



Summer Oaks Condominium Association

NEWSLETTER

Summer, 2008

It seems that this summer has been one of extremes. The weather for the early part of June was terrible and resulted in a lot of turmoil. Although we escaped any significant damage, there were a lot of road closings, washouts, etc. nearby. The first time I saw the lake after those storms, it looked like lumpy chocolate milk. However, people were not to be denied and enjoyment of the water was soon in almost full swing.

There are a number of items that we would like to share with you.

ANNUAL MEETING

The Annual Meeting of the Summer Oaks Condo Association will be held on Saturday, October 4, 2008, at 9:00 AM. The meeting will be at the Hillcrest Restaurant and lunch will be served following the meeting. This promises to be an important meeting. You and your neighbors are encouraged to attend.

NEW WELL

The new well is complete and was put in operation after the DNR conducted all necessary water quality tests, which have met DNR Standards. By putting the well in, we avoided any fines and penalties from the DNR. The total cost was somewhat higher than we hoped, but did not exceed the amount of the Special Assessment. The contractor needed to drill an additional fifty feet deeper. As the new well was being connected into the existing distribution system, there was a break in the water main. Extra resources were used to put new water piping in place. This extra work used all of the Special Assessment.

We had hoped that the additional depth of the new well would get us significantly better water quality. That would have allowed us to use the new well as our primary source with the old well serving as a backup. However, the water quality from the new well was not of a sufficiently higher quality to make that worthwhile. The system is now set up so that the two wells alternate in providing water.

LAKESHORE LANDSCAPING

The rains that plagued us in the spring did help us get an impressive growth start to new seeds along the lakeshore. The lack of loss due to erosion was gratifying. Although we did not expect significant growth this spring, we have already seen Black-Eyed Susan, Brown-Eyed Susan, Bee Balm, wild asters, and Big Blue Stem Grass. As the summer goes on, additional plants should become evident. There are some plants, such as Queen Anne's Lace, which is essentially a weed. As our new plants mature and propagate, they will squeeze out many of these invaders. In the remainder of this year, we will continue to provide water, eliminate remaining buckthorn, and reseed as required. Next year, we will reseed some areas and plant bushes in areas that are highly erosion prone.

WEBSITE

We are almost ready to put the website online. You can find our current proposed version at www.socawiconsin.com/prototype. Over the next six months, we believe that all portions of the web site will be in place. This should allow you a quicker and more consistent way to obtain information about the Association and its activities. Our Secretary, Verlyn Erickson, has done all of the work. In the long term, the Secretary position will have the ongoing responsibility for maintaining the content of the web site.

CLEANUP DAY

Cleanup day was a stunning success. Thanks to Mike and the Grounds Committee for organizing it and thanks to all that participated. We managed to spread a lot of mulch and did some long overdue painting.

DNR LAWSUIT

The two remaining parts of this lawsuit are scheduled for trial for the week of October 13, 2008, in Baraboo. By the end of that trial, we should have determined the financial responsibility of the developer for the new well and damages owed, if any, by the Association to the developer for improperly maintaining the Common Elements around the units that the developers owned. The 2009 Budget has been developed assuming that the trial will occur as scheduled. As with any legal proceeding, there are always other possible outcomes. In this case, the range of outcomes goes from out-of-court settlement to continuance into 2009. Should there be any change in status, the Board will need to present a revised budget at the Annual Meeting.

FIREPLACE and DRIER VENT CLEANING

As a part of the package for the annual meeting, you will receive a form for fireplace chimney and dryer vent cleaning. Our insurance carrier requires that we offer the owners a periodic opportunity to have their fireplace and chimney cleaned and checked. If you choose to not have work done by the contractor, you must either do the work on your own and provide a certificate of completion, or provide a certification that you do not use the fireplace. In the case of the drier vent, we are offering the opportunity to have a contractor clean your drier exhaust system. Accumulation of lint in the drier exhaust system is a common cause of fires and decreases the effectiveness of the drier.

LIVING IN A CONDO COMMUNITY

A condo community provides many advantages to the unit owners. By providing maintenance of the Common Elements and maintaining architectural integrity, the continuity of the community is enhanced. Particularly in a community like ours, provision of recreational facilities contributes to our enjoyment of Summer Oaks. However, living in a condo community brings with it certain responsibilities and rules. Some of these responsibilities are financial, while others help us to live cooperatively with our neighbors. Owners' familiarity with the Rules and Regulations will contribute to more pleasant living. To that end, there are a few issues that continually arise that are worthy of note.

On some weekends, there is not enough parking to accommodate residents and their guests. It would be nice to ask your guests to park in the more remote spaces so that your fellow owners could have easier access to their units. Part of this parking shortage is due to storage of vehicles in the parking lots. Please remember that all motorized vehicles must be parked in designated areas, be in operable condition, and have current registration. Recreational vehicles such as boats, trailers, motor homes, etc. may not be left on condominium property for more than nine days without being moved.

The Board, through the Property Manager, has the responsibility and authority to perform activities necessary to maintain the property of the Association. Any ideas about needed maintenance or desired improvements need to be communicated to the Property Manager in writing. Similarly, any contractor working for the Association is doing work under the direction of the Property Manager. As an owner, any problems that you have with a contractor's performance should be communicated to the Property Manager. Kris Kohlman can be contacted at (608) 643-2494. As an owner, you do not have any right to direct or change the work of that contractor.

Some owners and their guests have pets. As a pet owner, you need to be aware that not all people are pet lovers and can rightfully get upset when they observe that pet excrement is not being picked up and properly disposed of by the pet's owner. Please observe that portion of our rules that make owners responsible for that task.

Thanks for your cooperation!
Jerry