



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

**Hickory Meadows Condo Association January Meeting**

Date: Sunday, January 27, 2008, 2:00 p.m.

Meeting called to order at Bob Gorleski's home. (974 Chandler Lane)

Board members present:

Bob, Mary and Sharon

Called to order by Mary.

**Minutes from last meetings:**

Minutes were not available for September or October meetings.

**Treasurers Report:**

Checking account balance as of 1/27/08: \$6,801

Reserve Fund (Money Market Savings) as of 1/27/08: \$14,824

Reserve Fund (Savings Acct. – 2 CD's) as of 1/27/08: \$10,560

Reserve Fund (Savings Acct – 1 CD) as of 1/27/08: \$15,840

Reserve Fund (Savings Acct. w/Heritage Credit Union – CD renewed on 6/30/7 for 9 mo.) as of 1/27/08: \$10,250

**Property Management Report**

Maintenance Issues:

1043 and 1067 Chandler – Siding was ordered.

952 Chandler – Snow removal issue.

1041 Chandler – Van has been abandoned in parking spot.

Melissa Haas' new e-mail address: [mhaas@charter.net](mailto:mhaas@charter.net)

**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).

### **Condo Owner Advice**

**Air Conditioner** – Do not completely cover your outside unit. You should put something over the top only. Mice will get into a unit that is completely covered and cause damage.

**Furnace System** – Remember to have your furnace checked and replace furnace filters with good filters every two months during the winter months when the house is closed. **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.

### **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: [mhaas@charter.net](mailto:mhaas@charter.net), 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 Adjourned**

3 p.m.

**Next Meeting**

February 24, 2008 at 1 p.m.

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**Condo Board**

Bob Gorleski, President

[bsme85@aol.com](mailto:bsme85@aol.com)

Mary Lestina, Treasurer

[mlestina@peoplepc.com](mailto:mlestina@peoplepc.com)

Sharon Manor, Interim Secretary

[sharonmanor@charter.net](mailto:sharonmanor@charter.net)

Melissa Haas, Management Co.

[mhaas@charter.net](mailto:mhaas@charter.net)

(608) 444-0257

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