

CONDO COMMENTS A P R I L

2021

Cherokee Garden Condominium Association, Inc.

Dear Residents,

It seems everyone is ready for spring this year. After a furious few months, winter ended suddenly and the staff has been able to begin numerous projects. With more and more people getting their vaccinations we are starting to get back to normal. The association is following the current Dane County Covid guidelines and we will continue to do so until we are back to normal. It is still a bit early to let you know where, when and how we plan to run our annual meeting but we will know more in the upcoming weeks. The annual meeting is tentatively scheduled for June 13th. The Board will review the Dane County orders and plan accordingly.

The swimming pools are scheduled to be open on Memorial Day Weekend which begins May 28th. We have a pool repair project at the old pool to repair the coping around the top of the pool and replace the pool tile. Hopefully, the weather cooperates to allow this to get done on time. Badger Swim Pools will be making the repairs.

The staff is cleaning up the grounds and we will be analyzing how the plants survived the winter. We fared a little better this winter than in 2019-20. Although there is a little more evidence of deer browsing this spring. Please avoid ground feeding birds, they tend to draw in nighttime unwelcome rodents and deer. The staff is really looking forward to the nice weather ahead as we have been able to get out in the grounds and begin the massive spring cleanup process.

We also really appreciate the beautiful plantings throughout the development. Now however 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, tools, grills, dog tie outs, vegetables, ground level feeders, plastic edging or any patio block areas 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.

Have a great month! Tom Martin, General Manager

Fire Alarms: When a fire alarm is activated, please assume there is a fire and follow SOP! SOP or Standard Operating Procedure is to leave your unit and exit the building. The fire alarms are not connected directly to the fire department except in Buildings 1—5. As systems are replaced they will all eventually be connected to the fire department.



Air Conditioner Service!

Unique Heating and Air Conditioning is offering the association residents a spring tune up for a price of \$70.00. 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 inside drain pan. Additional parts if needed are extra and would be billed at a 10% discount. **The service must be scheduled by June 15th to get the early season discount! Email is the preferred method of scheduling this service, uniquehtg@gmail.com, or phone number, 249-9733.**

ANNUAL MEETING

As of now, we do not know where, when, and how the Annual Meeting is taking place. A decision will be announced in the May newsletter.

TruGreen Lawn Application for 2021

The 1st application will be **Wednesday, April 7th**. Rain date will be the first dry date after the scheduled date. Future dates will be posted to the website and in the May newsletter.

Fun facts about the month of APRIL!

April's Zodiac Signs Are Four-Legged Hooved Creatures

April's Honorary Flowers Are Daisies and Sweet Peas

The Diamond Is April's Birth Stone

Leonardo da Vinci Was Born in April

William Shakespeare Was Born and Died in April

On April 15, 1912, the famous Titanic ship hit an iceberg and sunk on her first and only voyage.

George Washington was inaugurated as the First President of the United States on April 30, 1789.

On April 11, 1970, Apollo 13 was launched and ran into difficulties about two days later. It was then that the famous line "Houston, we've had a problem here" was said, and is today usually misquoted.

After a 1,500 year break, the first Olympics of the modern era took place on April 6, 1896, in Athens.

And of course, as we all know, "April showers bring May flowers," so if the rain of April ever gets you down, never forget the silver lining!



Parking Stall for Rent: Bldg #24, \$40.00, Call Marcie, 249-6730

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.

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 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

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Cherokee Garden Condominium Association Board Minutes **Monday, March 15, 2021 6:30 Board Meeting via Zoom**

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

Absent: Jackie Bowe

President Goodnow called the meeting to order at 6:30 p.m.

Visitor's Comments: Mary Breunig, Bldg. 33 asked about the pool area being open. 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. Referred to Pool Committee. They also asked whether there could be more outside gathering spaces for the residents. Referred to Building & Grounds Committee.

Minutes: Motion made, seconded, and passed to approve minutes from both January 18, 2021 regular and executive Board meetings.

Treasurer's Report: Paul Hartwig, chair. We are nine months into the fiscal year. Moved, seconded and passed to approve report as written with no changes.

Building and Grounds, Long Range Planning, Pool, and Personnel Committee: No meeting. Committees will meet before April board meeting.

Orientation Committee: Jackie Bowe and Lynn Levy. No meeting. Zoom meetings for new residents were held on January 20th and 21st and were well attended. Welcome to all!

Northside Planning Council: The council disbanded some time ago. This will no longer be a committee assignment. Jerry Paulson plans to attend Coffee with a Cop meetings when they resume and will report any relevant news.

Manager's Report: Bills have come in regarding the water main break on Golf Course Rd. Repair costs will be apportioned between our association and the Townhouse Association under the cost-sharing agreement between the two associations.

A sprinkler pipe froze and broke in a first-floor unit, causing extensive damage to the unit. This was due to a furnace failure in a building with private furnaces. Insurers and Serve Pro are responding.

Several more roofs are scheduled to be replaced starting this spring. The owners of affected units have been notified. Many property insurers are

changing their policies regarding hail damage by requiring a deductible equal to a percentage of the building's value. Although the Association has not had to replace any roofs for hail damage, we may want to consider using new "Class 4" shingles that are hail resistant. Referred to Buildings & Grounds.

Tom has received a few requests for charging electric cars, and he expects such requests to increase. Questions may arise regarding how many cars can be charged at one time given the current electric service to each building. Referred to Building & Grounds.

Tom is waiting for bids for the next series of railing replacements. Materials prices have skyrocketed since the pandemic due to tariffs and shortages. Referred to Buildings & Grounds.

President's Report: A CD that matured at Summit was cashed out and put into a new CD at Bank of Sun Prairie. Rates remain very low.

Unfinished Business: A resident's request for the installation of dog waste bags and disposal containers had been tabled from a previous meeting. Motion was made, seconded and passed not to do this.

The proposed water feature off of Wheeler Rd., which had been budgeted for last year, will be considered by Building & Grounds when drawings and bids are received from the original planner's replacement.

New Business: A resident asked Jerry Paulson about installation of key boxes to give first responders access to the building and units. Tom explained that our policy is for the costs to be shared by the unit owners who want the box, and that several buildings now have them.

At present, there is no date for reopening the Clubhouse, Under the current Public Health Madison Dane County order, people in inside gatherings must still be masked and remain 6 feet apart.

It is too soon to decide whether this year's annual meeting can take place in person. Jerry Paulson will ask St. Peter's to reserve the date for us in case we are able to meet.

Adjournment: Motion made, seconded, and passed to adjourn at 7:33 p.m.

Next Cherokee Garden Regular Board Meeting to be held on Monday, April 19, 2021 at 6:30 via Zoom.