



## SUMMER OAKS CONDOMINIUM NEWSLETTER SPRING 2009

Happy Spring to all.

This year is starting off as a very interesting year. There are a number of issues that you need to be aware of.

### STATE HIGHWAY 78 RECONSTRUCTION PROJECT

As most of you already know, the State of Wisconsin is reconstructing STH 78 this year. Their intention is to always provide access for residents, but there may be occasions when access will be impossible or extremely inconvenient. There also may be times when the ferry is not operating. The project will begin at the north village limits of Prairie du Sac and extend to the north village limits of Merrimac. The project began on March 16, 2009, and is expected to be complete by November 25, 2009.

Stage 1 will include two sections. One section will be from Wisconsin Street in Merrimac (The short street from STH 78 to the ferry) to the north village limits of Merrimac. The second section will be from the north village limits of Prairie Du Sac to the intersection of STH 78 and STH 113. This stage has a projected completion of July 15, 2009.

Stage 2 will also include two sections. One section will be from Wisconsin Street to Weynand Road on the west side of Merrimac (That is near the Varsity Club.). The second section will be the remaining work between Weynand Road and the north village limits of Prairie Du Sac.

During the construction period, there may be major inconveniences. We are working with the state to keep you updated through our website, [www.socawisconsin.com](http://www.socawisconsin.com). Please have a look at that to plan your trips. We are posting observations from owners on the website. If you have comments that you would like to share with others, please email them to Verlyn Erickson at [verlynerickson@yahoo.com](mailto:verlynerickson@yahoo.com). He will make sure that they get posted.

### SWIMMING POOL

The program for last year included repairs to the swimming pool. Because of the late arrival of spring last year, we chose to delay that work until this year.

In the meantime, Wisconsin put rules into effect to implement their responsibilities under the Virginia Graeme Baker Pool and Spa Safety Act. The Act requires public pools to meet specific performance requirements to avoid suction from a drain trapping an individual under water. We are in the process of determining what corrective action we need to take to meet these requirements. At a minimum, this may delay this year's pool opening. We will keep you informed of the status of the pool work on the website.

**SHORELINE LANDSCAPING**

This is the last year of installation for the shoreline landscaping. This year, we will plant bushes at critical places on the slope to assist in controlling erosion. The types of bushes have been selected to be compatible with the plantings done to date and to provide an attractive waterfront.

**OWNER VOLUNTEER EFFORTS**

After last November's Annual Meeting, Larry Main (Unit 58) came to the Board offering to serve as a coordinator of ongoing volunteer efforts by owners to make improvements to the property. The idea was that we could avoid some contractual costs by using voluntary owner effort. If you have any ideas of projects that might be handled this way, please notify someone on the Board or Kris. If you want to be a part of this effort, contact Larry at 815-235-4989, [LMAIN@1stfarmcredit.com](mailto:LMAIN@1stfarmcredit.com).

**CLEANUP DAY**

Cleanup Day is scheduled for Saturday May 23, 2009. As usual, we will begin at 9:00 AM. Bring shovels, rakes, other tools and work gloves. After we complete work, lunch will be provided so that we can relax and enjoy some well deserved fellowship. All of us are looking forward to your participation. Friends and kids are always welcome.

**PAYMENT OF ASSESSMENTS**

The Board fully understands that these economic times are stressing all of us. The value of our condominium is determined to a great degree by our ability to maintain the physical assets. You are all aware of the policy with respect to charges for late payments of either monthly or special assessments. It is vital that the anticipated funding flow be realized so that we can accomplish those items that we outlined for you last October.

**PROLONGED ABSENCE PROCEDURE**

At our January meeting, the Board determined that we would recommend a consistent method of reducing the impact of water leaks in units that are not occupied full time. We recommend that you shut off your water and shut off the power to your water heater when you leave for an extended period. Kris sent a letter regarding this process and it is also posted on our website.

**WATER ODORS**

There have been a number of complaints concerning odors in the water. Most of these have come from Buildings #8 and #9. The issue was discussed with our water quality testing service. The conclusion is that odors will accumulate in places where water has not been circulating. These odors do not impact the quality of the water but can certainly be an esthetic issue. Our expert's advice was to run the water for about 15 minutes when you return. This should help to dissipate any odors.

**GOOD NEIGHBOR ISSUES**

Two issues seem to require repeating every year. With the coming of warm weather, it is important that you pick up after your pets. Young people will soon be running around and it is not a nice task to be cleaning them up after a close encounter of that kind.

We understand that sometimes circumstances require that your boat trailer be in the parking lot. However, there are long standing rules that govern how long you may keep it there.

Both of these issues are covered in the rules and regulations that are posted on our website.

*Have a safe and enjoyable summer! Jerry*