

Condo Comments

May 2021

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

Looking back at 2020, it was a challenge for our association. Our maintenance and office staff hung in there and worked through the entire period. We battled water main breaks, flooding rains, numerous winter weather challenges and a significant number of tree losses. Our arborist has had to do a considerable amount of removals to keep up with the losses. Most of these losses are related to long term changes in weather due to increased rainfalls over the past 10 plus years. Some trees simply can't handle the constant wet periods and warmer temperatures that allow for increased insect issues.

We no longer plant many of the trees that composed a significant percentage of our large landscape plants. Ash trees, Colorado Blue Spruce, Paper Birch, Black Hills Spruce were hardest hit. Many early varieties of Crabapples have also suffered. Some of the trees planted decades ago in a location that worked while they were small, have now outgrown their allotted space, so tree removals have become a larger and more common expense than in the past.

Looking forward budget wise in 2021-22, we will be faced with increased costs due to increases in heating costs, water and sewer, insurance, fuel expenses, elevator expenses, tree removals, sidewalk repairs and steep increases in building materials costs. Hopefully, as the world continues to open up, some of these

increases will stabilize but the initial look forward will require fee adjustments.

Grounds update. The ponds are up and running. The second True Green application for the turf is scheduled for May 12th. The early spring application in April was a crabgrass preventer and fertilizer application. If you are curious, we post the True Green turf application dates on our website, cherokeegardencondos.com.

The pools are drained, cleaned and getting prepared for the season. The Wheeler Road pool is scheduled to have some work done on the coping this year, but due to the cold start of the season, our contractor informed us they couldn't get it done in time for the May 28th opening day, so we decided to have this work done at the end of the pool season. It always takes a little extra time to have the pools chemically balanced, there is always a broken part here or there needing fixing on startup and lots of elbow grease required during the month of May. However, we have a good system in place, a veteran team of workers so we will have it ready on time. All we will need is some nice sunny weather!

Have a great month!

Tom Martin,
General Manager



New Madison Recycling Rule: Residents should no longer place plastic film and plastic bags in the trash room.

Instead, residents who accumulate plastic bags and film should [return them to the retailers](#) that offer plastic bag and film recycling programs.

Residents are also encouraged to avoid creating plastic bag and film waste whenever possible by refusing unnecessary bags for purchases, choosing reusable bags, or choosing readily recyclable paper bags.

Cherokee Country Club

Reminder that the Sports Lounge is open for our residents to enjoy!

Information has been attached in the email where you received this newsletter! Mother's Day Brunch, Ice Cream Social, and Weekly Specials .

If you are running for the Board, you must complete a "bio" sheet. Let the office know and we will email or mail you one. We must have this back to the office no later than May 20th so it is included with the Annual Meeting packet.

The month of May:

The birth flower for May is Lily of the Valley also known as the Mayflower.

May's birthstone is the emerald.

May 9th: Mothers Day, don't forget!

May's full Moon, the Flower Moon, occurs on Wednesday, May 26. It reaches peak illumination at 6:14 am (CST) that morning, so for the best view of this full Moon, step outside on the night of Tuesday the 25th and look for that big, bright, shining lunar disk! Two more interesting things about this month's full Moon: it will be a supermoon and will coincide with a total lunar eclipse (visible in some parts of North America).

May 31: Memorial Day, a poignant reminder of the tenacity of life. It's tradition to raise the flag on this day.



FOR SALE:

Bedroom set, bed, dresser, nightstand, \$300, OBO

Porch set, wicker, 2 lamps, 2 side tables, 1 cocktail table, 1 loveseat, \$500, OBO

Dining room table and 6 chairs, china cabinet, \$500, OBO

Grandfather clock, \$300, OBO Please call Cathy, 608-212-7307

HAPPY MEMORIAL DAY!



THANK YOU TO OUR VETERANS!

Rule Reminder: You must clean up your common area if you still have any Holiday decorations, fake plants or flowers, or anything that is not season appropriate and does not enhance the outdoor space. Thank you!

Cherokee Garden Condominium Association Board Minutes
Monday, April 19, 2021 6:30 Board Meeting via Zoom

Present: Jannis Goodnow, Jerry Paulson, Paul Hartwig, Gretchen Wahl, Jackie Bowe, Mike LaForest, Dave Lewke, Ron McKinley, Tom Martin

Absent: Lynn Levy

President Goodnow called the meeting to order at 6:38 p.m.

Visitor's Comments: Carolyn Gantner 1526-E: Water feature-not in favor. Jane Aldrich 87-G: Water feature should be discussed at Annual Mtg. Mary Schroud 1605-E: Questioned if pool restricted to owners only? Arlene Luke 25-A: Water feature-not in favor; money could be put in an emergency fund. Mary Breunig 1625-A: Minutes from last month should be amended to clarify her position that pool should be for members only if there are Covid-19 restrictions like last summer. Chris Glad 1514-B: Appreciates the Board and their work; she wrote petition because she heard a lot of comments from residents who did not want water feature; now is not the time for unnecessary enhancement. Sonnie Shaw 1434-B: Water feature-not in favor. Asked how to run for Board? Answer was given that info will be in next newsletter and that anyone can request a form from the office to run for the board at anytime. Asked if rules and by-laws be looked at for review and updates? Answer was given that she should send any suggestions to office, and they will be referred to Policy & Rules committee for consideration. Mary Paulson 1618-B: Wants a picnic table to be brought out now by the Little Free Library and left until Fall. Tony Fischer 1425-A: Water feature-not in favor; it should be discussed at annual meeting; agrees that pools should be restricted to owners only until Covid-19 restrictions are modified. Harold Kunz 75-F: Water feature-not in favor. Edith Hilliard 1434-H: Water feature-not in favor; owners should have input in this.

Minutes: Motion made, seconded and passed to amend the minutes of the March 15, 2021, board meeting to correct Mary Breunig's position regarding the pool. The sentence "She and Mary Paulson, Bldg. 36, stated their view that entry to the pools should be restricted to unit owners only, at least at the beginning of the summer." is amended to read "She and Mary Paulson, Bldg. 36, stated their view that entry to the pools should be restricted to unit owners only, at least at the beginning of the summer, if Covid restrictions remain in effect."

Treasurer's Report: Paul Hartwig, chair. Moved, seconded and passed to approve report as written with no changes.

Building and Grounds: Jannis Goodnow, chair. Met on 4/1/21. Notifications have been sent to owners in buildings due for roof replacement. Due to increased frequency and severity of Midwest storms, and possible increases in insurance deductibles, Committee recommends an upgrade to Class 4 hail-resistant shingles. Motion made, seconded and passed to go with Class 4 shingles going forward.

Railing replacement: We have been involved in multi-year replacement of railings as mandated by insurer. Materials costs have skyrocketed due to tariffs and pandemic, so this year we will replace only those decks and railings for which we already purchased materials: the end decks above garages in Bldgs. #1, 2, 3, 9, and 11.

Committee began discussion of issues that could arise as more people purchase all-electric vehicles, as charging numerous cars may require a significant portion of a building's available power. No action needed at this time, but committee will continue to watch trends.

Long Range Planning: Dave Lewke, chair. Met week of 4/12/21. The long range plan tries to look ahead 20 years. Older things that need replacing now: concrete coping replacement on older pool. Water mains are being studied for replacement

timeline. LRP Committee also reviewed the 2021-22 projects for the Budget.

Policy and Rules: Jackie Bowe, Chair. No meeting.

Pool Committee: Paul Hartwig, Chair. Pool chairs are deteriorating because of the last summer's requirement to sanitize after each use. Public Health Madison Dane County is expected to issue an updates order soon that should address restrictions, if any, on private outdoor pools. Committee will meet to before May board meeting to discuss the latest order and make recommendations to the board if needed.

Building and Resource: Mike LaForest, chair. No meeting.

Personnel Committee: Jerry Paulson, chair. Met on 3/20/21 to determine budget for coming year for personnel. Full report and recommendations will be presented in executive session.

Orientation Committee: Jackie Bowe and Lynn Levy. No meeting.

Manager's Report: Contractor is getting close to deck replacements on Golf Course Rd. Insurance has okayed replacements of damages from burst sprinkler line. Continuing to consider how best to avoid ice damming, possibly using heat tape in problematic areas. Working on budget with CPA.

President's Report: St. Peter's cancelled our reservation to hold an in-person meeting due to Covid restrictions. Like last year, we will have to have ballots and proxies for attendance in writing. If there is interest, we could have a series of Zoom meetings to replace the question-and-answer period that would take place at a live meeting.

Old Business: Moved, seconded, and passed that an advisory referendum be included on the June election ballot stating "Shall the Cherokee Garden Condominiums Board approve the

construction of a water feature at the corner of Wheeler Rd. and Wheeler Ct.? YES [] NO []"

New Business: No new business.

The Board went into Executive Session at 8:24 p.m. and returned to Regular Session at 8:30.

Motion made, seconded, and passed to adjourn at 8:30 p.m.

Next Cherokee Garden Regular Board Meeting to be held on Monday, May 17, 2021 at 6:30 p.m., by Zoom.