

Condo Comments

January, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

Late December and early January started our year with a near record cold snap, which had sustained single-digit temperatures (or below!) for two solid weeks. Whenever the temperatures dip below zero the heating systems run at full throttle. To help the systems run efficiently owners can take a few steps to keep the buildings comfortable:

- 1) **Do not turn your heat down low at night and expect it to climb quickly.** Hot water heat responds slowly and evenly in cold weather. Find a comfortable setting and only make very minor adjustments. 2) **Be sure your windows are really closed firmly.** We find many complaints are the result of a partially open window. Windows are a prime source of heat loss. If you still have the older style aluminum frame windows, you can expect to find frost around the frames, especially on the north side of the buildings when temperature is below 10 degrees. Many owners can attest to the comfort level improvements near the new Thebco windows.
- 3) **Keep humidity and condensation in mind.** Sometimes right after an extended cold period, a few second floor owners will notice water dripping out of bath fans or skylights. In certain conditions the attic temperature is so cold frost can accumulate inside bath fan lines or the glass on the skylight then suddenly thaw and cause a drip. For skylights it is hard to prevent this except by keeping humidity levels low, but bath fans can evaporate the moisture if allowed to run for longer periods of time, 20-30 minutes after showering. It can also be the result of high overall humidity from a humidifier or cooking which can be improved by lowering your humidifier and running your bath fans a little longer if you begin to notice window/s skylight condensation.
- 4) **Be sure non-heated patio doors are also firmly shut.** If you are an owner in a building with a glass porch area that does not have hot water

heat on the porch, this is almost every unit in building 16 thru 23 and a few units in buildings 12-15, you must keep your secondary patio doors closed in cold weather. That is why the doors are there. They were meant to be closed in cold weather. By opening these door you are extracting BTU's out of the entire system which can affect the whole building. Our heating systems were not designed to heat these spaces, you must use your secondary electric heaters. No fees are collected for the heating of these spaces except in the cases of a few owners who have hot water heat plumbed in, which changed their maintenance fees to offset heating this space. If you have a glassed-in porch without heat of any kind, and you want to use the room comfortably, there should be a blank plate which is prewired to accept an electric baseboard which works great heating these areas. You can contact any licensed electrician and they can install baseboard at a reasonable cost. Simply opening the doors is against the rules as these areas are unheated "limited common areas". Contact our maintenance office if you have any questions. Looks like our January thaw will be short lasting but it was a nice break. Happy Holidays and have a great month,

Tom Martin, General Manager

Winter is a tough time of year on exterior doors. Please report any door malfunctions to the maintenance department for prompt service, by calling 241-4747. Please instruct delivery people to not prop open doors by placing an object in the hinge area - the door hinge can become damaged and may cause the door to not close properly. Remember, if you are having an item delivered to your condominium you are responsible for ensuring the delivery people do not cause damage to the common areas.

Recycling Reminder:

Now that the holidays are done, we want to remind you all to please FLATTEN and SECURE all of your cardboard boxes when you put them down in the recycling. The volume of boxes piling up in our trash rooms grows every year during the holidays - having our crew flatten all the boxes on collection causes great delays in the removal process. Please, please remember to flatten and either tie them up in a stack or bag them up ahead of time.

We certainly appreciate it!

Items for Sale!

Lightweight Massage Table - Cover Included, \$50.00. Mini Trampoline - Good Condition, \$25.00. Schwinn Black Fold-Bike - Excellent Condition, \$75.00. Double Mattress - Barely Used / Pristine Condition, call for brand and price.

Interested in any of the above?

Call Sheli at 213-5672.

Queen Sleeper Sofa w/ Large Matching Ottoman - \$350.00 - has new memory foam mattress - plaid with burgundy/tan/green Round Oak Side Table - \$25.00 - 22" wide, 21" tall

Interested in these items?

Call Patricia at 712-1650.

Upcoming Cherokee Events

January 15 - 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.

January 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 Nancy at 244-33883 with any questions.

January 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!

Bldg. 24, \$40
Call Dorothy:
669-8768

Bldg. 24, \$30
Call Marcie:
249-6730

YOUR STALL
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Reminder: Go Paperless!

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Office Phone: 244-8144

cherokeegc@gmail.com

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

Condo Comments

February, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

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- 1) **Do not turn your heat down low at night and expect it to climb quickly.** Hot water heat responds slowly and evenly in cold weather. Find a comfortable setting and only make very minor adjustments. 2) **Be sure your windows are really closed firmly.** We find many complaints are the result of a partially open window. Windows are a prime source of heat loss. If you still have the older style aluminum frame windows, you can expect to find frost around the frames, especially on the north side of the buildings when temperature is below 10 degrees. Many owners can attest to the comfort level improvements near the new Thebco windows.
- 3) **Keep humidity and condensation in mind.** Sometimes right after an extended cold period, a few second floor owners will notice water dripping out of bath fans or skylights. In certain conditions the attic temperature is so cold frost can accumulate inside bath fan lines or the glass on the skylight then suddenly thaw and cause a drip. For skylights it is hard to prevent this except by keeping humidity levels low, but bath fans can evaporate the moisture if allowed to run for longer periods of time, 20-30 minutes after showering. It can also be the result of high overall humidity from a humidifier or cooking which can be improved by lowering your humidifier and running your bath fans a little longer if you begin to notice window/s skylight condensation.
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heat on the porch, this is almost every unit in building 16 thru 23 and a few units in buildings 12-15, you must keep your secondary patio doors closed in cold weather. That is why the doors are there. They were meant to be closed in cold weather. By opening these door you are extracting BTU's out of the entire system which can affect the whole building. Our heating systems were not designed to heat these spaces, you must use your secondary electric heaters. No fees are collected for the heating of these spaces except in the cases of a few owners who have hot water heat plumbed in, which changed their maintenance fees to offset heating this space. If you have a glassed-in porch without heat of any kind, and you want to use the room comfortably, there should be a blank plate which is prewired to accept an electric baseboard which works great heating these areas. You can contact any licensed electrician and they can install baseboard at a reasonable cost. Simply opening the doors is against the rules as these areas are unheated "limited common areas". Contact our maintenance office if you have any questions. Looks like our January thaw will be short lasting but it was a nice break. Happy Holidays and have a great month,

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We certainly appreciate it!

A Note for Residents

Posting Sale Items:

Cherokee Residents - we are happy to share items you'd like to sell in our newsletter when we have the space to do so (which we usually do). However, we will no longer carry over advertisements month to month. If you wish to have your ads in more than one month's letter, you must contact the office and let us know that you wish to keep the ad for another month, as well as what - if any - changes need to be made. Space is limited on these pages, so please be considerate when requesting re-prints; priority of space will be given to new postings each month at the discretion of the office staff. We thank you for understanding and look forward to hearing from you next month!

Upcoming Cherokee Events

February 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.

February 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 Nancy at 244-33883 with any questions.

February 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.

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Condo Comments

March, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Cherokee Residents,

Winter is winding down and thoughts of spring are in the air. Questions about the pool opening and spring projects are finding their way to our office. The pool opens on Memorial Day weekend each year. We kept the pool open several weeks later than normal due to the amazing fall weather last year. Spring is a bit trickier weather-wise to get the dry conditions and warm temperatures to complete the pool maintenance repairs. It's more than just washing out the pool and filling with water. Wisconsin winters are hard on pools and there are always a few repairs to do after the ice is out. Painting, caulking, sealing, patching, tile work all require stable dry days and good temperatures to complete, so it's usually late May when everything comes together weather-wise. Maybe we get lucky next fall and the pool can stay open later again!

This time of year our pruning crew is rejuvenating the shrubs by doing dormant season pruning. This selective pruning removes old woody stems and stimulates new plant growth. We have dozens of different types of shrubs each requiring a little different approach. Tree pruning is underway as well. All of the resulting brush created by the pruning is taken to our collection point on Sherman Avenue and collected by City of Madison crews. Occasionally we bring loads to the City or County drop off areas. Ash trees are still a concern as we go forward. The ash trees were all treated in 2017. The treatments are partially effective, there are times where the treatments don't fully protect the trees from the emerald ash borer. The borer has made its way into our neighborhood. Last year many ash trees in the surrounding neighborhoods have shown signs of the ash borer, which eventually kills the trees. Going

forward the plan will likely include removing and replacing the ash trees with a different type of tree. There are an incredible variety of trees available, so we plan to use many different types of trees to avoid having a massive replacement program in the inevitable event another borer/pest shows up in the future.

The staff is also beginning the process of converting our lighting from florescent to LED. The LED lighting is more efficient, brighter and lasts longer. Now the pricing and technology make sense to replace them. Some of the earlier LED systems were very expensive and were not as good as the new systems. We are excited to get them installed throughout the development, but it is a massive project due to the sheer number of fixtures. Mark has taken the lead on this project and he and the other crew members are hard at work switching the systems over. This is a several year project for our crew to fit in but the long-term electrical savings will pay off for years to come. Energy efficiency has been a central focus for us since the 1980's. As a matter of fact we installed some of the first LED lighting in our exit signs in 1988. These systems have now logged over 260,000 hours of operation. Initially the fixtures were 40 watts, the LED systems dropped it down to 1.5 watts. So for the past three decades 24 hours a day we have made these savings help our bottom line. The savings between fluorescent and LED are not as drastic, but every little bit counts. We are also looking at some motion lighting options too as every little bit helps control the overall maintenance fee bottom line.

Have a great month,

Tom Martin,

General Manager

Items for Sale!

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considerate when requesting re-prints; priority of space will be given to new postings each month at the discretion of the office staff.

Power Mobility Scooter

Excellent condition, less than a year old! \$650 OBO (original price: \$999). Interested?

Call Jim at 249-4426 / 770-4495

Upcoming Cherokee Events

March 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.

March 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 Nancy at 244-33883 with any questions.

March 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 Stalls for Rent!

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Office Phone: 244-8144
Maintenance Phone: 241-4747

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

cherokeegc@gmail.com
www.cherokeecardencondos.com

Condo Comments

April, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Cherokee Residents,

April welcomes back many winter travelers and usually marks the first month of sustained snow free weather, not this year. We have had a very cold start to April. We have however, been fortunate again with a pretty mild winter overall. We never had the big blizzard nor any ultra cold weather, so our budget is in good shape. We have a number of projects underway which start as soon as the decent weather allows.

Entryway wing walls will be replaced beginning this month in buildings 18 and 19 due to deteriorating bricks and some foundation leakage. The bricks used on this building are no longer made so new blocks will be used, similar to the wing walls repaired at building 20 and 21 several years ago.

A few boiler systems were just replaced in buildings 20 and 26 due to issues with the boilers. We can't wait for catastrophic failure to replace systems. The heating boilers are covered under the capital fund.

Our staff is working on many LED lighting system replacements in the garages and some hallways. This is a nice improvement and will save a significant amount of energy.

The pond systems are being spring cleaned. This is quite a big project to get all of these systems up and running. Winter can cause a few issues and of

course the massive amount of leaves are always a challenge to remove from the grounds.

Just a quick reminder, as much as we want to beautify the grounds, the common areas are a shared space, meaning you need to exercise judgement concerning what you can do outside of your unit. Our house rules spell this out, while flowers are allowed, ornaments, plant stands, trellises, boxes, tools, planting supplies of any kind can not be placed in the grounds, nor can anything be attached to the building. We thank you and appreciate your cooperation and we look forward to the beautiful flower beds our owners create each year.

Have a great month!

Tom Martin,

General Manager

Maintenance Tip of the Month

Birds are coming back and a few feeders are showing up in the grounds. The rule is you can have several feeders but they have to all be on the same pole. This is done to reduce clutter. The birds don't seem to mind either. Remember, if you have a feeder on the grounds, as soon as you are no longer using it you need to put it inside your storage room. Please also clean up the spilled seed under the feeders several times a week to keep the ground feeding critters away. Mice love bird seed! Maintenance Dept.

Items for Sale!

Power Mobility Scooter
Excellent condition, less than a year old! \$650 OBO (Original price: \$999). Interested? **Call Jim at 249-4426 / 770-4495**

Hutch-Dining Set
Very Nice Cherry Hutch. I've used it for books, and without the top, I've also used it for a dresser. \$250. Also, Drexel dining set with 6 chairs; \$400
Call Rose at 608-206-4062

Annual Meeting

The Cherokee Garden Condominium 2018 annual meeting will be held at St. Peter's Church on Sunday, June 10th, at 7:00 PM. Please mark your calendars today!

Upcoming Cherokee Events

April 16 - Ladies Luncheon (Every third Monday of the month)

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.

April 19- Ladies Bridge and Lunch (Every third Thursday of the month)

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 Nancy at 244-3388 with any questions.

Weekly Bridge (Every Monday at 1:00)

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 Stalls for Rent!

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Bldg. 24, \$30
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249-6730

Bldg. 21, \$40
Call Sheli:
213-5672

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cherokeegc@gmail.com
www.cherokeecardencondos.com

Condo Comments

May, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Cherokee Residents,

I'm not sure about you, but I'm glad April is over. We had one of the more difficult months of April for the maintenance staff. They scrambled between snowstorms to get a jump on the ground clean up. We actually have the pools cleaned out early for preventive maintenance purposes, however the scheduled opener is still **May 25th!** Summer is finally almost here.

Pools are a valuable amenity and beloved by many owners who visit on nearly a daily basis. If you are new to Cherokee, or an infrequent visitor to the pool, remember to bring your pool tags to the pool every time you visit. This identifies you as an owner. Anyone not displaying a pool tag may be asked to leave. Each unit only gets 4 tags. With 570 units sharing the pools, strict rules need to be made to ensure peaceful enjoyment and harmony in our self monitored pools. Please remember a unit owner needs to always accompany their guests.

Later this month you will receive a package of information about our annual meeting which will be held at St. Peter's Church on Sunday, June 10th at 7:00 PM. In this packet will be instructions about the annual meeting, the 2018-19 fees, bios of the directors running for the Board and a "blue" proxy form which is vital to fill out and return if you do not plan to attend the meeting. Attendance at annual meetings barely meets the quorum requirements of 291 units, so your proxy is very important. To encourage a full quorum, owners submitting a proxy will be eligible to win a small door prize. Owners attending the meeting will have a chance to win a door prize too, hope to see you there.

Have a great month!

Tom Martin,

General Manager

Gas Fireplace Service

Fireside Hearth and Home offers Cherokee an off season discount for servicing gas fireplaces. Like any gas appliance they need to be cleaned and adjusted for safety. Fireside Hearth and Home installed all of the original gas fireplaces in Cherokee. You need to schedule an appointment right away to get the best discount. Call Gloria at 276-6010 and ask about the group discount for Cherokee. Now through June 30th, the price is \$139. July-Aug \$159, the regular price is \$179.

Air Conditioner Service!

Summer is on it's way, so now is the time to get your Air-Conditioner annual cleaning and filter maintenance scheduled. Unique Heating offers Cherokee owners a discount on air-conditioner service. If you are interested in AC clean and check the price is \$69. This price is for normal service, not for emergency breakdown service. If parts are needed they also give us a 10% discount on parts. Service includes cleaning condenser and drain pan, compressor cleaning, filter service and a refrigerant check. Email is his preferred method of contact, you can email Kurt at **uniquehtg@gmail.com** or call his cell at 577-3391 or office at 249-9733.

Items for Sale!

Bikes for Sale

2- "Step- Thru" Bikes \$95 ea.
1-Trek 18.5" frame 21 speed
1-Marin 17 inch frame 21 Speed
Both have 24" Wheels
Phone Tom at 444-5815

Water Aerobics!

Cherokee Condominiums will again have weekly water aerobics on Tuesdays and Thursdays, at 11:00 am. Everyone is welcome and there is no charge for these classes. Please bring a noodle to each class. Classes start May 29th! If you have any questions please call Sarah at 244-0486.

Reminder...

Reminder to automobile drivers...

We sent out a reminder for walkers to be aware of their surroundings. Drivers too need to slow down and yield the right-of-way of walkers as well. Put down phones and keep your speed to no more than the posted 15 MPH. Thank you.

Management

Upcoming Cherokee Events

May 21- Ladies Luncheon (Every third Monday of the month)

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.

May 17- Ladies Bridge and Lunch (Every third Thursday of the month)

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 Mary at 347-3984 with any questions.

Weekly Bridge (Every Monday at 1:00)

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Parking Stalls for Rent!

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Bldg. 24, \$30
Call Marcie:
249-6730

Bldg. 5 \$40
Call Linda
847-370-5995

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June, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Cherokee Residents

Our annual meeting is scheduled for June 10th at St. Peters Church. The meeting starts at 7:00 PM and will be held in the Cherokee Lounge on second floor. I know many of you are unable to attend the meeting for various reasons, but your vote is still very important to us. Each year we narrowly have a quorum, so please take a moment and fill out the blue proxy form so we obtain our required 51% present for the meeting!

Please leave your signed proxy on your mail shelf by noon on Thursday, June 7th. Remember, you can also give your proxy form to any neighbor that plans on attending.

If you missed our Thursday pick up, any last second proxies can be dropped off in our drop box at the association office at 1436 Wheeler Road, can't make it to the meeting,

We had January like weather in mid April which switched over to a month of the wettest weather ever in May, then turning amazingly hot for Memorial Day weekend. This has made for a difficult spring. Less than our normal 7 day mowing schedule is a huge project to accomplish. The last cold blast in April killed hundreds of plants, shrubs, roses and a few trees. The plants were beginning to wake up and then were hit with January like weather which was a little more than some can take. So we appreciate owners patience as we begin the process of removal and replacement. Have a great month!

Tom Martin,

General Manager



Thanks to the generosity of our long time resident Frank Callaway, we now have a "Little Library" on Wheeler Road!

Maintenance Tip of the Month

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

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

Jim

Security Reminder

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

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

Management

Upcoming Cherokee Events

June 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.

June 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 Gerrie O'Donahue 249-6533 with any questions.

June 4, 11, 18, 25 - Weekly Bridge (Mondays)

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.

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Condo Comments

July, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Cherokee Residents,

We hope everyone has been enjoying the warm start to summer in Cherokee. The nice weather keeps the pools going. The staff is working hard to beautify the grounds with hundreds of new plants and loads of fresh mulch. Mulching is spread out over a three year cycle. It takes the crew the whole summer to move the mountains of mulch just doing the 1/3rd.

Now that the crew is beginning watering we will be moving our hoses from time to time. Not every spigot has a collection of hoses so the hoses get moved around from time to time. If you have your own personal hose outside please mark it clearly with your name and phone number, sometimes neighbors and/or our staff needs to move them to begin the irrigation of the turf.

Water costs are at all time highs so keep this in mind and let the staff try to keep the lawns watered. Drenching the same areas day after day is a waste. Our goal is to prevent the turf from going dormant so when the rain comes again, they green up quickly. Without an irrigation system it is impossible to water every inch of grass but the maintenance crew will do their best.

If you have your own nozzles or sprayers on common area hoses please keep them disconnected. This allows the staff to hook sprinklers up quickly and you will know exactly where your sprayer/nozzle is.

The staff is working with our arborist to prune and remove large branches and remove several dead or dying trees. The planting crew is working to replace the trees after the removals. In some cases the trees outgrew their location and may not be replaced, or will be replaced with a smaller variety, this is a case by case situation. We will keep planting this summer and fall to catch up on the 100's plants we lost this year.

If you have been thinking about going to the pool and you haven't brushed up on the rules, please do so before you go, it will make your experience there better for you and your neighbors.

Have a great month!

Tom Martin, General Manager

Maintenance Tip of the Month

If you read about the City cancelling their pilot composting program it was due to people putting in the wrong materials into the composting cans. The same thing is happening here.

We have our own similar cans outside the Garden Condos which are not really compost cans but rather yard waste containers. These barrels are emptied onto a pile of "clean" yard waste and picked up by the City at their collection point. We are finding many barrels with dog waste, plastic bags, litter, planting trays—all of which must go in the regular trash. Help keep these barrels clean by only putting plant material in our containers. **Thank you! Maintenance Dept.**

Items for Sale/Misc.

Exercise Bike, \$150, Men's Bicycle, \$best offer, Assorted Women's Golf Clubs, \$ prices vary

Contact Pete Gilbertson at 243-8681

Heavy duty vertical blinds, Cream, 47-1/4 by 59-1/4 with valances, set of (2), custom,

JC Penney, \$best offer.

Contact Dan at 333-3710, please leave a message.

Euchre Club—Anyone interested in playing or starting a club?

Please contact Ed at 843-5533

Upcoming Cherokee Events

July 16 - 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 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 Rosemary at 630-8280 with any questions.

July 2, 9, 16, 23 & 30 - Weekly Bridge (Mondays)

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 Stalls for Rent

Bldg. 21, \$40

Call Sheli:

213-5672

Bldg. 3, \$40

Call: Judy

843-6185

Have an extra
Parking stall? Rent
it here!

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

Reminder: Go Paperless!

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

Office Phone: 244-8144

Maintenance Phone: 241-4747

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

cherokeegc@gmail.com

www.cherokeecardencondos.com

Condo Comments

August, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Cherokee Residents,

We have had some incredible weather this summer and hopefully it continues into the fall months. The pools will remain open until Labor Day weekend. The old pool at 1436 Wheeler Road will get some touch up maintenance in September so that pool will close promptly after Labor Day weekend. The new pool will remain open a little longer if the weather is conducive for swimming. Last year the Golf Glen pool was open a very long time after Labor Day. Even though the weather was nice the pool used a significant amount of heat, electric and chemicals in September. The nights are long and cooler in September so the heaters work very hard to keep temperature so we will let the weather dictate the exact pool closing date. Maybe it can stay open late again.

The maintenance department has been extremely busy trying to keep up with the plant replacements. We have had an incredible number of plants die over the winter which has required many trees and shrubs to be removed and replaced. We have also lost a number of Ash trees this summer. Our planting and trimming crews have been working hard all summer.

Just a reminder, the Board has asked owners to keep the garages free of clutter, flammables and loose items. We are handing out a notice again reminding all to remove these items or potentially face fines. The association rules prohibit owners from leaving personal items, chairs, lawn ornaments in the common areas outside your unit.

After the initial door to door notice, the Board said they will no longer send out reminder after reminder. Let's get these areas cleaned up and keep them clean going forward. Please take a moment and clean these areas up now.

Thank you for your cooperation.

Have a great month!

Tom Martin,
General Manager

Maintenance Tip of the Month

Clean or replace your furnace /ac filter monthly to keep your air conditioner operating efficiently. Hosing off your outside compressor is also recommended. Rinse off any cottonwood or other debris will keep the compressor cooler. A clean air conditioner will cost less to operate and will extend the life of the equipment.

Jim

Items for Sale!

Exercise Bike, \$150, Men's Bicycle, \$best offer, Assorted Women's Golf Clubs, \$ prices vary

Contact Pete Gilbertson at 243-8681

Heavy duty vertical blinds, Cream, 47-1/4 by 59-1/4 with valances, set of (2), custom,

JC Penney, \$best offer.

Contact Dan at 333-3710, please leave a message.

Euchre Club—Anyone interested in playing or starting a club?

Please contact Ed at 843-5533

Upcoming Cherokee Events

August 20 - 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.

August 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 Rosemary at 630-8280 with any questions.

August 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 Stalls for Rent!

Bldg. 21, \$40
Call Sheli:
213-5672

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

YOUR STALL
FOR RENT
HERE!

YOUR STALL
FOR RENT
HERE!

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

Outdoor Parking:

The Cherokee Garden Condominium house rules prohibit unit owners from using the outdoor parking spaces. When 16 owners or more share a small parking lot it is unfair to everyone if the guest parking is being utilized by an individual unit. Please park indoors, rent from a neighbor or park on the city street.

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Maintenance Phone: 241-4747

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

cherokeegc@gmail.com
www.cherokeecardencondos.com

Condo Comments

September, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

Fall is a transition month 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 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 people 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,

General Manager

Wil's Tip of The Week

Fall is a good time to replace your smoke detector batteries. Buy lithium batteries, they should last much longer than typical alkaline. The smoke 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. Use a good battery, never a Heavy Duty battery, use a good Duracell or better yet a good lithium battery, they last much longer. Remember, the eye level detector is a carbon monoxide detector, which no longer takes batteries.

Wil

New Club!

We are interested in forming a gardening club for owners! Purposes for the club include exchanging information and ideas as well as seeds and plants, encouraging beautification of our grounds, assisting condo management in landscaping projects, and presenting programs of interest to members. An organizational meeting is

scheduled for Wednesday, September 19th at 6:30pm in the clubhouse. If you would like to attend, please call one of the names below. Thank you!

Jackie Bowe, 283-9575, Paul Hartwig, 222-0851, Edna Canfield, 249-9367, Gretchen Wahl, 663-4928

Upcoming Cherokee Events

September 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.

September 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 Ilene Doll 240-0139 with any questions.

September 3, 10, 17, 24 - 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 Stalls for Rent!

Bldg. 21 \$40	Bldg. 3, \$40
Call Sheli:	Call Judy:
213-5672	843-6185

Please contact the office if you do rent.

Pool closing Info:

We are touch up painting the 1436 Wheeler Road pool after Labor Day weekend. Closing 9-4-18 for draining.

The new pool will remain open one more week and close on about Sept 17th. Some furniture will remain out for sun tanning.

Pet Reminder!

Owners with pets are reminded you can't tether your pets outdoors. Whenever your pets are outside they must be on a leash at all times. Part of the reason we don't allow dogs to be unattended is because they bark unnecessarily. Also, leaving dogs on porches is discouraged if your dog barks. Make a constant effort to keep barking to a minimum especially early in the morning and during the evening.

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Condo Comments

October, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

Rain, rain and more rain has been the norm lately. The crew managed to get the pools winterized and the ponds will begin getting prepped this month for their eventual closure. We also have all the boilers up and running.

Yes, all the boilers are on. Early in the fall we tend to get a number of service related calls concerning heat. If you are not getting heat, please call the maintenance department and they can advise and correct. The best time to call is between 8:00 and 8:30 am, or between 12 noon and 12:30 pm to get your service issue into a technician before they leave the shop. Before you call on heat, turn your heat up a few degrees and see if you notice some warming right at your baseboards. In the early fall you can feel chilly and need just a few degrees to warm up.

Remember to replace your batteries in your digital thermostat at the beginning of the heating season. When they die, your heat is off. Old round thermostats are more reliable because they have fewer things to go wrong, (no batteries) and are easier to set for heat. If you are good at programming your heat, go for it. If not, stick to the old round models. Honeywell T-87F's have been the most reliable models for boiler heat.

Remember your fireplace is not the best heat source. If you use it frequently, get it serviced, it's one of our safety rules. A poorly tuned up gas appliance can be unsafe. If you live in a building with your own furnace, don't wait until it breaks down to call in service. Get it cleaned early in the

season. Since we had lots of humid weather this summer, your furnace filter/ air-conditioning filter is extra dirty so this fall it's especially important to get it ready for winter.

We hope the weather clears soon and we can all enjoy the fall colors in Cherokee.

Have a great month!

Tom Martin,

General Manager

Maintenance Tip of the Month

Kitchen drain plugs can be eliminated if owners are very conscientious about the food waste they run through their garbage disposer.

Potato peels, carrot peels, banana peels and any large quantity of fibrous food waste can cause plugged drains. Throw these in your regular garbage instead. Also please avoid putting grease or cooking oils in the drains.

When you use your disposer run lots of cold water while grinding. This helps the grinding process and flushes away particles.

Every now and then be sure to run a large sink full of hot soapy water down the drain to help flush away grease.

Eric

Items for Sale!

Schwinn Airdyne Bike. Excellent condition, Asking \$100.

Please contact Mary at 244-5610

Cat Tree, 54", 3-tier, \$125

Keurig Coffee maker, K-15, classic series, \$50

**Kitchen Bar Stools, \$120 for two
Please contact Helen at 243-9744**

Upcoming Cherokee Events

October 15 - 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 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 Dorothy Wheeler at 244-4711 with any questions.

October 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.

LOST

Lost-at the older pool, Black Onyx Men's ring, very sentimental meaning! Call Kari at 241-8790

Parking Stalls for Rent:

No Parking Stall Rentals this month. If you have one to rent let us know!

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

Reminder: Go Paperless!

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cherokeegc@gmail.com

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Condo Comments

November, 2018

Cherokee Garden Condominium Homes, Inc.

Dear Cherokee Residents,

November is the month we send out our annual winter reminder. It's hard to believe we are approaching winter, but the inevitable cold weather is on it's way. This means everyone needs to work together to ensure we avoid potential problems. Almost all of the following reminders were initiated because of actual serious problems that occurred from not taking a little extra time to avoid problems.

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. 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.

Lastly, Now is the 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.

Have a great month!

Tom Martin,

General Manager

Maintenance Tip

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 it's own.

John's Tip of the Week

Trash rooms are filling up with boxes every week. The City requires boxes to be flattened. Take a few minutes to do this before bringing them to the trash room, otherwise our staff has to do it at the curbside which really slows down the process. Thank you! John

Security Reminder

Never leave your car parked outside overnight. If you have a guest be sure their car is locked and nothing is in plain sight, we don't want to make it easy for someone to get inside your car or our buildings.

Clothes Dryer Tip

Please wash out your dryer screen on a regular basis. Loose lint around the edges of the screen can get into the dryer vent line and cause the line to eventually plug.

TO: Cherokee Garden Condominium Owners

FROM: Maintenance Department

SUBJECT: WINTER OPERATIONS

Heating Gas Conservation

The cost of heating fuel is our single largest expense, so we will appreciate having your cooperation in holding this cost down by using energy wisely.

Do not set your thermostat lower than 62 degrees in freezing weather particularly if you are away for any length of time. Thermostats that are set at lower temperatures can allow freezing and damage to the hot water heating pipes resulting in costly repairs.

Residents in buildings with their own forced-air furnaces should use particular caution when on extended absences. These units should be regularly inspected to ensure that heat is on at all times to prevent freeze-ups.

To ensure that the heating system does not fail, devices are available to monitor temperatures within the unit. Contact the Maintenance Dept. for details on temperature monitors. Furnaces should be serviced annually to prevent unexpected failure.

Garage Doors

Be sure the garage doors are closed immediately after you enter or exit the garage area. In addition to wasting fuel, in very cold weather, water and heating pipes located near the doorways can freeze up in a very short time resulting in damage and costly repairs. Don't rely on the automatic door closer to close the door for you. This feature was installed as a back-up to ensure that the door always remains closed.

To avoid garage door/car mishaps (resulting in damage to door and neighbors car) please be sure that you can see the door before you activate the door opener/closer.

Winter Snow and Ice Removal

This winter season the snow plowing and sanding/salting will again be done with our equipment operated by our Maintenance Staff.

To provide for the most efficient snow removal operations, we ask for your cooperation regarding the parking of cars. In order to facilitate snow removal in the off-street parking areas, unit owners should park their vehicles in the garages, thereby keeping the parking areas as clear of vehicles as possible.

Christmas Trees

We suggest that the following be adhered to concerning the use of natural trees:

1. Use all reasonable precautions with the trees. Keep trees well watered to reduce drying. You may treat your tree with a fire retardant. Be sure your lights are in good condition too.
2. When discarding the tree, place it outside your patio (second floor units, drop it over the railing if possible.) The maintenance staff will pick it up and dispose of it. Do Not drag it through the hallways to the outside or to the garage, as the needles are very difficult to pick up. If you are unable to drop the tree over the railing, always use a *large* Christmas tree bag before attempting to drag the tree through the hallway. The large bags are available at most hardware stores.

Golf Course Road Snow Plowing

In the past our staff has experienced difficulties in providing efficient snow removal on Golf Course Road. This problem is due primarily to uncontrolled parking on Golf Course Road.

To facilitate our operation we would appreciate your cooperation by abiding by the following parking plan:

1. At the start of a snowfall, all on-street parking should be on the south side of the road. (Garden Condominium side)
2. After the snow has been removed from the roadway, vehicles must be promptly moved to the north side of the road. (Townhouse Condominium side) The south side of the road will then be cleaned.

After the snow removal operation is completed, normal parking may resume. Garden Condominium owners should park in their assigned underground parking stalls whenever possible. Outdoor spaces are reserved for guests.

Fireplaces

If you use your fireplace, please be sure to get it cleaned and inspected annually. Sealed combustion units need inspection too. Keep warm and safe!

Items for Sale!

Cordless pleated shades—top quality! (2) soft white, (2) rich brown, Inside mount dimensions: 70” wide (can be trimmed to 68-69”) 46-50 inches tall, Brand new in box, hardware included, \$125 each or best offer, (originally \$545 each) Installer available upon request, Contact Laurie, 608-347-8599

Upcoming Cherokee Events

Monday, November 19 - Ladies Luncheon

The Ladies Luncheon will be held at Murphy’s on HWY 113 at 11:30 am. We order 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 249-1499.

Thursday, November 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 Rosemary 630-8280 with any questions.

November Weekly Bridge

Our weekly social bridge game is held at the Cherokee Garden Condos Pow Wow Room each **Monday** at 1:00 pm. For more information contact Phil at 445-0579. **NEW**—weekly social bridge each **Wednesday** at 1:00pm in the Pow Wow Room. Please contact Rosemary at 630-8280 for more information. Starts November 7th!

Parking Stalls for Rent!

Bldg. 4, \$45
Call Becky:
243-7921

Bldg. 7, \$40
Call Cynthia:
446-4006

Bldg. 10, \$35 or \$30 if
needed for 1 year and
paid in advance. Call
Bonnie, **215-3081**

FOR RENT
HERE!
YOUR STALL

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

Reminder: Go Paperless!

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 **Cherokee Garden**
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www.cherokeegardencondos.com



CONDO COMMENTS

DECEMBER, 2018

Cherokee Garden Condominium Homes Inc.

Dear Residents,

The maintenance staff is planning a considerable amount of pruning again this winter. The pruning and plant care is definitely a year-round project. Tree pruning is in full swing too. Regardless of the weather this work has to get done. A big thanks to the many hard working dedicated employees we have that work in foul weather to keep your grounds in such great shape. With over 1400 trees, and 5000 plus shrubs, our crew has a 12 month project to maintain the grounds. So if you see a few tracks in the snow near your building they are likely the staff checking dryer vents, or working on the plantings.

Many owners stick around in Cherokee until right after the holidays. If you do plan on being away from your unit for any length of time be sure to either leave a key with a friend or relative and notify our office of your absence. We always want to have a way to contact you in the event of an emergency. You are also responsible to be sure your unit is being monitored for heat and water problems when you are away. Please contact our office at 244-8144 with any details of your winter getaway.

Have a Happy and Healthy Holiday Season!

Tom Martin, General Manager

Security Reminder: Owners are all reminded to keep an eye on our neighborhood especially during the holiday season. If you see packages for your neighbors, maybe bring them inside by their doors. Also, if you are sending Christmas cards, maybe wait until right before the letter carrier arrives, or drop in a mailbox. Cards have disappeared on rare occasions when left out overnight. If you see something suspicious, notify the police and the maintenance department. We can all make a difference by working together.

Christmas Trash

Christmas trash is always a challenge for owners and staff alike. Please do your best breaking down cardboard and consolidating and bundling your trash securely.

The trash must be placed in the trash room. Do not pile trash in front of or beside the trash room. If you have a large item, call the shop at 241-4747 to schedule a special pick up.

Holiday Trash Pick Up Schedule

The Christmas and New Year's week trash schedule has been moved to Thursday. Christmas Trash collection will be picked up on Thursday, December 27th. The New Years Day trash collection will be picked up on Thursday, January 3rd. This gives everyone some extra time to break down those Christmas boxes.

No Smoking Reminder

No smoking is allowed in the parking garages, nor in the common hallways at any time. Also, no smoking within 25 feet of common area doors, this prevents second hand smoke from entering our buildings.

Items for Sale!

Dark brown faux leather recliner, like new, \$130

Tan cloth recliner, \$25

3 Table lamps, \$15—\$30

Dark wood cabinet, open shelves, \$20

Call Nancy, 284-7216

Upcoming Cherokee Events

December 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.

December 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 Nancy at 244-3388 with any questions.

December Weekly Bridge

Our weekly social bridge game is held at the Cherokee Garden Condos Pow Wow room each Monday at 1:00 pm. For more information contact Phil at 445-0579.

NEW - social bridge **1st and last Wednesday** of the month at 1:00pm in the Pow Wow room. Contact Rosemary at 630-8280 for more information.

Parking Stalls for Rent!

Bldg. 4, \$45

Call Becky:

243-7921

Bldg. 10, \$35, would

like 1 year and paid in

advance, Call Bonnie:

215-3081

Bldg. 22, \$40

Call Jeff:

445-2200

YOUR STALL

FOR RENT

HERE!

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

Reminder: Go Paperless!

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