

- HELLO -

April

2022



Dear Residents,

The cold winter weather is fortunately beginning to fade away. Higher than predicted natural gas prices affect our budget. We are around \$70,000 over budget on natural gas through February so hopefully the warm weather starts soon.

The lack of snow has given the maintenance crew a nice jump on the pond system preparations and it has been great for the crew to work on the grounds most of the winter and early spring. Pools open in late May so hang on, it is only a little over a month away!

Water damage to buildings is one of the most difficult aspects of maintaining a building. Preventing water leaks is critically important, this is especially important for second floor condominium owners because you have a finished unit below you. There are numerous things you can do as a homeowner that can prevent sudden and accidental water damage to the building. Just checking over your unit carefully can catch small problems before they cause damage.

Each spring we have several preventable water leaks, so to help avoid this from happening in your unit there are some steps you can take to prevent the most common problems. Start by inspecting your under sink plumbing for small leaks. A small leak can not only ruin your cabinet, it can grow and become big enough to leak down into the unit below you. It is important to clean out under each sink to identify if there is a problem. Garbage disposals for example can rust out and water can run right through them.

It is also a good idea to check your air-conditioning system carefully as soon as you start it for the first time. Having it serviced regularly helps tremendously. Keeping a clean filter in your air-conditioner is the easiest way to prevent problems. A clean filter prevents dust and dirt from accumulating inside your air conditioner which, over time, can cause the air-conditioning drain system to become plugged.

A careful check of your caulking and plumbing connections under sinks, behind toilets and washing machine connections can catch small problems before they become serious issues.

Have a Great Month!

Tom Martin, General Manager



## ANNUAL MEETING

**The Annual Meeting is on Sunday, June 12th, 2022. Mark your calendars!!!  
We will be back at St. Peters Church.**

There will be three board vacancies . If you are interested in running for the Board, you must complete a "bio" sheet. Let the office know and we will email or mail you one. We must have this back to the office no later than May 18th so it is included with the Annual Meeting packet.

## **Cherokee Country Club**

We are now posting the weekly specials for the Sports Lounge on our website. Look in the country club link under the "Info" tab. The Sports Lounge is open Wednesday 11am to 7pm, Thursday & Friday 11am to 9pm and Saturday & Sunday 7am to 2pm. Reminder, our website is cherokeegardencondos.com and their website is cherokeecountryclub.net. You can browse the menu's and specials there as well.

### **Upcoming Cherokee Events**

#### **Monday, April 18, Ladies Luncheon**

The Ladies Luncheon will be held at Murphy's on HWY 113 at 11:30 am. We will be ordering from the menu. Please feel free to join us! If there are any questions please call Penny Traiber at 249-1499.

#### **Tuesday, April 26, Cherokee Flower Garden Club, 6:30pm in the Clubhouse.**

1st meeting of the year! We welcome new members! Agenda is getting to know each other again, exchanging tips and or seeds, and planning the season's activities. Please call Paul at 222-0851 or email xyzpah@yahoo.com for any questions.

#### **April 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.

**Euchre Club:** The Cherokee Garden group will meet the first and third Tuesdays of the month, at 7:00pm in the Clubhouse. Please contact Yvonne at [ypawlow@yahoo.com](mailto:ypawlow@yahoo.com) or (608) 334-8062 for more information.

**LGBT & Allies Social Salon:** Meeting on Friday's from 4:00 to 6:00pm in the Clubhouse. Come and join your neighbors for a variety of topics. Please contact Peggy at 358-1986 for more information.

#### **Parking Stalls for Rent:**

Bldg. #24, \$35.00, Call Marcie, 608-249-6730

Bldg. #5, \$40.00, Call Linda, 847-370-5995

#### **For Sale:**

**Elektra 7 HD folding power wheelchair with accessories. Never used, paid over \$3,200, asking \$1,800.**

**Please call Joyce at 608-575-4369**



**Office Phone: 244-8144  
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 **Cherokee Garden**  
CONDOMINIUM HOMES, INC.

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