



Cherokee Garden Condominium Association Inc.

Dear Residents,

Unfortunately, due to numerous factors, the maintenance fee had to be increased quite a bit to cover the anticipated cost increases for 2022-23. We need to keep up with inflation to prevent deferring maintenance in the future. We are in unprecedented times when it comes to cost increases in energy, insurance, labor costs and building materials. To say that this year has been difficult would be an understatement. The Association needed to raise the fees to maintain a strong balance sheet.

We have been working hard trying to get contractors lined up this summer for various projects. There are decks, railings, water softeners, awnings, alarm systems, gutter screens, attic insulation, dryer vents, sidewalk repairs, retaining wall replacements all being scheduled. These items are all part of our Capital Reserve Fund expenditures. This fund covers the anticipated needs for the common areas. The association does have money in reserves for these items. The association also has operating reserves to handle unexpected operating cost increases. There are some costs that are the unit owner's responsibility financially, roof replacements is one. Roof costs are divided by square footage by individual the buildings.

Many buildings on both ends of the development are going to have roofs replaced this summer and fall. The type of shingles we specified were in very short supply over the past few years due to manufacturers focusing on their top selling shingles at the exclusion of the higher quality shingles, primarily due to the Covid-19 shutdown and supply chain issues. In an effort to reduce potential hail and wind claims in the future, we specified class-4 hail resistant shingles, the highest rating available. The wind rating for these type of shingles is 130 mph. These shingles are of much higher quality than typical shingles and much better at providing protection to the structure and hopefully adding to the useful shingle life and reducing the risk of hail related insurance claims long into the future. Our contractor has found a source for enough shingles for our project so we can begin roofs soon. Owners needing roofs will be getting notices very soon.

Our association is also replacing all the remaining original railings in 2022. We were fortunate to be able to buy all the materials needed for the railing replacement prior to a major escalation in price. Our contractor's distributor said the price of extruded aluminum tripled after the start of the war in Ukraine because most of this type of aluminum comes out of Russia-so our timing was very fortunate. Owners with old railings should be prepared to have their porches cleared off on fairly short notice-a week or two at the most. Porches by the way are not supposed to be used for storage items, so be sure to clear them out before the association begins the process.

Hope to see you at the annual meeting! Have a great month!

Tom Martin , General Manager

Annual Meeting! Sunday, June 12th, 7:00pm, St Peter's Church

Please join us or give your signed blue proxy to any neighbor that plans on attending the meeting. You can drop off any last minute proxies at the association office (drop box) at 1436 Wheeler Road no later than 8:00 am Friday morning. Your vote counts and we are counting on your vote! If you plan on coming to the meeting, we will provide you with a ballot when you register at the meeting for voting for directors.

June 14 is Flag Day, be sure to raise the flag!

June 14 is also the Full Moon!

June 19 is Father's Day, don't forget!

June 21 is the first day of Summer, get outside and enjoy!



Please, Please, Please slow down! Especially on Golf Course Road. This road is shared by many residents and walkers. Please respect everyone's safety and SLOW DOWN!

Upcoming Cherokee Events

Thursday, June 16, Ladies Bridge

This month will be in the Condo Clubhouse from 10-4pm. This is the event that is usually in the Country Club. Contact Susan Lebergen at 316-0574 with any questions.

Monday, June 20, 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.

June 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 or (608) 334-8062 for more information.

For Sale:

Recliner Chair, \$150, Table Lamp from Pier One Imports, \$89, Brand new area Rug, off white, blue, pink, yellow & orange, \$80, Tropical wall picture, \$69, Single Electric Medical Bed in excellent condition, \$269, Small to medium table with brass accents, \$160, All items are also Best Offer! Call Sheli, 608-213-5672

Parking Space for Rent:

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

Bldg. #10, \$40.00 per month, Call Sonnie 608-665-3221

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



 **Cherokee Garden**
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