

**Cherokee Garden Condominium Association, Inc.**

Dear Owners,

We have only had a few deep freezes so far and heading into the back half of February we look like we are beginning to see winter finally winding down. Utility costs are over budget through January but the above average temperatures in January brought the utility costs closer to budget. The building utility costs, which covers natural gas, common area electric, water and sewer was \$376,725 year to date through January. Compared to our budgeted estimate of \$367,025, so we are over budget by \$9,700 year to date on utilities, so we were only over by @ 2.5%. When considering all the variables and price fluctuations related to natural gas and inflation we are doing well.

Overall total operating expenses year to date we are over budget by \$29,351. We had estimated \$1,257,670 versus and actual \$1,287,021 so we are 2.3% over budget year to date. Insurance costs and building repairs have been above our estimates but overall we are in good shape to begin 2023.

The association staff has been working hard to get ready for the big spring push. The maintenance equipment is being serviced, the grounds crew is making great progress too on all the different renewal pruning projects. The service team is doing the winter preventive service on the various building systems. From the outside, winter seems like a slow time for the staff but between the snowfalls, cold spells and various unpredictable repairs we are as busy as ever.

We are working with our arborist and waiting for the ground to firm up for some large tree removals. We had an ash tree develop a big split behind 4962 N. Sherman Ave. and fortunately we caught it before it hit a building. If you ever notice a structural problem with a tree let our office know right away and we can double check to be sure it gets on our list.

Have a great month! Tom Martin, General Manager

February is full of important /famous people in history: All were February babies!

February 4, 1913: Rosa Parks, February 7, 1867: Laura Ingalls Wilder, February 11, 1846: Thomas Edison, February 12, 1809: Charles Darwin, February 15, 1564: Galileo Galilei, February 22, 1732: George Washington, February 27, 1932: Elizabeth Taylor, February 12, 1809 : Abraham Lincoln, February 26, 1932 : Johnny Cash, February 6, 1911 , Ronald Reagan, February 6, 1895 : Babe Ruth, February 7, 1812 : Charles Dickens

Parking on Golf Course Road:

Owners must move vehicles as soon as possible after a snowfall. During the past few bigger snowfall events vehicles that didn't move properly created a lot of icing that requires more salt and it makes clean up more difficult. Also, please park indoors to the fullest extent possible.

Upcoming Cherokee Events

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 608-630-8280.

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 or (608) 334-8062 for more information.

PRIME RIB NIGHT Thursday, March 9 at TPC Wisconsin

See the attached flyer with the email containing the Condo Comments

Want to Garden?? Put your name on the Black Hawk Community Garden Waitlist and you may be growing your own veggies this summer! Contact Cathy & Bonnie at gardenregistrar@gmail.com. Provide your name, email address, phone number, and street address.

Black Hawk Community Garden is on the school grounds facing Wheeler Road. Tools and water are provided as part of membership. There is an income-based, modest annual fee for a 10' by 20' plot. Four community service hours coordinating with a garden leader are required during the season.

Annual Spring Meeting is Saturday March 25th from 9 to Noon in the Cherokee Garden Condos Clubhouse.

For Sale:

"Sunny" exerciser under desk Magnetic Cycle, Displays Distance, Calories, Time, Speed. Hardly used! Please call Jill, 608-575-5758. Asking \$50.00

Parking Stall for Rent

Building #24, \$40.00 per month, Call Marcie, 608-249-6730

♥ *Happy Valentines Day* ♥

IMPORTANT: If you do rent out your stall, you MUST CONTACT THE OFFICE to let us know the name, address, and phone number of your renter in case we need to contact them in an emergency situation.

Reminder: Go Paperless!

To get on our Condo Comments monthly email list, send an email to cherokeegcnews@gmail.com with the word **Subscribe** in the subject line—be sure to include your name and condo unit address. You must have Adobe Reader or another PDF reader installed to view the Condo Comments newsletter.

Office Phone: 608-244-8144
Maintenance Phone: 608-241-4747

cherokeegc@gmail.com
www.cherokeegardencondos.com