***Let us know:  
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# Condo Comments

November, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

With another warm start to fall we are heading into the winter in good financial shape. Heating costs are down, and water costs are down due to the abundance of rain. The changes in weather have not been easy on the awnings and roofs, keeping them constantly wet is not ideal. We are sending out roof replacement notices soon for a number of buildings. We try to give over a year's notice so 2018 will begin a number of roof replacements in the newer buildings, and in second roofs in some of the older buildings. Each unit owner will get a notice of approximate roof replacement schedules over the next few weeks.

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 put away 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 and maintenance. 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 their proper location. 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](mailto:cherokeegc@gmail.com) or calling 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.

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 great month,

**Tom Martin**

CGCH General Manager

## ***Monthly Maintenance Tip!***

Change batteries in your digital thermostat yearly or your heat can go out unexpectedly in the middle of winter. Use good alkaline or lithium batteries.

## ***Fireplace Maintenance***

Fireplace cleaning is done on an individual basis and should be performed on an annual basis if you use it regularly. If you have a gas fireplace call Fireplace Hearth and Home at 276-6010. If you have a wood burning fireplace call Bristle Chimney at 249-6678 and get on their schedule. There are other contractors available but these are the two we have used for many years.

## ***Welcome to Cherokee Garden!***

This Past Month's New Residents:  
Larry Bess 1512-H

## ***Reminder to Dog Walkers!***

Gompers School has asked us to remind pet owners that pets are not allowed on school property. **Please walk your pet in the open space west of Comanche Way instead of the school yard.**



## ***Is It Flushable?***

What we put down our drains and toilets can have a negative impact on our environment and could even put our health at risk. Even products that are labeled "flushable" can clog pipes and result in messy and costly sewer backups!

### **NEVER flush the following items down toilets or drains:**

- Baby wipes, moist wipes, paper towels
- Band-aids or wound dressings
- Medicines, vitamins, pharmaceuticals\*
- Dental floss, string, or thread
- Tampons, condoms, or sanitary pads
- Fats, oils, grease
- Wrappers or plastic bags
- Toilet bowl scrub pads or sponges
- Fish gravel
- Rags or towels

*\*Unused medications are best disposed of at a designated MedDrop box. Visit <http://www.safercommunity.net/meddrop.php> for more information on locations and disposal rules.*

## ***Upcoming Cherokee Events***

### **November 21 - Ladies Luncheon**

The 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 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, lunch begins around noon. Contact Jean with any questions at 846-1054.

### **November 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 contact Phil at 445-0579.

## ***Parking for Rent at CGCH!***

Bldg. 17  
**Call Dorothy:**  
**695-2504**

Bldg. 15, \$40  
**Call Linda:**  
**345-8018**

Bldg. 5, \$40  
**Call Mary:**  
**244-3035**

***Have a space  
you want to rent out?  
Let us know:  
Give the Main Office  
a call at 244-8144!***

## ***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.

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

**Office Phone: 244-8144**

**cherokeegc@gmail.com**





# Condo Comments

December, 2016

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

This winter we will be working as usual on numerous pruning projects throughout the grounds. One big project is the heavy duty pruning done by the staff during our winter renewal pruning program. Certain dormant shrubs benefit from removing the old woody stems. Although it may look a bit drastic at first, they become completely rejuvenated and will fill out with new growth in the summer. This pruning cycle begins in winter and we will work on this all the way through March of 2017.

If you have a holiday wreath to dispose of please throw it in the regular trash. The metal in the wreath can't go into the compost area. Reminder, don't drag Christmas trees through the hallways unless completely encased in a large Christmas tree plastic bag. Christmas trees are picked up weekly by the grounds crew as they make the rounds around the buildings. The benches are also put away to avoid damage from snow removal equipment.

Snow plowing season requires a lot of hard work for our dedicated staff to complete in a timely manner. Please always park in your vehicle indoors when the snow flies to allow our staff to fully clear off the parking lots and driveways. If you have guests parking outdoors please ask them to move their car to a cleared area as soon as possible to allow our crew to remove snow and salt the pavement if needed to keep our driveways safe. Lastly, Townhouse residents please don't park in your driveway if possible during snowfalls.

On behalf of our staff, have a healthy and safe holiday season.

Happy Holidays,  
Tom Martin, General Manager

## Security Reminder..

Security doors need a little help during winter weather. Snow or ice can prevent the doors from closing all the way. Please be sure to check the doors to ensure they are closed behind you. Never prop open doors and leave them unattended, we are all responsible for the security of our buildings. If you encounter a problem with a door, please report it to the maintenance team.

### Eric's Tip of the Week:

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. Don't turn your garbage disposal into a trash can, eventually it will plug your drain lines.

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.

Eric

## Welcome to Cherokee Garden!

This Past Month's New Residents:

Sarah Schroeder, Steve Reyes 1622-F

Mary Stephenson 99-H

Janice Gray & Mary Long 99-F

Leroy Swiecichowski & Maragret Joyce  
1629-D

## *Thank You!*

Dear Neighbors,

Our heartfelt thanks and appreciation to our friends and neighbors for the card shower on our 90th birthday, also the gifts, food, free lady care, and so much more. We couldn't pick better neighbors or a better place to live than our Cherokee neighborhood.

Sincerely,

Frank and Lee Callaway  
1418-C

### Adopt a Cat

I live at 9 Golf Course Road and I'm looking for someone interested in finding a new home for my cat. He is an 11 year old, healthy, male cat. If you are interested please contact Lindsey at 262-325-0779 for more information.

### Lost

Sunglasses "Fit Over" frames, if found call Helen at 241-1476

### For Sale

Chevy Impala 2008 55,000 mi. DK. Blue  
Excellent Condition \$9,000. Call 289-7738

## *Upcoming Cherokee Events*

### **December 19 - Ladies Luncheon**

The 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 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. Contact Dorothy with any questions at 244-4711.

### **December 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 contact Phil at 445-0579.

## ■ ■ ■ ■ ■ *Parking for Rent at CGCH!* ■ ■ ■ ■ ■

Bldg. 17  
Call Dorothy:  
695-2504

Bldg. 11  
Call Pam:  
383-3360

Bldg. 15, \$40  
Call Linda:  
345-8018

Bldg. 30, \$40  
Call Cathy:  
698-0577

Bldg. 3, \$40  
Call Judy:  
843-6185

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