



Dear Residents,

Summer is here and the pools are again open. Beginning June 2nd, pools begin to open with regular capacities. We still plan on keeping a minimum spacing of chairs this summer so please help keep the chairs and lounges in order by returning them to where you found them. Please familiarize yourself with the posted rules.

June 2nd also marks the first day the Clubhouse will be available again. If you are new to Cherokee, the back page of this newsletter will have dates and times of the weekly bridge group and the Ladies Luncheon, feel free to attend.

The annual meeting packets arrive June 3rd. The meeting/voting information will be in each packet. St. Peter's Church was still not comfortable with our large group so the meeting will again be a "voting for directors only zoom meeting", with no other agenda topics.

In the April meeting there was a discussion about considering a new pond feature. An advisory referendum was suggested to be put in the annual meeting packet to get owner's feedback. However, in the May meeting the Board decided there wasn't enough information to actually make a recommendation, nor enough Board support for the plan. The Board then voted to cancel plans for the proposal. Therefore, no referendum will be included in the packet.

The staff will again assist by collecting proxies and ballots on both June 7th and June 10th. Please make sure your proxy and ballot are on the mail shelf by 12:00 noon sharp 6-10-21 for pick up. You can also drop them off in the drop box at the Clubhouse at 1436 Wheeler Road by noon on Thursday, June 10th.

Have a great month!

Tom Martin , General Manager

**Mike's Tip of The week:**

Keep your windows locked when not in use. It will help keep the tracks cleaner and keep the interlock secure as well as provide better security.

Clean out your tracks every spring and fall to help keep your windows operating smoothly, and it extends the life of your window track and wheels.

Mike

**Yard Waste**

No plastic in the outdoor yard collection containers. We continue to still see plastic in some of the outdoor waste containers. Please, only plant matter should go in these containers. No food waste either. We are setting it out for the City to pick up, it's not going directly into compost.

Thank you





## Upcoming Cherokee Events



### **June 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.

Begins June 7th!

### **Thursday, June 24- 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.

#### FOR SALE:

“Hover Round” Electric wheel-chair, comes with cover and charger, \$2,000

Call Keith 846-4677

#### Parking Space for Rent:

Building #14, \$40.00 per month, Call Lynn at 334-7322 or email, [lynnmarielund@yahoo.com](mailto:lynnmarielund@yahoo.com)



**June 14** is Flag Day, be sure to raise the flag!

**June 20** is the summer solstice which heralds the start of summer in the Northern Hemisphere. It's the day with the most hours of daylight, so enjoy!

**June 20** is also Father's Day this year, don't forget!

June's full Moon, the full **Strawberry Moon**, occurs on Thursday, **June 24**.

#### **Rule Reminder:** 10.0 Rules Governing Pets

If a unit owner has one (1) animal, it can weigh no more than 30 lbs at any time. If a unit owner has two animals, each may weigh no more than 20 lbs at any time. Pets may not make excessive disturbing noises, you must keep any barking to a minimum! Owners are responsible for immediate cleanup of any waste or messes!

Please be respectful of your neighbors!!!



Cherokee Garden Condominium Association Board Minutes  
**Monday, May 17, 2021 6:30 Board Meeting via Zoom**

**Present:** Jannis Goodnow, Rob McKinley, Dave Lewke, Jerry Paulson, Tom Martin, Mike LaForest, Gretchen Wahl, Paul Hartwig, Lynn Levy, and Jackie Bowe.

**Absent:** None.

President Goodnow called the meeting to order at 6:34 p.m.

**Minutes:** Motion made, seconded and passed to approve the minutes of the April 19, 2021 meeting as amended to include the written letter from Paul Hartwig.

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

**Executive Board Minutes:** Motion made, seconded and passed to approve as written with no changes.

**Building and Grounds:** Jannis Goodnow, chair. No meeting.

**Long Range Planning:** Dave Lewke, chair. No meeting.

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

**Pool Committee:** Paul Hartwig, Chair.

**Building and Resource:** Mike LaForest, chair. No meeting.  
Inspections will start in June.

**Personnel Committee:** Jerry Paulson, chair. No meeting.

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

**Manager's Report:** The pools are on schedule to reopen on Friday, May 28<sup>th</sup>. Repairs on the older pool will be done in the fall so opening will not be delayed. Card playing in the Club Room and water aerobics when latest mandates re: Covid become available tomorrow. Spring grounds clean-up is going well.

**President's Report:** Traffic Commission has approved islands between Wheeler and Comanche, and speed bumps from Comanche to Kennedy. Neighborhood meeting was held to discuss possible 4 way stop at the corner of Wheeler and Comanche; no decision has been made at this time.

St. Peter's church has not changed its rental policy, so we will not be able to hold the Annual Meeting in person. Like last year, unit owners will be asked to submit written ballots and separate proxies for attendance. The proxies must be returned in sufficient number to constitute a quorum, or the election will not be valid. Unit owners will also be asked whether they want to attend a question-and-answer Zoom with Tom and board members. If there is sufficient interest, Zoom meetings will be set up later in the month.

Tom and Jannis met with the Association's insurance agent to discuss the annual renewal quote. In addition to an expected premium increase, the insurance company added a 1% wind/hail loss deductible to all Condo Associations in Wisconsin as discussed at the April board meeting. This means that in the event of wind or hail damage, the Association will submit a claim to the Association's property damage insurer, and the insurer will assess a deductible equal to 1% of the building's value. That deductible, in turn, will be passed on to the unit owners in that building. Unit owners would then submit claims to their own individual condo insurers under their "Association Loss Assessment" coverage.

**Important:** Not all condo insurance policies include Association Loss Assessment Coverage, but it is generally available at an additional premium. **The Board encourages unit owners to check with their individual insurers to see whether they have Association Loss Assessment Coverage, and to consider purchasing it if they do not already have it.**

**Old Business:** Motion was made, seconded, and passed that the Board no longer consider a new water feature along Wheeler Rd. Motion was made, seconded, and passed to remove the advisory referendum on the June election ballot as moot.

**New Business:** Tom presented the proposed budget for the 2021-2022 fiscal year. He noted that expenses related to buildings, utilities, and materials have sky-rocketed. Motion was made, seconded, and passed to increase the monthly HOA fees for operations by \$14 per month for all unit owners and, for buildings with elevators, an additional increase of \$6 per month consisting of \$1 for operations and \$5 for the elevator capital fund. Thus, monthly fee increases as of July will be \$14 for those in non-elevator buildings and \$20 for those in elevator buildings.

Motion made, seconded, and passed to adjourn at 8:53 p.m.

**The Cherokee Garden Condominium Association Annual Meeting will be held by the return of attendance proxies and ballots to the office no later than noon on Thursday, June 10, 2021, followed by Zoom Q&A sessions to be determined as interest dictates.**

April 14, 2021

Dear fellow Cherokee Condo Assoc. board member:

I'm writing this letter as Treasurer to present financial and other information about the water feature approved by the board last year. It is in response to the unsigned notice distributed to condo owners March 30 requesting their signatures on a forthcoming petition by the unknown person to object to and cancel the board approved water feature. Various reasons for doing so were included.

I have spent considerable time analyzing the proposal and am presenting my view of the situation. I have a difficult time as do others in managing a full and thorough business discussion using only the Zoom feature of the internet.

Another major concern I have is that items in a previously approved Capital budget could later be challenged after board approval by anyone with a petition. This would set a dangerous precedent and present a difficult environment for condo residents, management and boards, now and in the future. Such controversy could lead to substantial legal fees for the condo unit owners and lead to residents unwilling to serve on the condo board of directors.

Well planned future budgets prepared by well qualified CPA's, property managers, condo board members and qualified legal firms could be delayed, with a negative public image resulting in qualified buyers of owner's units and their realtors being somewhat apprehensive of purchasing condo units here. Property values could be negatively affected.

I have been condo Treasurer for the past nine years of our ten years of ownership. We are probably in the top five best condo associations in Wisconsin in terms of management quality and financial growth and results. Our current balance sheet ending 2/28/21 shows Total Assets of \$2,906,400 with Total Liabilities of \$133,048 and Owner's Equity of \$2,773,352. Our Net Income to date (8 mo. YTD) is \$154,105. We have \$1,039,641 identified as and reserved for Capital Improvement Funds which includes \$184,512 as Elevator Reserve fund.

A three year comparative balance sheet is sent to each condo owner prior to our mid-June annual membership meeting.

The Condo property was developed beginning in the mid 1960's by Mr. John Fox who also owned and developed the Cherokee Country Club, golf course, tennis & fitness facility and restaurant. Condo construction was completed in the mid 1990's. It appears that the first condos were built along west Golf Course Road to Comanche Way. They have tan brick exterior walls. The next phase was the six Tudor style buildings at the west end of our complex these buildings surround the west swimming pool and Tudor style club house.

The next phase was the white brick buildings surrounding the central swimming pool. Adequate space and favorable topography permitted the inclusion of 22 water pool/fountain features. The last buildings were the brick buildings along east Golf Course Road, Sherman Ave. and the east end of Wheeler Road. The last building was the three story at 1610 Wheeler Road. During this time the current Cherokee Garden Condo sign was installed at the Sherman Ave. and Wheeler Road intersection.

I have always supported the expenditure of \$40,000 for this water feature. The major reason being that condo complex identifying signage is an integral feature of the plan. This feature identifies the western

end of our complex as being part of the Cherokee Garden Condos. This is important since we have four different architectural styles to our forty one buildings with 570 units on our 73 acre site. We only have one sign which is located at the eastern edge of our complex at the corner of Sherman Ave. and Wheeler Road. It seems to convey that only Sherman Ave. and corner buildings are Cherokee Garden condos. The additional new signage would dispel that notion I'm sure. It is estimated that about 70,000 vehicles per week pass by on Wheeler Rd. This increased visibility/exposure would serve to increase current potential buyers and their realtor's interest to be part of a well-managed, financially sound and visible complex featuring four architectural styles of buildings in a well maintained parklike setting. This benefit would result in increased property values that owners would realize. This is why I consider this as an investment in our property for current owners with future financial benefits that would be realized at time of sale.

We can use a cost-benefit comparison here. The \$40,000 investment translates to a cost of \$70/unit initially (\$40K divided by 570 units). If we divide this by a useful life of 12-15 years we arrive at a yearly investment cost of \$5.83 - \$4.67 per year. Certainly affordable in my judgement and increased future property valuations will be greater than our initial investment.

Our costs for adding another water feature to our existing twenty-two (addition of 4.5 % to our current 22) would also be relatively small I believe. Our current yearly maintaince cost of our water features is \$50,000-60,000 for an average cost range per unit of (\$2,272-\$2,727). Yearly maintaince costs for a new unit would be substantially less for the first 12-15 years of operation before any major repairs would normally be required.

I believe the yearly advertising value of this would exceed our yearly cost of \$2,500. I called the Wisconsin St. Journal and learned that a quarter page ad advertising our complex with units for sale would cost a realtor \$2,025, publishing it six times a year. This is for the Sunday edition with a published weekly circulation of 62,820 and 51,303 for the rest of the week. I compare this to the estimated weekly traffic count on Wheeler Road of about 70,000 vehicles. Our sign and water feature would advertise for us round the clock, 365 days per year.

Another concern raised has been increased liability exposure resulting in higher insurance premiums. We are already exposed with twenty-two pools/fountains and two pools. Adding a twenty-third feature would have no effect on our current premium per our agent contacted by condo manager, Tom Martin. A major influencing factor is that our water features are turned off for eight months of the year coinciding with the school year.

Additionally the two schools, Blackhawk Middle and Gompers Elementary, are located along the city block south of Wheeler Road. School entrances are in front of the buildings at 1402 and 1502 Wyoming Way. This street is the eastern continuation of Comanche Way. Students arrive here by foot, auto and bus. The elementary school playground is located between that street and the school entrance. The middle school has a very large, athletic field between the school and Wheeler Rd. Estimated area is ten to twelve acres and contains soccer and softball areas. Actual field activity is usually nearer to the school buildings and adjacent parking lot for staff.

This completes my comments. Any questions or comments are welcome.

Thank you for reading.

Paul A. Hartwig