

JULY 2021

CONDO COMMENTS

Cherokee Garden Condominium Association, Inc.



Dear Residents,

The association staff has been busy with grounds related projects. We were fortunate to get a few timely rainfalls to avoid spending too much time watering. Not only is water more expensive, it takes a massive amount of water to cover our 60 acre parcel. During Covid-19 in 2020 and early 2021, water and sewer expenses were way above budget due to rate increases and because so many people worked from home, avoided vacations and stayed home for three meals a day in 2020. We are monitoring the usage this year to compare the volume difference for budgeting in 2022 hoping this water usage curve comes down this year.

We have continued the tree removal and replacement program which has been a challenge and a large expense over the past few years. Our focus is on the removals. Some areas where trees were removed will not have a tree planted in the same exact location to avoid the long term costly pruning which occurs when a large tree is planted in the wrong location. Some trees were planted either too close to a building, too close to a retaining wall or too close to other trees, so removing one tree makes room for other healthier trees and can make a significant improvement in lawn quality due to the increased available sunlight. Some trees will also be replaced with smaller varieties to avoid future conflicts with buildings.

A few retaining walls on Golf Course Road were rebuilt in June and later this summer we plan to do another section between 9 and 17 Golf Course Road.

Owners are reminded to check with their personal insurance agent to be sure you have an adequate amount of "loss assessment" coverage on your condominium homeowner's policy. Most people should carry \$10,000 in loss assessment coverage on their personal homeowner policies, or whatever your agent advises. In certain wind hail claims, a portion of these potential claims could fall under the loss assessment coverage for your unit, so each owner should have this coverage on their policy. Some policies may not have adequate loss assessment coverage so you should check with your agent to be sure you have enough coverage, which is very inexpensive, to be sure you are adequately insured. If you have questions about coverage needed, talk to your agent and also feel free to talk to our Farmer's Ins. agent Deb Armstrong at:

222-1400 for advice.

Have a great month!

Tom Martin General Manager

Effective immediately Large Item Disposal Rule Changes!

The City of Madison decided to streamline their collection system for picking up large items at the curb, city wide. What does this mean for Cherokee residents?

1. The City went from every other week for large item collection, to once per month collection requiring an online form to be filled out in advance.

2. Many items require a fee to dispose of it. The old system exclusively used stickers which get attached to the item. Stickers when needed, are now to be purchased online, or prepaid online. In pre-paid situations, the item can be set at the curb without a sticker. "We are not sure how they know it's yours with our property layout, but that is another matter we need to clarify with the City". TV's or computer monitors can't be placed at the curb and must be hauled to the City drop off point on Sycamore Ave.

3. The City needs each owner to fill out an online form to notify them you plan to place items at the curb. Unfortunately the form is designed for a single family home and is not very flexible. You can view their new disposal form at: <https://www.cityofmadison.com/streets/refuse/largeItems.cfm>

4. If you are unable to bring your large collection item to the curb yourself, you will need to make an appointment with maintenance to pick up your item/s prior to the date you selected. Our rules, primarily due to fire regulations, don't allow for storage in common space or in the garage, so in the interim, you may need to store items temporarily in your storage locker or in your unit.

5. City residents can bring items directly to the City drop off site on Sycamore Ave. Be sure to bring an I.D. with you. Their drop off site is closed Wednesdays and Sundays and hours may change, so look online for the most recent City Schedule.

6. To avoid some disposal hassle, try to give away furniture etc., Also, always have your appliances, flooring or other professionally installed items hauled away by the installers at the time of install.

7. Maintenance storage is limited so we can't store a month's worth of large items in our facilities.

Tom Martin will be working with the City to see if we can get a "custom program" for Cherokee but for now we will try their new system and see how it goes..

Cherokee Management



Congratulations to the following residents who won a Ancora Café & Bakery gift certificate for turning in their annual meeting proxy on time so we could make our quorum!

Jane Aldrich, Sherry Carpenter, Donna Cottrell, Jody Curley, Sandra Haynes, Martha Jalbert, Dana Lund Rice, Connie Schworck, John Terranova, Rick Zynda

Items for Sale

Kitchen Aid Food Processor, silver in color, 13 cup model KFP1330, like new, comes with all attachments, \$50.00, Call Don or Mary, 608-467-8148.

Reminder: SLOW DOWN! Please respect the speed limits on our private roads and pay attention!

Upcoming Cherokee Events

July Weekly Bridge

Join us for our weekly social bridge game held at the Cherokee Garden Condos Clubhouse each Monday at 1:00 pm. For more information contact Rosemary LaBounty at 630-8280

Thursday, July 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 Wheeler at 630-5163 with any questions.

Parking Stalls for Rent: None at this time.

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

Reminder: Go Paperless! Send the office your email!

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

 **Cherokee Garden**
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