

HICKORY MEADOWS CONDOMINIUM ASSOCIATION

**1061 Chandler Lane, Sun Prairie, WI 53590 Phone: (608) 444-0257 Fax: (608)
837-6108**

Hickory Meadows Condo Association Monthly Meeting

Date: Thursday, January 4, 2007, 7:30 PM

Meeting called to order at Mary Lestina's condo, 956 Chandler Ln

Board members present: Bob, Mary, Carole. (Melissa is out sick.)

Guests Condo Owners present: 1 (Jennifer)

We have quorum.

Call to Order: Bob and Mary.

Minutes from last meeting:

Accepted – Mary and Jennifer.

Treasurers Report:

Expenses for month of December, \$ 4,399.65

Melissa – Condo Management \$ 968.00

Eric's Lawn –Dec. Invoice \$ 3,431.65

Checking account balance as of 01-04-07: \$16,863

Reserve Fund (Money Market Savings) as of 01-04-07 \$18,396

Reserve Fund (New Saving Acct) as of as of 9/05/06 created 2 CD's with \$10,000/each
(see past 4 months for more details.)

Mary did research to put \$10,000 of money market funds into higher interest yield.

Heritage Credit Union, 5% APR for 6 months(special)-could reinvest after 6 months.

UW Credit Union, 4.40% APR for 12-18 months.

Summit Credit Union, 4.99% APR for 9 months.

Vote to choose Heritage Credit Union, with \$10,000.00 for 6 months at 5% APR. Mary and Bob approve

Property Managements Report

No new maintenance issues

1023 Chandler – status, working on issue.

Mailboxes- Melissa to draft letter to City of Sun Prairie regarding the moving of mailboxes, once we know placement of underground utility lines.

If you have outstanding Condo Fees due, please contact Melissa Haas at 444-0257. New owners, you should contact Melissa also to get all the info needed as a new owner.

We now have 73 people on direct deposit.

Old Business:

n/a

New Business:

n/a

Social Committee

Mary/Jennifer are planning a Gathering at the new restaurant just behind us that will hopefully open in Feb/March 2007. Place is smoke free. Serves Beer, Wine and Malt Beverages. If you are interested in planning for Holiday Party, please contact Mary at 956 Chandler Lane.

Milwaukee Brewers Game in Summer, if we get 20 or more people to commit, reduction in price.

Mallards Game in Summer.

BP Gas Station is now open!

Other Business Reminders:

Snow Removal Issues

Whatever you do, do not call the Dept of Public Works about snowplowing issues.

Call or email Melissa about all problems regarding snow. Email:

melissa.haas@era.com, Phone: 444-0257 (Management Company)

Streets: Sun Prairie deals with Homestead Dr, Chandler Lane, School St.; but the city doesn't want 88 people from one area calling about their streets.

Driveways/ sidewalks: driveways and not done by the city, they are done by Eric (also lawn care). He is contracted to do the driveways and sidewalks. He will be out to plow when the snow is 2-inches plus

Trash/Recycling

We are seeing a great deal of blowing debris. Please help.

Trash - Please make sure your trash is in sealed bags or containers. Weather is now windy and trash is blowing everywhere and collecting in other condo owners lawns. Lawn care person is not contracted to pick-up trash.

Recycling - Cardboard should be flattened tied together with twine and placed under the recycling container. Do not leave cardboard free and stacked next to mailboxes. The wind takes the cardboard and blows it down the road. Magazines, newspapers should be placed in brown paper bags or tied up with twine. Miscellaneous paper or junk mail should be placed in brown paper bags or even a plastic grocery bag that can be tied to keep the paper from blowing through the neighborhood. These bundles can be put on top of recycling container to keep plastics from blowing out of the container and through the neighborhood.

Storm Doors for Condo Front Door

Make: Larson Storm Door

Model #248-TL (self storing twin lite or the equivalent of this model).

Purchase through: Chase Lumber –McCoy Road, near Walmart. (on same service road behind Block Busters movie rentals).

*** NOTE -Gas / Charcoal Grills or open flame cooking devices:
NO GAS OR CHARCOAL GRILLS SHOULD BE ON THE DECKS OR PORCHES AT ALL.**

If the police or anyone else reports your grill on the deck or porch, you are responsible for paying the fine not the association. This is a Sun Prairie Law. These Grills may be used on your driveway but must be 10 feet from the building.

From the open burning ordinance in the City of Sun Prairie
(the entire text can be found at:

<http://www.cityofsunprairie.com/admin/images/473b480cac.pdf>)

MOVING OUT PROCEDURES:

IF MOVING OUT THE FOLLOWING ITEMS MUST BE GIVEN TO THE NEW CONDO OWNER.

(We've noted many condo owners do not know this is required by Wisconsin Law.)

1. Cover letter for Condominium Disclosure Materials (Wisc. Stat. 703,33(1) & (2))
2. They must be given the Hickory Meadows(HM) Condo Booklet given when you moved-in at time of ownership.
3. Any Bi-Law and Amendment up-dates and or other changes must be included with the HM Condo Book, placed at back of book.
4. All HM Condo Board Meeting Minutes must be handed over to the new person in chronological order.
5. Provide new owner with form for Auto-Deposit of HM Condo Fee. They must be hooked up to take over when you leave.
6. They also should be given New HM Condo Owner Form to fill-out.
7. They should be given Satellite Dish Form if they plan to install a dish instead of using cable. All three forms should be handed over to Melissa Haas or one of the condo board members. (NEW VERSION)
8. Flat Fee replacement copies will cost owner \$25.00, regardless if you need item #2 or items #2-4, the price is the same.

(We will put the extra money into the reserved fund, when only making copies of item #2, 3 or 4.)

I'm modifying #4, I've made PDF files of each of the HM Condo Board Meeting Minutes by Year 2003, 2004, 2005, 2006, 2007(current) and the Bi-Law and Amendment changes, so if I email them to you, you can print them off yourself.

There is still the fee for the HM Condo Book that will not be made into a PDF File.

Book Club: Anyone want to start up this group again?

Meeting Adjourns: 8:10 PM, Mary and Jennifer.

FEBRUARY 2007 CONDO BOARD MEETING HAS BEEN CANCELLED.

NEXT MEETING: **Wednesday, March 7 at 7:00 PM, KINGS' MOUNTAIN,**
ON THE CORNER OF SCHOOL ST AND LIBERTY BLVD. DIRECTIONS: IF YOU ARE ON LIBERTY
BLVD AT SCHOOL ST CORNER, WITH BIRD ST BEHIND YOU, KINGS' MOUNTAIN IS ON RIGHT
SIDE BUT ACROSS SCHOOL ST. TO PARK AT KINGS' MOUNTAIN, TAKE A RIGHT ON SCHOOL
ST AND TAKE FIRST DRIVEWAY ON LEFT, AND FOLLOW DRIVEWAY AROUND BACK TO PULL
INTO THE BACK PARKING LOT. THERE ARE TWO LARGE TABLES TO USE. IF YOU ARE
WALKING, GO AROUND TO THE BACK USING THE DRIVING DIRECTIONS..

Condo Board

Melissa Haas, email: melissa.haas@era.com, Phone: 444-0257 (Management Company)
Mailing address for all forms: 1061 Chandler Lane, Sun Prairie, WI 53590.

Carole Kraak, email: hickory_meadows@yahoo.com

Bob Gorleski, email: bsme85@aol.com

Mary Lestina, email: mlestina@peoplepc.com

HICKORY MEADOWS CONDOMINIUM ASSOCIATION

**1061 Chandler Lane, Sun Prairie, WI 53590 Phone: (608) 444-0257 Fax: (608)
837-6108**

Hickory Meadows Condo Association Monthly Meeting

Date: Wednesday, March 7, 2007, 7:01 PM
Meeting called to order at
Board members present: Bob, Mary, Melissa ,Carole.
Guests Condo Owners present: 2(Christy and Nicole)
We have quorum.
Call to Order: Mary and Nicole.

February had no HM Condo Board monthly meeting.

Minutes from last meeting(January):

Accepted with changes, see treasurers report– Mary and Melissa.

Treasurers Report:

(January corrections)

Checking account balance as of 01-04-07: \$16,863

Reserve Fund (Money Market Savings) as of 01-04-07 ~~\$18,396~~ **\$19,996 (take out \$10,000 for CD)**

Reserve Fund (Saving Acct) as of as of 9/05/06 created 2 CD's with \$10,000/each

Reserve Fund (Saving Acct) as of as of 9/05/06 created 1 CD's with \$15,000/each
(see past 4 months for more details.)

February

Checking account balance as of 02-04-07: \$ 2,743

Reserve Fund (Money Market Savings) as of 01/13/07 \$11,688

Reserve Fund (Saving Acct) as of as of 9/05/06 created 2 CD's with \$10,000/each

Reserve Fund (Saving Acct) as of as of 9/05/06 created 1 CD's with \$15,000/each

Reserve Fund (New Saving Acct) as of as of 01/13/07 created 1 CD's with \$10,000 @
5% for 6 months at Heritage Credit Union

Expenses for month of February, \$ 9,858.09

| | |
|----------------------------|---|
| Melissa – Condo Management | \$ 968.00 |
| Eric's Lawn –Jan. Invoice | \$ 3,869.45 |
| Auto-Owner Insurance | \$ 4,970.64 |
| Prairie Home Products | \$ 50.00 (Look at roof of 1028 Chandler Ln) |

March

Checking account balance as of 03-07-07: \$9,679

Reserve Fund (Money Market Savings) as of 01/13/07 \$13,288

Reserve Fund (Saving Acct) as of as of 9/05/06 created 2 CD's with \$10,000/each

Reserve Fund (Saving Acct) as of as of 9/05/06 created 1 CD's with \$15,000/each

Reserve Fund (New Saving Acct) as of as of 01/13/07 created 1 CD's with \$10,000 @ 5% for 6 months at Heritage Credit Union

Expenses for month of March, \$ 4,955

Melissa – Condo Management \$ 973.00 (\$5 surcharge for condo payment paid by Melissa)

Eric's Lawn –Feb. Invoice \$ 3,527.00

ShimTek \$ 455.00

Property Managements Report

**** Need your help** Who has laundry on the second floor of their condo? RSVP by next condo meeting 04/11/07.**

Please contact hickory_meadows@yahoo.com or Melissa Haas (Email: melissa.haas@era.com, Phone: 444-0257 (Management Company))

ShimTek-offer for 88 Mailboxes to be moved back 6-inches =\$8,000

Condo Association Taxes are done

Condo Association Audit is done

Repair of 1022/1028 Chandler Lane for leaks are done

Dog Issue – People need to clean up yards of dog poop. Eric Lawn care does not pick up animal poop. People who walk there dog need to carry plastic bags to pick up after them. People are also trying to sell their property, dog poop is not a selling point for neighbors property.

Landscape/lawn care issue – Eric will repair lawn damage from snow removal. He will be filling-in low areas, shrub replacement.

If you have outstanding Condo Fees due, please contact Melissa Haas at 444-0257. New owners, you should contact Melissa also to get all the info needed as a new owner.

Old Business:

Covered in Property Management Report

New Business:

Owner discussion

Social Committee

Nicole & Christy have agreed to ~~take over~~ be part of the Social Committee. Motion accepted by Mary and Carole.

Beef O'Brady is to open April 2, 2007. Place is smoke free. Serves Beer, Wine and Malt Beverages, and of course food.

Condo Board would like to have a Spring Has Sprung party/gathering of the Condo Association at Beef O'Brady, information is still pending.

Copps Food Store is now open on Hwy 19, heading toward Town of Windsor.

Milwaukee Brewers Game in Summer, if we get 20 or more people to commit, reduction in price.

Mallards Game in Summer.

Condo Owner Advice

Air Conditioner – Spring is a good time to have it cleaned by the start of the season by a heating and cooling contractor.

Furnace System - Early Fall, have it cleaned by a heating and cooling contractor.

Both cases, this will improve the life of the product so you do not have to replace either item earlier than needed.

Contractors:

Bohling & Sons, 837-5909, installed most of the furnace and A/C units. \$ 88.62 for normal cleaning of each, extra for filter & Freon if needed.

Dave Jones, 222-8490, Don't have a price from them but they can do furnace and A/C unit cleaning.

Water Softeners – Please, use the water softener. Dane County is very hard water area. The water is clean but builds up lime deposits, which corrodes the water pipes, hot water heater, dish washer, and all faucets if the water softener is not turned on and filled with salt tablets or granular salt. Once the pipes are too corroded, they will have to be replaced. Same is true for water heater, dish washer and faucets.

Salt bags can be bought in 25 lb bags and 50 lb bags. You can purchase water softener salt at most grocery stores, Home Depot, Mounds Pet Food Warehouse, Farm-n-Fleet and Menards. There are also companies who will deliver water softener salt to your place and put in your softener tank for a price.

Repair Water softener – Hellenbrand, 251-7681 put them into units. If it's working correctly, there shouldn't be any lime(white powder) build up on any of your fixtures.

Other Business Reminders:

Trash/Recycling

We are seeing a great deal of blowing debris. Please help.

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2. New owner must be given the Hickory Meadows(HM) Condo Booklet given when you moved-in at time of ownership. (If you cannot find yours, this is now in PDF format, just print all sections and take to a copy shop to get spiral bound.)
3. Any Bi-Law and Amendment up-dates and or other changes must be included with the HM Condo Book, placed at back of book. (All are in PDF format to print yourself.)
4. All HM Condo Board Meeting Minutes must be handed over to the new person in chronological order. (All are in PDF format to print yourself.)
5. Provide new owner with form for Auto-Deposit of HM Condo Fee. They must be hooked up to take over when you leave.
6. They also should be given New HM Condo Owner Form to fill-out.
7. They should be given Satellite Dish Form if they plan to install a dish instead of using cable. All three forms should be handed over to Melissa Haas or one of the condo board members. (NEW VERSION)
8. **Please, let Melissa (email: melissa.haas@era.com, Phone: 444-0257 (Management Company) know your last mortgage day of being in the condo, especially if you have direct deposit so we can stop your condo fees. Let her know who the new owners are with an email and a working phone number to be able to contact them. Let the new owners know, they should mail all forms to: [Melissa Haas, 1061 Chandler Ln, Sun Prairie, WI 53590.](#)**

Meeting Adjourns: 8:30 PM, Melissa, Carole.

NEXT MEETING: **Wednesday, April 11 at 7:00 PM, BEEF O'BRADY,**

RESTAURANT IS LOCATED JUST BEYOND OUR CONDOS IN THE NEW BUILDING ACROSS THE STREET FROM BP GAS STATION, JUST BEYOND ALL THE ELDERLY HOUSING CONSTRUCTION.

REMINDER – ANNUAL CONDO ASSOCIATION MEETING IS COMING FIRST OR SECOND WEEK IN MAY AT THE SUN PRAIRIE LIBRARY.

Condo Board

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Mailing address for all forms: 1061 Chandler Lane, Sun Prairie, WI 53590.

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**1061 Chandler Lane, Sun Prairie, WI 53590 Phone: (608) 444-0257 Fax: (608)
837-6108**

Hickory Meadows Condo Association Monthly Meeting

Date: Wednesday, April 11, 2007, 7:17 PM
Meeting called to order at Beef O'Brady's
Board members present: Bob, Mary, Melissa, Carole
Social Committee Members: Jennifer, Nicole
Guests Condo Owners present: 5
We have quorum.
Call to Order: Melissa & Bob

Minutes from last meeting(January):

Accepted with changes, see social committee–Melissa. Mary

Treasurers Report:

Checking account balance as of 04-11-07: \$11,691
Reserve Fund (Money Market Savings) as of 03/28/07 \$14,927
Reserve Fund (Saving Acct) as of as of 9/05/06 created 2 CD's with \$10,000/each
Reserve Fund (Saving Acct) as of as of 9/05/06 created 1 CD's with \$15,000/each
Reserve Fund (Saving Acct) as of as of 01/13/07 created 1 CD's with \$10,000 @ 5% for 6 months at Heritage Credit Union

Mary-Treasurer would like to take another \$10,000 from checking and put into another CD.

CD Rates & (Suggestions)

| <u>Institution</u> | <u>#Months Committed</u> | <u>%</u> | <u>Minimum Amount</u> |
|---------------------------|---------------------------------|-----------------|------------------------------|
| Sun Prairie Bank | 12 months | 5.30 | \$ 2,500 |
| Heritage | 09 months | 5.20 | \$10,000 |
| Guaranty (Copps) | 06 months | 5.05 | \$ 1,000 |
| Evergreen | 15 months | 5.20 | \$ 2,500 |

Putting \$10,000 into another CD? Accepted-Nicole, Melissa (Pending outcome of Prestige Issue below in Property management Report.)

Expenses for month of April, \$ 4,544.65

| | |
|-----------------------------|-------------|
| Melissa – Condo Management | \$ 968.00 |
| Eric's Lawn –March. Invoice | \$ 3,481.65 |
| Refund to Brockman | \$ 95.00 |

Property Managements Report

**** Need your help** Who has laundry on the second floor of their condo? RSVP by next condo meeting 05/01/07 (not everyone has responded).**

Please contact hickory_meadows@yahoo.com or Melissa Haas (Email: melissa.haas@era.com, Phone: 444-0257 (Management Company))

Maintenance Issues:

1162 Homestead Dr –Hole in yard from water through down spout, to be fixed.

868 Chandler Ln – Overspray from deck sealing will require replacement of some siding. Bid from Prairie Home Products in process.

922 Chandler Ln – Roof leak, roof vent and satellite dish connections have been caulked.

No charge to association.

Paul Wesson of Blair House Condo's, had money taken by Prestige Property in the amount of \$9000. This money was put into our account. Blair House Condo's would like Hickory Meadows Condo Association(HMCA) to give the money back or they will start legal action. Why? Prestige Property did not have Blair House Condo Association bonded for that high of an amount so they cannot get the full amount lost.

Melissa is going to find out what bonding company is going to payout to Blair House Condo's and what amount of bond did Prestige Property take out for HMCA. If we can get back the money from the bonding company and come out even for our losses, we will pay Blair House Condo's. If not, that will be discussed at the next meeting.

Landscape/lawn care issue – Eric has done clean up before last snowfall and will repair lawn damage from snow removal. He will be filling-in low areas, shrub replacement. Melissa will be doing a complete walk through with pictures to discuss with Eric. She will be taking a shrub and tree count for replacement. If you know of a shrub or tree that needs to be replaced, please call or email Melissa (email: melissa.haas@era.com, Phone: 444-0257 (Management Company)).

Quarterly Expense Report will be available shortly.

Stairs on Deck Issue – some have asked if this can be done. We've checked on insurance, there is no extra cost. We will see if Herman Kraus can come at a future meeting to talk about stair issue.

One issue we see, is the lack of uniform stairs, especially those on Chandler Ln. Some of these stairs are not practical because of large bolders around the deck.

1171 School Street Problem

The current owner does not live at the site. Owner has rented site to a woman who was going to buy the property but her finances fell though. He has continued to let her live there to easy his finance issue since he now has two mortgages. Problem is that the woman has been having high number of different people and cars coming over day and late into the night. Stopping and then leaving within a few minutes. Sometimes the visitors are disrespectful of neighboring condo owners and just out right very loud. The police have been called by Hickory Grove Owners about the traffic and noise going on at

the property. The police are regularly checking the traffic at the site. The owner was sent a certified letter asking for the renter information and told of the multiple complaints and police calls. The owner didn't know this was going on and never intended to do this to the HMCA. The owner is very sorry, and has given the woman a 30-day notice to vacate the site. Her last day should be May 1, 2007. We will be discussing this issue at the Annual Meeting. Do we start a neighborhood watch program?

If you have outstanding Condo Fees due, please contact Melissa Haas at 444-0257. New owners, you should contact Melissa also to get all the info needed as a new owner.

Old Business:

Flag repair on School Street entrance, in the works.

New Business:

Bikes going on streets through neighborhood. Can we get some signs that indicate where bike path is located.

Owners who still need their decks sealed should make sure your decks are cleared off of furniture and anything else stored on deck. Melissa will be calling next week to see when he will be out. Since there is snow, it may be a week or two before he comes out because the temperature must stay above 50 degrees.

1042 Chandler Ln, siding has been ripped off by wind.

Mailboxes have fallen down and need to be repair. Melissa has the addresses.

Social Committee

(Correction from last meeting minutes) Nicole & Christy have agreed to ~~take over~~ be part of the Social Committee. Motion accepted by Mary and Carole.

Some dates if you are interested in a Brewers game.

Sunday, June 24 @ 1:05PM – KC Chiefs (Bill Hall Bobble Head)

Saturday, July 21, @ 6:05PM – SF Giants (Brewers Keychain and 5K charity run/walk)

Friday, August 31, @ 7:05PM – Pittsburg Pirates (1982 Brewers 25th Anniversary & Pete Vukovich 5 inch Collectible Bobble Head)

Saturday, September 29, @ 6:05PM SD Padres (Fan Appreciation Night) –giveaways all night long, very fun!

Milwaukee Brewers Game in Summer, if we get 20 or more people to commit, reduction in price.

Mallards Game in Summer dates still to be provided.

Condo Owner Advice

Air Conditioner(A/C) – Spring is a good time to have it cleaned by the start of the season by a heating and cooling contractor.

Furnace System - Early Fall, have it cleaned by a heating and cooling contractor.

Both cases, this will improve the life of the product so you do not have to replace either item earlier than needed.

Contractors:

Bohling & Sons, 837-5909, installed most of the furnace and A/C units. \$ 88.62 for normal cleaning of each, extra for filter & Freon if needed.

Dave Jones, 222-8490, Don't have a price from them but they can do furnace and A/C unit cleaning.

Lanmark Services Cooperative, 251-9010, ext 4267. Heating and cooling company in Cottage Grove. One of our condo owners who is a Comfort Advisor to the company has offered the following spring special regarding tune-ups: if condo owners mention this offer they can have A/C tuneup for \$69.00. Furnance tuneup for \$79.00, (with filters, water panels, Freon being extra). They also offer a full line of indoor air quality products.

Water Softeners – Please, use the water softener. Dane County is very hard water area. The water is clean but builds up lime deposits, which corrodes the water pipes, hot water heater, dish washer, and all faucets if the water softener is not turned on and filled with salt tablets or granular salt. Once the pipes are too corroded, they will have to be replaced. Same is true for water heater, dish washer and faucets.

Salt bags can be bought in 25 lb bags and 50 lb bags. You can purchase water softener salt at most grocery stores, Home Depot, Mounds Pet Food Warehouse, Farm-n-Fleet and Menards. There are also companies who will deliver water softener salt to your place and put in your softener tank for a price.

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Phone Books, newspapers or other unsolicited mail.

Every year we get the new years phone book delivered about February or March to each condo owner. Since there is more than one company, we get multiple phone books. I know you didn't request them but don't leave them at the curb. Please, pick them up and put them in recycling container if you are not interested. The yards look trashy if they are left out. The same story is for other unsolicited mail, catalogs left in the newspaper slot. Please, pick up and put in trash. The orange bagged advertisement newspaper comes once a week thrown some where in your yard or driveway whether we want it or not. Please pick it up and recycle newspaper and discard orange bag in trash. Do not leave this for the lawn care people; this is not part of their job duty.

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Meeting Adjourns: 9:15 PM, Melissa, Heidi.

**NEXT MEETING: HICKORY MEADOWS ANNUAL
CONDO MEETING,
Tuesday, May 1, 2007 at 7:00 PM,
SUN PRAIRIE PUBLIC LIBRARY,
HELD IN: **COMMUNITY ROOM,**
(JUST BEFORE YOU ENTER THE MAIN LIBRARY)
LOCATED AT 1350 LINNERUD RD**

Condo Board

Melissa Haas, email: melissa.haas@era.com, Phone: 444-0257 (Management Company)
Mailing address for all forms: 1061 Chandler Lane, Sun Prairie, WI 53590.

Carole Kraak, email: hickory_meadows@yahoo.com

Bob Gorleski, email: bsme85@aol.com

Mary Lestina, email: mlestina@peoplepc.com

HICKORY MEADOWS CONDOMINIUM ASSOCIATION

**1061 Chandler Lane, Sun Prairie, WI 53590 Phone: (608) 444-0257 Fax: (608)
837-6108**

Hickory Meadows Annual Condo Association Meeting

Date: Tuesday, May 1, 2007, 7:00 PM
Meeting called to order at Sun Prairie Public Library
Board members present: Bob, Mary, Melissa, Carole
Social Committee Members: Jennifer, Nicole
Guests Condo Owners present: 12
We have quorum.
Call to Order: Bob, Melissa

Minutes from last meeting(April):

Accepted with changes, see social committee–Nicole, Darci

Treasurers Report:

Checking account balance as of 05-01-07: \$7,171.20

Savings account and reserves: (See attached, Treasurer's Report)

Money Market Savings as of 05/01/07 \$14,972

Reserve Fund (Saving Acct) as of as of 9/05/06 created 2 CD's with \$10,000/each

Reserve Fund (Saving Acct) as of as of 9/05/06 created 1 CD's with \$15,000

Reserve Fund (Saving Acct) as of as of 01/13/07 created 1 CD's with \$10,000

Property Managements Report

Profit and Loss Sheet, May 2006 – April 2007(Handout - see attachment)

Income & Expense by Month May 2006-April 2007 (Handout - see attachment)

Lawncare had late billing so last charge is not in this record.

2 delinquent condo dues – payment plan for both has been started

Melissa, will do a property walk through as will Eric Lawn care for needed repair and replacements.

Melissa will should have mailed each of you a list of who was the contractor for your property with regard to roofing, siding, windows, doors, electrical, plumbing, furnace, a/c, fireplace(if you have one), counters, and floors. This is to be used as a reference for when you have problems, or wish to replace something inside of your condo. Please keep with condo book for when you sell your condo, the information is available for new owner.

If you have outstanding Condo Fees due, please contact Melissa Haas at 444-0257. New owners, you should contact Melissa also to get all the info needed as a new owner.

Social Committee (Jennifer and Nicole)

Some dates if you are interested in a Brewers game.

Sunday, June 24 @ 1:05PM – KC Chiefs (Bill Hall Bobble Head)

Saturday, July 21, @ 6:05PM – SF Giants (Brewers Keychain and 5K charity run/walk)

Friday, August 31, @ 7:05PM – Pittsburg Pirates (1982 Brewers 25th Anniversary & Pete Vukovich 5 inch Collectible Bobble Head)

Saturday, September 29, @ 6:05PM SD Padres (Fan Appreciation Night) –giveaways all night long, very fun!

Milwaukee Brewers Game in Summer, if we get 20 or more people to commit, reduction in price.

Mallards Game in Summer dates still to be provided.

National Night Out – Thursday, August 9th, details to follow.

Planning a community Garage Sale for August 2007

Old Business:

Mailboxes – we’ve had a bid of \$8,000 to move back 88 mailboxes by 6-inches. We are still trying to find out if this can be done with regard to underground wiring and piping. We are also trying to work with the city on how to resolve, if we cannot move the boxes back the correct distance.

Satellite Dish Agreement – Cost to remove former owners satellite dish will cost the association \$75/dish plus repairing holes to roofing. All owners who have a satellite dish currently must remove the dish when they move out. New owners can not use former owners dish whether it’s from the same company or a different company. New contracts get new satellite dish installed.

Finishing of Decks and Stain - Remaining decks should have been power washed on May 17-18 and allowed to dry to those decks that were not sealed from last fall. He should be done staining decks. Those of you questioning if the decks looked sealed, “Thompson” stain is the only one that beads up, all other deck sealers do not.

Addition of deck stairs – Herman Kraus –Letter regarding this question. He has final say via the city as to design changes to the condo association. He thought it would create a sloppy streetscape with curb viewing. He wanted to create an appealing view from the curb.

The assignment of responsibilities sheet handout(Matrix), provided to each owner upon moving into condo association. The matrix tells what the association is responsible for and what the condo owner is responsible for with regard to inside and outside areas of the condo. For example, doors and windows are the responsibility of homeowner but the

association tells owner what type of door or window they can buy to match the rest of the association.

New Business:

Condo By-Law Changes – Rental change ([See attached sheet](#))

Vote motion to accept all board members.

Future Work for Condo Properties –

- Power wash the front porch, front siding and garage only on the main level within the next month now that the construction has finished digging up dirt.
- Plan to replace shrubs and trees. Fill-in some areas where we can add more shrubs.
- Bid to have “kick plate” primed and painted \$7.00/plate.

Open nominations for New Condo Board Member. Please email:

hickory_meadows@yahoo.com if you wish to nominate someone to the board.

Owner Discussion

1171 School Street Problem

The person renting condo has moved out

Paul Wesson of Hill Condo’s(Blair House), had money taken by Prestige Property in the amount of \$9000. This money was put into our account. Hill Condo’s would like Hickory Meadows Condo Association(HMCA) to give the money back or they will start legal action. Why? Prestige Property did not have Hill Condo Association bonded for that high of an amount so they cannot get the full amount lost.

Melissa is going to find out what bonding company is going to payout to Hill Condo’s and what amount of bond did Prestige Property take out for HMCA. If we can get back the money from the bonding company and come out even for our losses, we will pay Hill Condo’s. If not, that will be discussed at the next meeting.

Air Conditioner windows units – discussion with by-law changes.

Islands in mediums – discussion of possible plantings with little to no maintenance.

Condo Owner Advice

Air Conditioner(A/C) – Spring is a good time to have it cleaned by the start of the season by a heating and cooling contractor.

Furnace System - Early Fall, have it cleaned by a heating and cooling contractor.

Both cases, this will improve the life of the product so you do not have to replace either item earlier then needed.

Contractors:

Bohling & Sons, 837-5909, installed most of the furnace and A/C units. \$ 88.62 for normal cleaning of each, extra for filter & Freon if needed.

Dave Jones, 222-8490, Don’t have a price from them but they can do furnace and A/C unit cleaning.

Lanmark Services Cooperative, 251-9010, ext 4267. Heating and cooling company in Cottage Grove. One of our condo owners who is a Comfort Advisor to the company has offered the following spring special regarding tune-ups: if condo owners mention this offer they can have A/C tuneup for \$69.00. Furnace tuneup for \$79.00, (with filters, water panels, Freon being extra). They also offer a full line of indoor air quality products.

Water Softeners – Please, use the water softener. Dane County is very hard water area. The water is clean but builds up lime deposits, which corrodes the water pipes, hot water heater, dish washer, and all faucets if the water softener is not turned on and filled with salt tablets or granular salt. Once the pipes are too corroded, they will have to be replaced. Same is true for water heater, dish washer and faucets. Salt bags can be bought in 25 lb bags and 50 lb bags. You can purchase water softener salt at most grocery stores, Home Depot, Mounds Pet Food Warehouse, Farm-n-Fleet and Menards. There are also companies who will deliver water softener salt to your place and put in your softener tank for a price.

Repair Water softener – Hellenbrand, 251-7681 put them into units. If it's working correctly, there shouldn't be any lime(white powder) build up on any of your fixtures.

Other Business Reminders:

Trash/Recycling

We are seeing a great deal of blowing debris. Please help.

Trash - Please make sure your trash is in sealed bags or containers. Weather is now windy and trash is blowing everywhere and collecting in other condo owners lawns. Lawn care person is not contracted to pick-up trash.

Recycling - Cardboard should be flattened tied together with twine and placed under the recycling container. Do not leave cardboard free and stacked next to mailboxes. The wind takes the cardboard and blows it down the road. Magazines, newspapers should be placed in brown paper bags or tied up with twine. Miscellaneous paper or junk mail should be placed in brown paper bags or even a plastic grocery bag that can be tied to keep the paper from blowing through the neighborhood. These bundles can be put on top of recycling container to keep plastics from blowing out of the container and through the neighborhood.

Storm Doors for Condo Front Door

Make: Larson Storm Door

Model #248-TL (self storing twin lite or the equivalent of this model).

Purchase through: Chase Lumber –McCoy Road, near Walmart. (on same service road behind Block Busters movie rentals).

*** NOTE -Gas / Charcoal Grills or open flame cooking devices:
NO GAS OR CHARCOAL GRILLS SHOULD BE ON THE DECKS OR
PORCHES AT ALL.**

If the police or anyone else reports your grill on the deck or porch, you are responsible for paying the fine not the association. This is a Sun Prairie Law. These Grills may be used on your driveway but must be 10 feet from the building.

From the open burning ordinance in the City of Sun Prairie

(the entire text can be found at:

<http://www.cityofsunprairie.com/admin/images/473b480cac.pdf>)

MOVING OUT PROCEDURES:

IF MOVING OUT THE FOLLOWING ITEMS MUST BE GIVEN TO THE NEW CONDO OWNER.

(We've noted many condo owners do not know this is required by Wisconsin Law.)

1. Cover letter for Condominium Disclosure Materials (Wisc. Stat. 703.33(1) & (2))
2. New owner must be given the Hickory Meadows(HM) Condo Booklet given when you moved-in at time of ownership. (If you cannot find yours, this is now in PDF format, just print all sections and take to a copy shop to get spiral bound.)
3. Any Bi-Law and Amendment up-dates and or other changes must be included with the HM Condo Book, placed at back of book. (All are in PDF format to print yourself.)
4. All HM Condo Board Meeting Minutes must be handed over to the new person in chronological order. (All are in PDF format to print yourself.)
5. Provide new owner with form for Auto-Deposit of HM Condo Fee. They must be hooked up to take over when you leave.
6. They also should be given New HM Condo Owner Form to fill-out.
7. They should be given Satellite Dish Form if they plan to install a dish instead of using cable. All three forms should be handed over to Melissa Haas or one of the condo board members. (NEW VERSION)
8. **Please, let Melissa (email: melissa.haas@era.com, Phone: 444-0257 (Management Company) know your last mortgage day of being in the condo, especially if you have direct deposit so we can stop your condo fees. Let her know who the new owners are with an email and a working phone number to be able to contact them. Let the new owners know, they should mail all forms to: [Melissa Haas, 1061 Chandler Ln, Sun Prairie, WI 53590.](#)**

Meeting Adjourns: 8:00 PM, Darci Knouse, Eden Lafond.

NEXT MEETING:
CONDO MEETING,

HICKORY MEADOWS ANNUAL

Thursday, June 7, 2007 at 7:00 PM,

BEEF O'BRADY'S,

Condo Board

Melissa Haas, email: melissa.haas@era.com, Phone: 444-0257 (Management Company)

Mailing address for all forms: 1061 Chandler Lane, Sun Prairie, WI 53590.

Carole Kraak, email: hickory_meadows@yahoo.com

Bob Gorleski, email: bsme85@aol.com

Mary Lestina, email: mlestina@peoplepc.com

**Hickory Meadows Condo Association
Annual Meeting**

**Treasurer's Report
May 1, 2007**

Checking Account: \$7,7171.20

Money Market Account: \$14,972.55

**(\$1,600 from checking is monthly
deposited automatically in MMA)**

Reserve Fund: \$45,000 in CD's:

2 – CD's with \$10,000

1 - CD with \$15,000

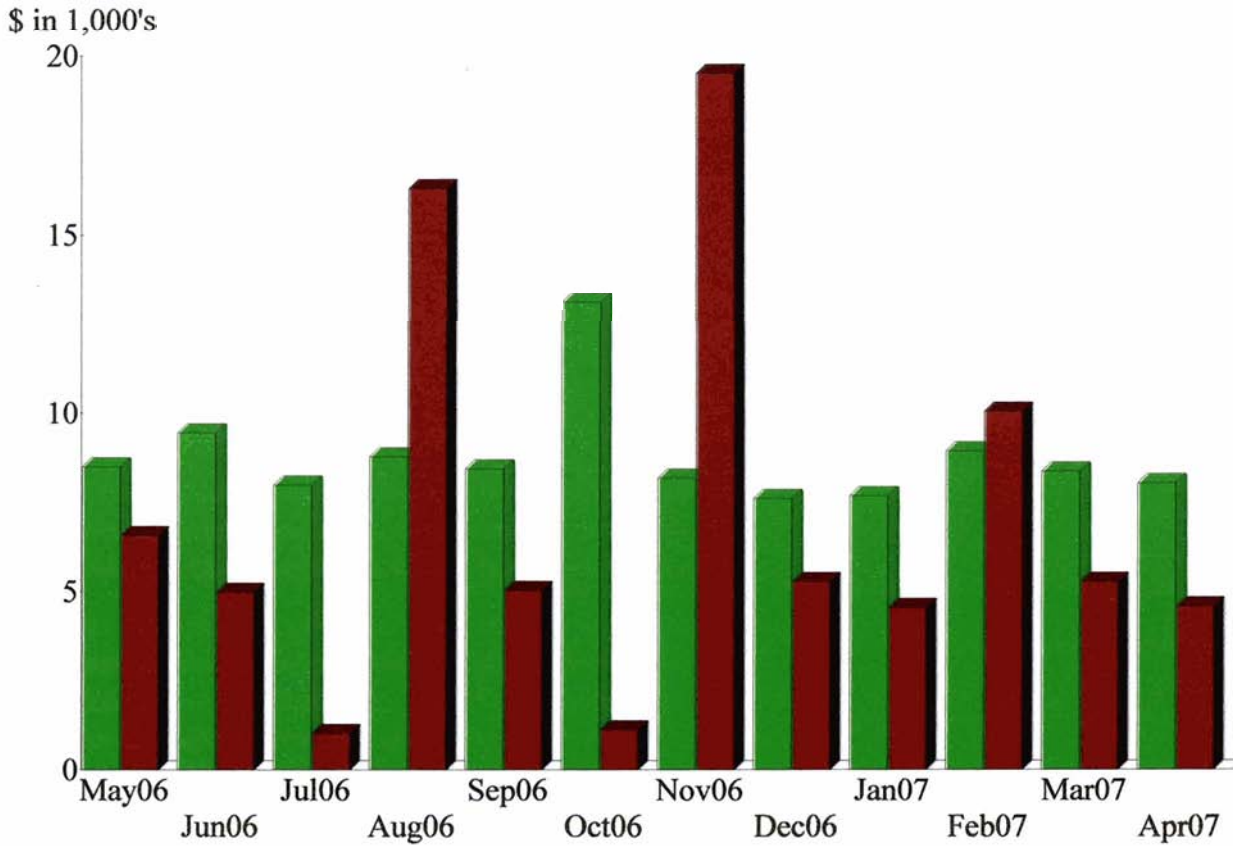
1 - CD with \$10,000

2:33 PM
04/30/07
Accrual Basis

Hickory Meadows Condominium Association
Profit & Loss
May 2006 through April 2007

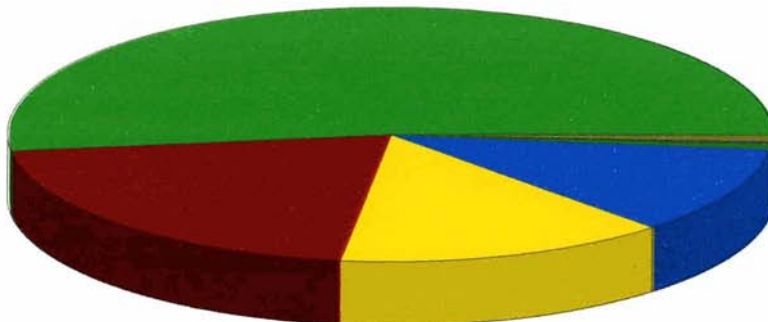
| | <u>May '06 - Apr 07</u> |
|--------------------------------|-------------------------|
| Ordinary Income/Expense | |
| Income | |
| Fee Income | 104,301.40 |
| Total Income | <u>104,301.40</u> |
| Expense | |
| Bank Service Charges | 741.30 |
| Dues and Subscriptions | 190.00 |
| Insurance | 17,388.46 |
| Lawn/Snow | 43,851.22 |
| Management Fees | 11,892.51 |
| Repairs | |
| Building Repairs | 605.00 |
| Computer Repairs | 151.66 |
| Repairs - Other | 8,681.76 |
| Total Repairs | <u>9,438.42</u> |
| Taxes | 250.00 |
| Total Expense | <u>83,751.91</u> |
| Net Ordinary Income | 20,549.49 |
| Other Income/Expense | |
| Other Income | |
| Interest Income | 438.53 |
| Total Other Income | <u>438.53</u> |
| Other Expense | |
| Other Expenses | 200.00 |
| Total Other Expense | <u>200.00</u> |
| Net Other Income | <u>238.53</u> |
| Net Income | <u><u>20,788.02</u></u> |

Income and Expense by Month
May 2006 through April 2007



Expense Summary
May 2006 through April 2007

| | |
|------------------------|--------------------|
| Lawn/Snow | %52.23 |
| Insurance | 20.71 |
| Management Fees | 14.17 |
| Repairs | 11.24 |
| Bank Service Charges | 0.88 |
| Taxes | 0.30 |
| Other Expenses | 0.24 |
| Dues and Subscriptions | 0.23 |
| Total | \$83,951.91 |



By Account

All units shall be owner-occupied. No unit shall be rented, except that each unit owner shall have the right to rent their unit for one rental period not to exceed three (3) months to allow the unit owner to move and resell the unit. This provision shall not be construed to prohibit an owner from having a person or persons who provide living assistance to the owner living with the owner, regardless of the contractual arrangements. The owner must provide the Association with the names, phone number of the tenant and a copy of the written lease or application section of the Offer to Purchase along with the number of occupants and date of closing. The renter must not occupy the unit until there is an accepted Offer to Purchase. The owner shall be and remain financially responsible to the other owners and the Association for any and all financial obligations, and held responsible for actions of misconduct or violations toward governmental agencies or other owners of the tenants and their guests and invitees.