



Cherokee Garden Condominium Association Inc.

2023

Dear Residents,

This is a good time of year to service air-conditioning systems and we recommend doing this on a regular basis especially if you use your ac system frequently. One of the more important steps in servicing your air conditioner is to be certain the drain line is cleared out and the drain pan functions properly. When you first turn on your air-conditioner, be sure you take a quick look at the part of the system that is inside your laundry room after it has been running for an hour or so to be sure there is no water leaking out of the air handler. If the drain tube becomes clogged, a leak can occur and water will drip out of the air handler which can cause damage to your condominium and possibly the unit below you.

Most contractors have time in May for non-emergency service so act soon to get on their service schedule. We no longer have a group program for AC service but all heating and cooling businesses will schedule routine cleaning. Just don't wait until the weather is extremely hot because they are then in emergency repair mode.

The staff is in the process of preparing the swimming pools this week. The pools historically open on Memorial Day weekend beginning May 26th. That assumes there are no major glitches. Pool season is

anxiously awaited by many owners. The pool hours are from 6:00 am to 10:00 pm so there is always time to get in and swim. If you are new to Cherokee, you will find the pools are a great asset as long as the rules are followed. Take a minute to gather up your pool key and pool tags (4-per unit in the Garden association) and take a few minutes to brush up on the pool rules too. Sharing a pool with 570 owners requires some understanding, and some limitations, so that all owners can enjoy the pools.

We will be sending out annual meeting packets in early June. Be sure to read through the packet of information on the upcoming budget, fee schedules and Board member bios. This year the Association will be giving owners and/or their proxies ballots at the meeting. The meeting is June 11, 2023 at 7:00 PM at St. Peters Church. The registration begins at 6:15.

We are anxious to bring back the summer staff soon and we look forward to a great summer in Cherokee!

Have a great month!

Tom Martin, General Manager



Pets and lawns:

Please try to vary where your dogs relieve themselves on the common areas. Owners that allow dogs to relieve themselves in the same location cause unsightly turf damage that could be avoided by walking them in a different location.

Shrub damage can occur too, so please avoid allowing pets to go in the same spot. Thank you!

Reminder.....

Security doors are sometimes not quite perfect. Be sure the security door closes and latches every time you enter or exit your building. Help keep our buildings safer by reporting any malfunctioning doors and securing them whenever you enter or leave the building. Thank You!

Reminder: The Annual Meeting is Sunday, June 11th at St. Peter's Church on N. Sherman Ave. We will be distributing the Meeting Packets on June 1st. If you cannot attend the meeting in person, please be sure to return your proxy so we make our quorum!

Upcoming Cherokee Events

Bridge: Join us for our weekly social bridge game held at the Cherokee Garden Condos Clubhouse each Monday at 12:45 pm. For more information contact Rosemary LaBounty at 608-772-0111

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.

Happy Mother's Day!! Sunday May 14th!!!

**HAPPY MEMORIAL DAY! May 29th
THANK YOU TO OUR VETERANS
FOR YOUR SERVICE!**



For Sale:

Schwinn Voyager 7 bike, \$50., Saris bike rack, \$50., also other bike equipment including helmet, headlight, cable lock, trunk bag, Saris beam and pump. All in excellent condition.

(3) tennis rackets including Wilson Titanium 28 inch, Please make an offer.

Contact Carolyn at 608-244-2909

Why did the robin go to the hospital? It needed tweetment!

What did the big flower say to the little one? You're really growing, bud!

What do you call a plant that roars? A dande-lion!

What is Spring's favorite kind of pickles? Daffo-dills!

What did the dirt say to the rain? If you keep falling, my name will be mud.

Cherokee Garden Condominium Association Board Minutes

Monday, April 24, 2023 – 6:30 Regular Session

Present: Goodnow, Freitag, Ayers, Griggs, Bowes, Hartwig, Hoffman

Guests: Mike Finnegan

Absent: Levy, McKinley

Visitors Comments:

Goodnow called the meeting to order at 6:30 p.m.

Minutes: Motion made, seconded, and passed to approve the minutes of the March 20, 2023, meeting.

Treasurer's Report: Hartwig reported that our year-to-date net income is slightly higher than budgeted. Regarding expenses, we continue to be over budget to date regarding heating gas and under budget in several other areas. A motion was made, seconded, and passed to accept the Treasurer's report.

Building & Grounds Committee: Olp is scheduling the bridge replacement in front of 1629. Regarding the heating issue in 1625, Hillestad is analyzing its engineer's 78-page report to devise a solution. Two unit owners have installed ring devices. While there is no rule specifically addressing such devices, the Committee has begun discussing implications.

The Committee RECOMMENDED that new Rule 8.3.2 be added as follows:

Hard-Surface Flooring. This rule is effective as of April 25, 2023, and thereafter. Floating wood, vinyl plank, vinyl sheet, cork, and other hard-surface floating floors are allowed in all areas of second- and third-floor units provided that the installation meets a 50 or greater IIC/STC sound reduction rating to reduce sound transmission between units. Hard-surface flooring other than floating floors may be installed only in entryway, kitchen, and bathroom areas of second- and third-floor units. In all cases, second- and third-floor unit owners who wish to install wood or any hard-surface flooring must provide documentation regarding any proposed underlayment and flooring products, including the products' sound reduction ratings, to the Association Management Office via mail or email at cherokeegc@gmail.com and must obtain the approval of the General Manager in advance of any installation. Nail-down flooring or direct gluing of flooring is not allowed in second- and

third-floor units.

Motion was made, seconded, and passed to accept the Committee's recommendation.

The issue of paint odors had been referred to the Policy and Rules Committee.

Long-Range Planning Committee: The Committee met to work on a proposed budget to be presented in May.

Pool Committee: The Committee met and noted that pool thermometers keep disappearing. The Committee would also like a shower to be installed at the "old" pool similar to the one at the "new" pool. Referred to the Office for action.

Policy & Rules: The issue of paint odors had been referred to the Committee. The Committee met and RECOMMENDED that new Rule 8.2.2 be added as follows:

8.2.2 When any portion of a unit is being painted, whether by the unit owner, contractor, or anyone else, the unit owner must make sure that the painter adheres to all safety guidelines noted or recommended by the paint manufacturer and the United States Environmental Protection Agency (EPA) to insure minimal disruption to surrounding unit owners. The EPA guidelines for Healthy Indoor Painting Practices may be obtained from the Association Office or on the Association's web page. The unit owner is responsible for any violation of this rule by any painter.

The Committee further recommended that Rule 11.3 be amended. The rule currently reads as follows:

Outside contractors working during owner's absence.

Should outside contractors be authorized by a unit owner to make repairs of any kind within a unit during the owner's absence, the Maintenance Department must be advised, preferably in writing, that entry to the unit is authorized.

The Committee RECOMMENDED that the phrase "repairs of any kind" be changed to "work." Motion was made, seconded, and passed to accept the Committee's recommendation.

Orientation Committee: It was decided that it would not be necessary to schedule an orientation meeting this close to the annual meeting.

Manager's Report: Mike Finnegan submitted a report in Tom's absence. Pool cleaning will begin next week with pool opening scheduled for May 26th. Ponds are mostly cleaned and hope to be filled by May 1. Yearly roof checks are in progress on both new and old roofs. Bids for remaining roof replacements should be finalized by next week. The trash collection area that TPC allows us to use is scheduled to be paved, and we will be able to continue to use the space. TPC has announced that as of May 1st, owners will need to purchase a club membership at some level to use any facilities including the restaurant space. The first TruGreen lawn applications are scheduled for this week, April 26.

President's Report: The annual board meeting has been scheduled for June 11th and will continue to be held at St Peter's. The deadline for running for open board positions is May 10th. Annual packets will be sent out after the May board meeting. We are going back to our pre-Covid procedure of voting in-person at the meeting. The packet will include a proxy form but not a ballot. Those who cannot attend in person may fill out the proxy form and give it to someone who will receive a ballot and vote on their behalf at the meeting. There will be no option for absentee voting.

The Board adjourned to Executive Session at 7:08 p.m. and reconvened to Regular Session at 7:14 p.m.

Motion made, seconded, and passed to adjourn meeting at 7:15 p.m.

Next Cherokee Garden Regular Board Meeting to be held on Monday, May 15, 2023 –6:30 p.m. at the Clubhouse.