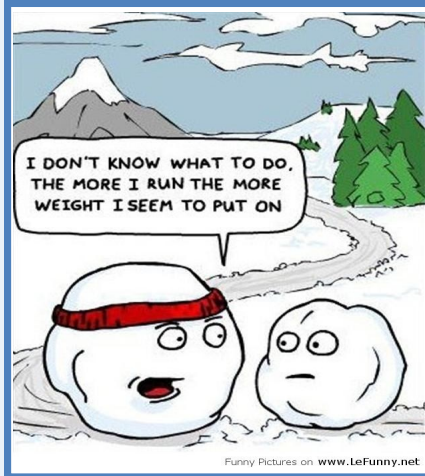


Condo Comments

January 2020

Cherokee Garden Condominium Association, Inc.



Jim's Tip of the Week:

During the winter months plumbing drains can evaporate causing sewer gas to enter your home. Add a quart of water to all your drains that are not used regularly to avoid evaporation. It is always good to exercise your faucets too. The guest shower that is never used will benefit by opening and closing the faucet every so often to avoid corrosion from damaging the internal components of the faucet.

Jim

Dear Residents,

It is hard to believe 2019 has come and gone. Entering 2020 we are in good financial shape half way through the fiscal year. We had a cold start to fall with October and early November being colder than normal and December was much warmer than normal. January also started off pretty mild so collectively we are ahead of budget on heating. With heating cost being our biggest building expense, we all benefit from the mild temperatures.

Even though it seems like we haven't had much snow yet, with the recent snowfall, we are now actually right on track for an average winter. To date, we have had 22.3 inches of snow and the average to date is 22.5". Let's hope it stays reasonably mild and the snow doesn't pile up with a vengeance like it did last year!

I would like to remind everyone to be careful on our roadways. Winter is a time our plow trucks are doing their best at odd hours removing snow and backing into and out of the driveways. The crew does a great job but these large vehicles have to negotiate tight places and we need everyone to drive carefully on our internal roads. We also have a lot of people walking pets on leashes along the roadways and we don't want to have any close calls, so please watch your speed. Dog walkers please consider using a sturdy leash that keeps your dog in complete control. The retractable leashes can allow dogs to get out of your control quickly. If you have a retractable leash you might want to reserve this leash for the internal walks versus walking along the roadways.

On behalf of our staff, I want to thank all of you for a great 2019 and we hope 2020 is a healthy and prosperous year for everyone.

Happy New Year!

Tom Martin



Q: Why did the little bird get in trouble at school?

A: Because he was caught tweeting on a test.

Q: What kind of math do Snowy Owls like?

A: Owlgebra



Reminder....

Please remember to close the garage door every time you leave the building. Watch out for other cars when closing the door. As soon as your vehicle clears the door opening, please take a moment and be sure it closes before you lose sight of the door. Not only are you securing your building, you are reducing the chance of the door coming down on another car and reducing our heating costs. Thank you!

Cherokee Country Club

Reminder: The Sports Lounge at the Club is open to everyone!

The website is cherokeecountryclub.net/dining-and-events, for hours and menus.

Be sure to check it out!



Upcoming Cherokee Events

The Garden Club will have it's first meeting of the new year on **Wednesday, January 29th. Meeting is in the Clubhouse at 6:30pm. All are welcome!**

NEW: Monthly Social! With winter arriving, do you miss seeing your friends & neighbors when you would go for a walk or when you spent time at the pool or visiting at a bench? If yes, then join us at the Clubhouse on the 3rd Wednesday of the month. **January 15th from 2:00 to 4:00pm.** Contact Mary Breunig at 241-0134 with any questions.

Monday, January 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! If there are any questions please call Penny Traiber at 249-1499.

Thursday, January 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 Geri O'Donahue at 249-6533 with any questions.

January 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.

Parking Stalls for Rent!

Bldg. 23, \$40
Call Fernando:
852-9412

Bldg. 17, \$40
Call Charlyne:
438-3168

Bldg. 8, \$40
Call Diane:
628-4460



Reminder: Go Paperless!

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

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

cherokeegc@gmail.com
www.cherokeegardencondos.com

Condo Comments

February 2020

Cherokee Garden Condominium
Association, Inc.



Dear Residents,

Winter is more than half over and we haven't had any extreme cold which is good news for the heating budget. Once we get past February the weather begins to warm so let's hope this trend of milder weather continues a few more weeks.

The construction season is just around the corner and I have received a few inquiries about the development preparation on the corner of CV and Wheeler Road. The small wooded area has been prepped for construction of apartments, this is not part of the Cherokee Park properties.

Cherokee Park Inc., the developer for the associations in Cherokee is now called Cherokee Real Estate. They have built a few new single family homes in the lots next to the entrance of the Country Club. These new homes are not part of any association, they are all independent single family homes. There is always some confusion with new owners about the various Cherokee Associations, rightfully so, there are quite a few.

Cherokee Park Neighborhood Association is the first association in the development. CPNA is all single family homes that began construction in the 1960's. Cherokee Townhouse Association is on Golf Course Road and also on the west end of Golf Parkway, these buildings are 4-5-6 unit townhouses with 57 units. Cherokee Garden Condominiums, the largest of the associations with multiple roads and all the units on Sherman Avenue and Wheeler Road, has 570 units comprised of 8 and 16 unit condominium buildings. Cherokee II Condominiums is a separate 168 unit condominium development with 8 and 16 unit buildings, all on Cherokee Circle. Lastly, there is the Golf View Condominiums, a four unit development on Golf Parkway, near the Country Club pool.

With all the different entities there is a lot of confusion for new owners. Each spring and fall the Garden Condominium Association Board has a new owner orientation for Garden Condo owners to help get owners up to speed and answer questions. If you bought a unit after October we will send out an invitation in early April and we hope you join us for the orientation.

Real estate sales are starting to pick up again so we expect another busy sales season in Cherokee. Remember, we only allow signs for real estate sales to be placed on the grounds during an "active" open house.

If you have not done so, please check out the Cherokee Garden Condo Assoc. website at cherokeegardencondos.com. We have photos and lots of other information that may be of interest to you. Have a great month! Tom Martin, GM

Reminder from your Condo Building & Resources Committee: Please clean out your parking stalls. Rule 9.5 Items not allowed. Flammable liquids, furniture, wood/plastic shelving, open metal shelving, garden supplies, individual containers or items such as cans, bottles, boxes, tools, card board, and wood other than fire wood. Rule 9.8 Sanitation. In the interest of public health and safety, storage in these areas shall be kept clean, uncluttered, and pest-free.

FYI: Wednesday Shopper Stopper

If you don't wish to receive this in the mail, you can call 1-800-362-8333 and request to stop it.

Valentines Day Facts:

In 1537, England's King Henry VII officially declared Feb. 14 the holiday of St. Valentine's Day.

The chocolate box has been around for more than 140 years. The first Valentine's Day box of chocolates was introduced by Richard Cadbury in 1868.



Items for Sale!

- 1. Interested in renting a 10' by 20' garden plot to grow your own organic produce this summer? Black Hawk Community Garden has 44 plots right in your neighborhood, with tools, water, mulch and compost available onsite. Email gardenregistrar@gmail.com. Include your name, phone, and mailing address. Questions: 819-6235**
- 2. Blinds: New, in original box, faux wood custom made classic cordless blinds! 2 inches wide, color is White in the following sizes. 61 1/4 wide by 61 1/4 long, have 4 of them, \$50 each. 45 wide by 45 long, one of them, \$45. Patio door, 80 wide by 73 long, one of them, \$100. Please call Shirley 244-3087.**
- 3. Walker with wheels, brakes, and a seat, almost brand new! Free, paying it forward, call the condo office at 244-8144.**

Upcoming Cherokee Events

The Garden Club will have it's 2nd meeting of the new year on **Wednesday, February 12**. Meeting is in the Clubhouse at 6:30pm. We encourage new people to join and help this new club decide what to accomplish throughout the grounds!

NEW: Monthly Social! With winter here, do you miss seeing your friends & neighbors when you would go for a walk or when you spent time at the pool or visiting at a bench? If yes, then join us at the Clubhouse on the 3rd Wednesday of the month. **February 19 from 2:00 to 4:00pm**. Contact Mary Breunig at 241-0134 with any questions.

Monday, February 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! If there are any questions please call Penny Traiber at 249-1499.

Thursday, February 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 Sue Simon, 819-6235 with any questions.

February 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.

Parking Stalls for Rent!

Advertise your parking stall here!

Advertise your parking stall 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.

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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MARCH 2020 CONDO COMMENTS

Cherokee Garden Condominium Association

Mike's Tip of the

Week: Window tracks need occasional cleaning. When doing your spring cleaning be sure to clean out your window tracks to avoid plugging the weep holes. When lubricating the window track, be sure to use a dry silicone to avoid attracting dirt.

Spring planting season is just around the corner so..... a reminder, when planting around your unit, please avoid placing lawn ornaments and other items of personal taste and stick to flowers. Do not plant anything that needs a trellis, a cage, or a fence. Thank you!

Dear Residents,

It looks like we have dodged the ultra cold weather we experienced last year which means the heating budget continues to be in positive territory. Wisconsin weather has been a challenge to predict but it looks like we got off pretty well this winter so far.

There is a lot going on in Cherokee this spring. We plan to begin some deck replacements in several buildings and we plan to replace the railings in Buildings 1, 2, 3, and 4, along with a number of grounds related projects. The deck railing project is a project the association is doing to improve railing safety and to provide a more maintenance free system. All new railings are now going to be made of aluminum which will never rust. We also screened the pool fences for safety.

In February we had a water main leak at building #5 which was the first water main leak in over 20 years. Fortunately, our contractor Monona Plumbing was able to fix it quickly and no damage occurred but we have a little grounds restoration when the weather improves.

The maintenance department thanks everyone for their cooperation on the smoke detector replacement project last fall. This was a massive undertaking by the staff and a special thanks go to Mark and Lisa for all the follow up required to get this project done.

The City of Madison may consider changing our trash day from Wednesday to Friday. So far this was just a discussion item as a possible change. The trash collection in the surrounding neighborhoods is now picked up on Fridays so they are considering the change in date for us. We will keep you informed well in advance if this comes to fruition.

Have a great month! Tom Martin, General Manager

St Patrick's Day Facts!

There are 34.7 million U.S. residents with Irish ancestry. This number is more than seven times the population of Ireland itself.

The color of St. Patrick's Day was originally blue.

Beer is one of the most widely consumed beverages on St. Patrick's Day.

Shamrocks are the national flower/emblem of Ireland.

Legend says that each leaf of the clover has a meaning: Hope, Faith, Love and Luck.

Items for Sale!

FREE: Cat steps and stands.

Call Bobbi at 249-1853



What's new in 2020 at Cherokee Country Club?

By popular demand we now offer "Pay for what you Play" Memberships. Our brand new Social and Social-Plus Memberships include 5 and 10 rounds of golf respectively, membership to our Fitness Center and access to our Member Golf Events and Member Social Events throughout the year.

You are welcome to come dine with us in our Sports Lounge. **We have a brand new menu for 2020, including Sunday Brunch starting April 12th.**

For more information, Flyers have been placed on all the mail shelves! Please check it out if you are interested in Golf, Social, Pool, Tennis, Pickleball, or Racquetball...!!!



Upcoming Cherokee Events

NEW: Monthly Social! Join us at the Clubhouse on the 3rd Wednesday of the month. **March 18 from 2:00 to 4:00pm.** Contact Mary Breunig at 241-0134 with any questions.

Monday, March 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! If there are any questions please call Penny Traiber at 249-1499.

Thursday, March 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 Sue Simon, 819-6235 with any questions.

March Weekly Bridge

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Parking Stalls for Rent!

Bldg. 23, \$40

Call Stef or Fernando

240-9114

Bldg. 21, \$40

Call Sheli

213-5672

HERE!

YOUR STALL

FOR RENT

HERE!

YOUR STALL

FOR RENT

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.

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