

CONDO COMMENTS

JANUARY

2021

Cherokee Garden Condominium Homes Inc.

Dear Residents,

December finally brought snow for the holidays. The extended fall season allowed us to get the grounds in good shape for spring and the crew is now in winter mode. Other than the snow, the weather has been pretty mild temperature wise which helps the heating budget. The really cold weather may be on the way so here is a little advice in the event it gets really cold.

If you have hot water heat, do not turn your heat down low at night and expect it to climb quickly. Hot water heat responds slowly and evenly in cold weather. Find a comfortable setting and only make very minor adjustments. Be sure your windows and patio doors are closed firmly too. We find many complaints are the result of a partially open window or door.

Sometimes right after an extended cold period, a few second floor owners will notice water dripping out of bath fans or skylights. In certain conditions the attic temperature is so cold, frost can accumulate inside bath fan lines or the glass on the skylight then suddenly thaw and cause a drip. For skylights it is hard to prevent this except by keeping humidity levels low, but bath fans can evaporate the moisture if allowed to run for longer periods of time, 20-30 minutes after showering. It can also be the result of high overall humidity from a humidifier or cooking. If you are noticing condensation, try running your fans a little longer.

This spring and summer we plan to have railings replaced on many of the garden condominium second floor units. When we get close to the actual installation, we will contact you for access. Please never permanently attach anything to the railings, the railings are in limited common space and are subject to the associations rules. Never drill into the railings for any reason. The purpose of the railing replacement is to improve safety and reduce maintenance. All the new railings will be made of aluminum to eliminate rusting.

A number of buildings will be getting new roofs in 2021 so notices have been sent informing owners of the pending replacements. We will work with various quality roofing contractors to get the best product at the best price possible. We will keep you informed as the exact timeline becomes available.

Thanks to all the owners who have made working through a pandemic easier by understanding the difficulties our maintenance staff faces on a daily basis. Let's hope 2021 ends better than it started.

Happy New Year!

Tom Martin, General Manager



Wil's Tip of the Week

Cardboard boxes continue to be a problem as many owners fail to break them down as required by the City of Madison. Please take the time to collapse any boxes you have, it makes collection go much faster when boxes are flattened and tied.

Townhouse owners should not use paper sacks outside in wet weather, many times the bottoms tear out. Thank you, Wil

Reminder....

Face masks are required indoors in all common areas, (hallways, garage, mail area, etc.). Please be respectful of your neighbors, they may have health issues that make them much more vulnerable to all viruses.

Cherokee Country Club

Reminder: The Sports Lounge at the Club is open to everyone here in the condos and town-homes. They have weekly specials Monday, Wednesday, Thursday, and Friday. Closed on Tuesdays. Dine in or carry out. Call 608-709-0648 to place an order!

For Sale: Beautiful Solid Oak Lighted Curio Cabinet, 5 Glass Shelves with plate rail. Size is 77H x 49W x 17D. Glass on 3 sides, Etched Glass French doors. \$350 or best offer. We are downsizing. Call Sandy at 608-249-8424.

General Rules & Regulations Reminder: Close the door behind you.

4.2 Garage door. Automatic garage door closers have been installed to prevent doors from remaining open for any length of time. However, these automatic door closers do not relieve the residents of closing garage doors immediately after passing through. Failure to close the door by means of your individual opener allows the door to remain open for 45 seconds, long enough for an unauthorized person to enter.



Parking Stalls for Rent!

Bldg. #5, \$40.00 per month, Jan 1 thru Apr 30. Call Linda
847-370-5995

Bldg. #22, \$40
Call Jeff at 445-2200

Bldg. #10, \$40
Call Bonnie, 215-3081

Bldg. #2 \$40
Call Calvin at 421-9257



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: 244-8144
Maintenance Phone: 241-4747

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

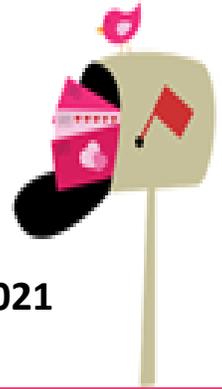
cherokeegc@gmail.com
www.cherokeegardencondos.com



February

Cherokee Garden Condominium Homes, Inc.

2021



Dear Residents,

The association has spent the last month battling the winter weather but we will soon turn our attention to our spring projects. This winter we have had numerous snowfalls and difficult weather conditions which can create some problems for trees and shrubs. The ice and snow cause certain evergreen trees to become damaged due to the weight of ice accumulation. Just as much damage can occur trying to remove the ice. Maintenance will address these as the weather allows and in some cases we will remove them and plant a different plant, better suited to the location.

We have an arborist making the rounds between weather systems to continue heavy pruning and removals. We are still working through the ash tree issues and each year a few more will be removed. We will be treating them again but some don't respond to treatment and need to be removed. Ash borers have taken a significant toll on trees in the Midwest and will continue to do so for a long time. We have noticed more deer than normal in the development, please remember to avoid feeding them. Not only is this against DNR rules, it is against the association rules as well. Not only will the feeding attract deer it can attract mice and other rodents as well.

The maintenance staff had a great jump on winter pruning of shrubs prior to the big snowfalls and we will jump into spring pruning as the weather allows.

Cherokee Country Club is in the early planning stages of making a significant renovation of the Golf Course and Clubhouse. This would be a very positive development for our association if this becomes a reality. We are fortunate to have a recreation facility, restaurant and golf course next door and any upgrades they make can have a positive impact on our association. We will let you know more as this develops further.

Stay warm and have a great month!

Tom Martin, General Manager

♥ *Happy Valentines Day* ♥

General Rules & Regulations Reminder: Pets

10.2 Control of pets. Pets may not be left unattended in any common area such as lobbies, hallways, or outside. Pets must be leashed to comply with City of Madison ordinances. Pets may not make excessive disturbing noises, display uncontrolled aggressive behavior, or otherwise interfere with the rights, comforts, or conveniences of other residents.

10.3 Cleaning up after pets. Owners are responsible for immediate cleanup of any waste or messes committed by their pets, or pets of guests. Sewers or condo trash rooms may not be used to dispose of pet feces. Pet feces are to be flushed in the owner's toilet. The Board may fine owners who do not clean up waste or messes committed by their pets, or the pets of guests.

Cherokee Country Club, Sports Lounge—Valentines Day Special!

Valentine's Day

Enjoy valentine's day this year with dinner from Cherokee! Our heart shaped pizza packages are available for dine in, take an bake, or order ahead for only \$35!

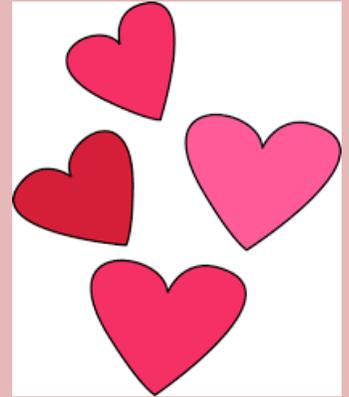


Choose between a soup or salad
One 12inch heart shaped pizza of your choice
A dessert made for 2
And a split bottle of bubbly for you and your hubby!

PIZZA CHOICES

MEAT LOVERS MARGARITA
VEGGIE DELIGHT SUPREME
B.Y.O.P.

Call the Club to
place your order,
608-709-0648



Spring is almost here! Let's dust off the golf clubs and head over to the heated driving range at Cherokee Country Club. The range is open to the public!

608-709-2148 is the direct number to the golf range

Hours are:
Tuesday – Friday 10AM-7PM
Saturday and Sunday 9AM-6PM

Punch cards available, ten 30 minute sessions for \$130.

Parking Stall for Rent

Bldg. #5, \$40.00 per month, Feb 1 thru Apr 30. Call Linda
847-370-5995

What did the chef give to his wife on Valentine's Day? A hug and a quiche.

What did one light bulb say to the other on Valentine's Day? I love you a whole watt.

What did one cat say to the other cat on Valentine's Day? Don't ever change, you're purrrfect.

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!

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cherokeegc@gmail.com
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Condo Comments



2021

Cherokee Garden Condominium Association, Inc.

Dear Residents,

The Cherokee maintenance department survived a long two months of snow and ice removal. The winter weather was ideal for the creation of ice dams, but no reports of actual ice related damage, which is great news considering how tough the conditions were. The most recent forecast looks promising with warm weather finally on the way it appears the ice dam season looks to be officially behind us. I am looking into various potential solutions or improvements we can make to help prevent ice formation in the most vulnerable areas.

Our tree trimming crews will be making the rounds as there are a number of large pruning projects on the schedule. The age and size of the trees keep this major pruning an annual event. We have been treating the ash trees for many years to avoid a total collapse of the ash tree population and in general the treatments have been very effective. The treatments have a 95% effectiveness rate but we still lose a few each year to ash borer.

We had a sprinkler pipe break in a condominium unit that had the heat go out while the owners were away and it allowed the unit to drop in temperature enough to freeze the pipe. When the pipe broke it caused significant damage. I suggest owners remember to follow the association's recommendation to keep heat at 62 degrees when gone.

In units that have your own furnace, have your furnace professionally serviced each fall and replace old equipment proactively and not wait for the equipment to fail, especially if you are gone for the winter. All units, including hot water heated units should talk to your heating/air-conditioning technician about ways to monitor your in unit temperature while you are away from home. There are numerous technologies available to monitor your house temperature when you are away. There are thermostats that connect to your wifi that will inform you if it dips below the desired setting which could prevent these types of losses. There are also simple devices that plug into an outlet that can turn on a radio or light that could inform neighbors of a low temperature situation. There are also phone dialers that will call you if temperatures dip below a certain preset temperature, all of these strategies could save us from a potentially catastrophic loss.

Lastly, have someone check your unit on a very regular basis when you are out of town for heat, minor leaks or other unforeseen issues to catch them before they get out of control.

Think spring! Tom Martin, General Manager

Eric's tip of the week:

Grease clogs are avoidable if you are conscientious about the grease and oil used for cooking. Dispose of old grease carefully in your trash, be creative and find a suitable secure container and get it in the garbage, not your drains.

Also run plenty of hot water and soap down your drain when washing greasy pans. *Eric*

Jim's Tip of the week:

Call the maintenance department if you need help disposing of a large item. Anything the City takes we can pick up.

Exceptions – TV sets now need stickers and must unfortunately be hauled down to the City Street Department at 4602 Sycamore Ave.

Jim



Spring planting season is just around the corner so, before you bring it out, here's a reminder: When planting around your unit, please avoid placing lawn ornaments and other items of personal taste and stick to flowers and bird feeders. Do not plant anything that needs a trellis, a cage, or a fence. No fake flowers, empty shepherds hooks or empty flower pots. Make the area around your unit beautiful but please respect the condo rules.

Thank you!



The Month of March is full of great things!!!

Daylight Saving Time begins on Sunday, March 14th. Remember to turn your clocks ahead one hour!

St. Patrick's Day is on Wednesday, March 17th. Celebrate all that is Irish even though you may not be!

Spring begins on Saturday, March 20th. Can I have a hip hip hurray?!!!

The only full moon in March is on Sunday, March 28th!

Quotes:

A best friend is like a four leaf clover: hard to find and lucky to have!

Winds of March, we welcome you, there is work for you to do. Work and play and blow all day, Blow the winter cold away!

Lucky is believing you're lucky!

Hello March, Trust in the magic of a new beginning!



March is National
CRAFT
Month!

HAVE SOME FUN AND BE CREATIVE!!

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CONDO COMMENTS A P R I L

2021

Cherokee Garden Condominium Association, Inc.

Dear Residents,

It seems everyone is ready for spring this year. After a furious few months, winter ended suddenly and the staff has been able to begin numerous projects. With more and more people getting their vaccinations we are starting to get back to normal. The association is following the current Dane County Covid guidelines and we will continue to do so until we are back to normal. It is still a bit early to let you know where, when and how we plan to run our annual meeting but we will know more in the upcoming weeks. The annual meeting is tentatively scheduled for June 13th. The Board will review the Dane County orders and plan accordingly.

The swimming pools are scheduled to be open on Memorial Day Weekend which begins May 28th. We have a pool repair project at the old pool to repair the coping around the top of the pool and replace the pool tile. Hopefully, the weather cooperates to allow this to get done on time. Badger Swim Pools will be making the repairs.

The staff is cleaning up the grounds and we will be analyzing how the plants survived the winter. We fared a little better this winter than in 2019-20. Although there is a little more evidence of deer browsing this spring. Please avoid ground feeding birds, they tend to draw in nighttime unwelcome rodents and deer. The staff is really looking forward to the nice weather ahead as we have been able to get out in the grounds and begin the massive spring cleanup process.

We also really appreciate the beautiful plantings throughout the development. Now however is a good time to remind owners that you need to exercise good judgment about what you do in the common areas relating to planting or placing anything outside. There are certainly hundreds of different things that should not be placed outside. Please, no ornaments, lights, tools, grills, dog tie outs, vegetables, ground level feeders, plastic edging or any patio block areas larger than 4'x6'. "When in doubt don't set it out." We really do not enjoy telling owners they need to return their expensive purchases. Personal decorations are for inside your unit, not outside. Thank you in advance for your cooperation.

Have a great month! Tom Martin, General Manager

Fire Alarms: When a fire alarm is activated, please assume there is a fire and follow SOP! SOP or Standard Operating Procedure is to leave your unit and exit the building. The fire alarms are not connected directly to the fire department except in Buildings 1–5. As systems are replaced they will all eventually be connected to the fire department.



Air Conditioner Service!

Unique Heating and Air Conditioning is offering the association residents a spring tune up for a price of \$70.00. This service can cost over \$100 with other contractors. The checkup includes cleaning and servicing the outside air compressor, checking refrigerant levels, lubrication, cleaning the condensing unit and inside drain pan. Additional parts if needed are extra and would be billed at a 10% discount. **The service must be scheduled by June 15th to get the early season discount! Email is the preferred method of scheduling this service, uniquehtg@gmail.com, or phone number, 249-9733.**

ANNUAL MEETING

As of now, we do not know where, when, and how the Annual Meeting is taking place. A decision will be announced in the May newsletter.

TruGreen Lawn Application for 2021

The 1st application will be **Wednesday, April 7th**. Rain date will be the first dry date after the scheduled date. Future dates will be posted to the website and in the May newsletter.

Fun facts about the month of APRIL!

April's Zodiac Signs Are Four-Legged Hooved Creatures

April's Honorary Flowers Are Daisies and Sweet Peas

The Diamond Is April's Birth Stone

Leonardo da Vinci Was Born in April

William Shakespeare Was Born and Died in April

On April 15, 1912, the famous Titanic ship hit an iceberg and sunk on her first and only voyage.

George Washington was inaugurated as the First President of the United States on April 30, 1789.

On April 11, 1970, Apollo 13 was launched and ran into difficulties about two days later. It was then that the famous line "Houston, we've had a problem here" was said, and is today usually misquoted.

After a 1,500 year break, the first Olympics of the modern era took place on April 6, 1896, in Athens.

And of course, as we all know, "April showers bring May flowers," so if the rain of April ever gets you down, never forget the silver lining!



Parking Stall for Rent: Bldg #24, \$40.00, Call Marcie, 249-6730

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. Thank you for your cooperation.

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Condo Comments

May 2021

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

Looking back at 2020, it was a challenge for our association. Our maintenance and office staff hung in there and worked through the entire period. We battled water main breaks, flooding rains, numerous winter weather challenges and a significant number of tree losses. Our arborist has had to do a considerable amount of removals to keep up with the losses. Most of these losses are related to long term changes in weather due to increased rainfalls over the past 10 plus years. Some trees simply can't handle the constant wet periods and warmer temperatures that allow for increased insect issues.

We no longer plant many of the trees that composed a significant percentage our large landscape plants. Ash trees, Colorado Blue Spruce, Paper Birch, Black Hills Spruce were hardest hit. Many early varieties of Crabapples have also suffered. Some of the trees planted decades ago in a location that worked while they were small, have now outgrown their allotted space, so tree removals have become a larger and more common expense than in the past.

Looking forward budget wise in 2021-22, we will be faced with increased costs due to increases in heating costs, water and sewer, insurance, fuel expenses, elevator expenses, tree removals, sidewalk repairs and steep increases in building materials costs. Hopefully, as the world continues to open up, some of these

increases will stabilize but the initial look forward will require fee adjustments.

Grounds update. The ponds are up and running. The second True Green application for the turf is scheduled for May 12th. The early spring application in April was a crabgrass preventer and fertilizer application. If you are curious, we post the True Green turf application dates on our website, cherokeegardencondos.com.

The pools are drained, cleaned and getting prepared for the season. The Wheeler Road pool is scheduled to have some work done on the coping this year, but due to the cold start of the season, our contractor informed us they couldn't get it done in time for the May 28th opening day, so we decided to have this work done at the end of the pool season. It always takes a little extra time to have the pools chemically balanced, there is always a broken part here or there needing fixing on startup and lots of elbow grease required during the month of May. However, we have a good system in place, a veteran team of workers so we will have it ready on time. All we will need is some nice sunny weather!

Have a great month!

Tom Martin,
General Manager



New Madison Recycling Rule: Residents should no longer place plastic film and plastic bags in the trash room.

Instead, residents who accumulate plastic bags and film should [return them to the retailers](#) that offer plastic bag and film recycling programs.

Residents are also encouraged to avoid creating plastic bag and film waste whenever possible by refusing unnecessary bags for purchases, choosing reusable bags, or choosing readily recyclable paper bags.

Cherokee Country Club

Reminder that the Sports Lounge is open for our residents to enjoy!

Information has been attached in the email where you received this newsletter! Mother's Day Brunch, Ice Cream Social, and Weekly Specials .

If you are 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 20th so it is included with the Annual Meeting packet.

The month of May:

The birth flower for May is Lily of the Valley also known as the Mayflower.

May's birthstone is the emerald.

May 9th: Mothers Day, don't forget!

May's full Moon, the Flower Moon, occurs on Wednesday, May 26. It reaches peak illumination at 6:14 am (CST) that morning, so for the best view of this full Moon, step outside on the night of Tuesday the 25th and look for that big, bright, shining lunar disk! Two more interesting things about this month's full Moon: it will be a supermoon and will coincide with a total lunar eclipse (visible in some parts of North America).

May 31: Memorial Day, a poignant reminder of the tenacity of life. It's tradition to raise the flag on this day.



FOR SALE:

Bedroom set, bed, dresser, nightstand, \$300, OBO

Porch set, wicker, 2 lamps, 2 side tables, 1 cocktail table, 1 loveseat, \$500, OBO

Dining room table and 6 chairs, china cabinet, \$500, OBO

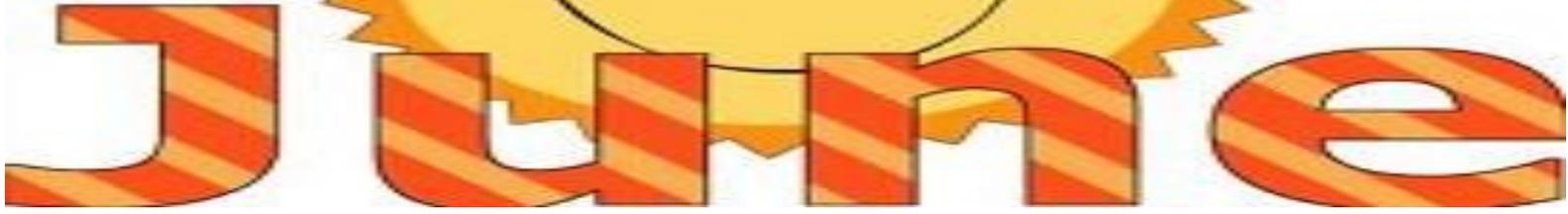
Grandfather clock, \$300, OBO Please call Cathy, 608-212-7307

HAPPY MEMORIAL DAY!



THANK YOU TO OUR VETERANS!

Rule Reminder: You must clean up your common area if you still have any Holiday decorations, fake plants or flowers, or anything that is not season appropriate and does not enhance the outdoor space. Thank you!



Dear Residents,

Summer is here and the pools are again open. Beginning June 2nd, pools begin to open with regular capacities. We still plan on keeping a minimum spacing of chairs this summer so please help keep the chairs and lounges in order by returning them to where you found them. Please familiarize yourself with the posted rules.

June 2nd also marks the first day the Clubhouse will be available again. If you are new to Cherokee, the back page of this newsletter will have dates and times of the weekly bridge group and the Ladies Luncheon, feel free to attend.

The annual meeting packets arrive June 3rd. The meeting/voting information will be in each packet. St. Peter's Church was still not comfortable with our large group so the meeting will again be a "voting for directors only zoom meeting", with no other agenda topics.

In the April meeting there was a discussion about considering a new pond feature. An advisory referendum was suggested to be put in the annual meeting packet to get owner's feedback. However, in the May meeting the Board decided there wasn't enough information to actually make a recommendation, nor enough Board support for the plan. The Board then voted to cancel plans for the proposal. Therefore, no referendum will be included in the packet.

The staff will again assist by collecting proxies and ballots on both June 7th and June 10th. Please make sure your proxy and ballot are on the mail shelf by 12:00 noon sharp 6-10-21 for pick up. You can also drop them off in the drop box at the Clubhouse at 1436 Wheeler Road by noon on Thursday, June 10th.

Have a great month!

Tom Martin , General Manager

Mike's Tip of The week:

Keep your windows locked when not in use. It will help keep the tracks cleaner and keep the interlock secure as well as provide better security.

Clean out your tracks every spring and fall to help keep your windows operating smoothly, and it extends the life of your window track and wheels.

Mike

Yard Waste

No plastic in the outdoor yard collection containers. We continue to still see plastic in some of the outdoor waste containers. Please, only plant matter should go in these containers. No food waste either. We are setting it out for the City to pick up, it's not going directly into compost.

Thank you





Upcoming Cherokee Events



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.

Begins June 7th!

Thursday, June 24- Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15, lunch begins around noon. Contact Dorothy Wheeler at 630-5163 with any questions.

FOR SALE:

“Hover Round” Electric wheel-chair, comes with cover and charger, \$2,000

Call Keith 846-4677

Parking Space for Rent:

Building #14, \$40.00 per month, Call Lynn at 334-7322 or email, lynnmarielund@yahoo.com



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

June 20 is the summer solstice which heralds the start of summer in the Northern Hemisphere. It's the day with the most hours of daylight, so enjoy!

June 20 is also Father's Day this year, don't forget!

June's full Moon, the full **Strawberry Moon**, occurs on Thursday, **June 24**.

Rule Reminder: 10.0 Rules Governing Pets

If a unit owner has one (1) animal, it can weigh no more than 30 lbs at any time. If a unit owner has two animals, each may weigh no more than 20 lbs at any time. Pets may not make excessive disturbing noises, you must keep any barking to a minimum! Owners are responsible for immediate cleanup of any waste or messes!

Please be respectful of your neighbors!!!



JULY 2021

CONDO COMMENTS

Cherokee Garden Condominium Association, Inc.



Dear Residents,

The association staff has been busy with grounds related projects. We were fortunate to get a few timely rainfalls to avoid spending too much time watering. Not only is water more expensive, it takes a massive amount of water to cover our 60 acre parcel. During Covid-19 in 2020 and early 2021, water and sewer expenses were way above budget due to rate increases and because so many people worked from home, avoided vacations and stayed home for three meals a day in 2020. We are monitoring the usage this year to compare the volume difference for budgeting in 2022 hoping this water usage curve comes down this year.

We have continued the tree removal and replacement program which has been a challenge and a large expense over the past few years. Our focus is on the removals. Some areas where trees were removed will not have a tree planted in the same exact location to avoid the long term costly pruning which occurs when a large tree is planted in the wrong location. Some trees were planted either too close to a building, too close to a retaining wall or too close to other trees, so removing one tree makes room for other healthier trees and can make a significant improvement in lawn quality due to the increased available sunlight. Some trees will also be replaced with smaller varieties to avoid future conflicts with buildings.

A few retaining walls on Golf Course Road were rebuilt in June and later this summer we plan to do another section between 9 and 17 Golf Course Road.

Owners are reminded to check with their personal insurance agent to be sure you have an adequate amount of "loss assessment" coverage on your condominium homeowner's policy. Most people should carry \$10,000 in loss assessment coverage on their personal homeowner policies, or whatever your agent advises. In certain wind hail claims, a portion of these potential claims could fall under the loss assessment coverage for your unit, so each owner should have this coverage on their policy. Some policies may not have adequate loss assessment coverage so you should check with your agent to be sure you have enough coverage, which is very inexpensive, to be sure you are adequately insured. If you have questions about coverage needed, talk to your agent and also feel free to talk to our Farmer's Ins. agent Deb Armstrong at:

222-1400 for advice.

Have a great month!

Tom Martin General Manager

Effective immediately Large Item Disposal Rule Changes!

The City of Madison decided to streamline their collection system for picking up large items at the curb, city wide. What does this mean for Cherokee residents?

1. The City went from every other week for large item collection, to once per month collection requiring an online form to be filled out in advance.

2. Many items require a fee to dispose of it. The old system exclusively used stickers which get attached to the item. Stickers when needed, are now to be purchased online, or prepaid online. In pre-paid situations, the item can be set at the curb without a sticker. "We are not sure how they know it's yours with our property layout, but that is another matter we need to clarify with the City". TVs or computer monitors can't be placed at the curb and must be hauled to the City drop off point on Sycamore Ave.

3. The City needs each owner to fill out an online form to notify them you plan to place items at the curb. Unfortunately the form is designed for a single family home and is not very flexible. You can view their new disposal form at: <https://www.cityofmadison.com/streets/refuse/largeItems.cfm>

4. If you are unable to bring your large collection item to the curb yourself, you will need to make an appointment with maintenance to pick up your item/s prior to the date you selected. Our rules, primarily due to fire regulations, don't allow for storage in common space or in the garage, so in the interim, you may need to store items temporarily in your storage locker or in your unit.

5. City residents can bring items directly to the City drop off site on Sycamore Ave. Be sure to bring an I.D. with you. Their drop off site is closed Wednesdays and Sundays and hours may change, so look online for the most recent City Schedule.

6. To avoid some disposal hassle, try to give away furniture etc., Also, always have your appliances, flooring or other professionally installed items hauled away by the installers at the time of install.

7. Maintenance storage is limited so we can't store a month's worth of large items in our facilities.

Tom Martin will be working with the City to see if we can get a "custom program" for Cherokee but for now we will try their new system and see how it goes..

Cherokee Management



Congratulations to the following residents who won a Ancora Café & Bakery gift certificate for turning in their annual meeting proxy on time so we could make our quorum!

Jane Aldrich, Sherry Carpenter, Donna Cottrell, Jody Curley, Sandra Haynes, Martha Jalbert, Dana Lund Rice, Connie Schworck, John Terranova, Rick Zynda

Items for Sale

Kitchen Aid Food Processor, silver in color, 13 cup model KFP1330, like new, comes with all attachments, \$50.00, Call Don or Mary, 608-467-8148.

Reminder: SLOW DOWN! Please respect the speed limits on our private roads and pay attention!

Upcoming Cherokee Events

July 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

Thursday, July 15- Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15, lunch begins around noon. Contact Dorothy Wheeler at 630-5163 with any questions.

Parking Stalls for Rent: None at this time.

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! Send the office your email!

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

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

cherokeegc@gmail.com
www.cherokeegardencondos.com



AUGUST



Condo Comments 2021, Cherokee Garden Condominium Association

September

Dear Residents, The association is still working on fine tuning the large item collections for appliances etc. With only one pick up per month, we are trying to find a streamlined way to coordinate the pick up with the City and make it easier for owners. For now, contact our office for all large item pick up and we will help you get a sticker and arrange a pick up time in your building.

The timely rainfalls have saved a great deal of water this last month. Reducing water needed for pools, ponds, grass and plants at this time of year is good news financially. Water and sewer have become quite expensive so any rainfall is appreciated.

The pool season is winding down too. The 1436 Wheeler Road pool will close September 7th. The other pool on Golf Glen will close the following Monday, September 13th unless there is a significant heat wave in mid September. We have maintenance to do around the pool decks which will require some good weather. Also, leaves become a big issue for the pools as fall progresses so we need to allow time for the maintenance operation to prepare the pools for winter. Although it will be too late to enjoy in 2021, the Golf Glen Pool furniture has been ordered for the 2022 season. The old lounges were worn out and we look forward to the updated pool furniture for next summer.

I have had numerous calls asking about the progress on Cherokee Country Club's planned renovations and their impact on the association. Right now, Cherokee is still in the approval process and has not yet received permits to begin any work. Once approved, if Cherokee goes ahead with the project, I suspect there will a considerable amount of activity up and down

Sherman Avenue for many months. However, they will not be accessing the golf course from any of our private roads so other than increased truck traffic, I don't expect any issues affecting our homeowners. When they plan construction we will let you know, but at the soonest it is still months away.

This fall we will be replacing the directory so please take a moment and contact our office if you have made any updates or changes by emailing us at cherokeegc@gmail.com. Or call 244-8144 if you prefer. We never know when an emergency arises and current updated contact information is imperative. Many people are dropping their land lines so please be sure we have your new phone number in our office. If you have a person who watches your unit while you are gone, give us this information too if possible. Having a current email address is important as well. We are eventually migrating away from paper to the fullest extent possible so every email we have helps us communicate with you.

Have a great month!

Tom Martin, General Manager

Mark's Tip of The month:

At the end of summer identify any personally owned hoses. Our staff picks up all hoses at the end of the watering season. Write your name on each end of the hose, or better yet put the hose away for next spring as soon as you no longer plan on using it.

Mark



Fun facts for the month of August & September!

August's birth flowers are the gladiolus and the poppy.

The **gladiolus** symbolizes strength of character, sincerity, and generosity.

The **poppy** symbolizes eternal sleep, oblivion, and also imagination.



September's full moon is on Monday, the 20th! Called the "**Harvest Moon.**" Unlike other full Moons, this full Moon rises at nearly the same time—around sunset—for several evenings in a row, giving farmers several extra evenings of moonlight and allowing them to finish their harvests before the frosts of fall arrive.

September's birth flowers are the aster and the morning glory.

Aster flowers are well known for representing love, wisdom, faith and innocence. **Morning glories** are adorable little flowers full of color that represent love, affection and longing.

Items for Sale:

8X10 Mohawk carpet (new), \$100, 5X8 rug, \$30, leather recliner, \$90, blue decorative plates, 6 inches, set of 8, \$35, (2) gallon dutchboy paint, flat, beige, \$20 each, long red wool coat, size 12-14, new, \$40

Please contact Nancy, 608-284-7216 for details, all are negotiable.

Safety First!!! Reminder to always walk facing the oncoming traffic and as far from traffic as possible. This means on our private roads as well as surrounding roads! Walk on sidewalks whenever available.

Upcoming Cherokee Events

September 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

Coming in October!

Cherokee Ladies Luncheon: We will be meeting once again starting October 18th. Thereafter, we will meet the third Monday of the month at Murphy's (Hwy 113) at 11:30am. We will be ordering from the menu. No reservation needed. All are welcome! Come join your neighbors for a good time!

Parking Space for Rent

Building #30 \$40.00 Call Cathy at 608-698-0577



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OCTOBER

Condo Comments, 2021

Cherokee Garden Condominium Homes, Inc.

Dear Residents,

The trees are beginning to drop their leaves so we now begin the arduous task of bagging, mulching and composting tons of leaves throughout the development. The falling leaves do cause a few problems with our fountains. Leaves can get pulled into the pumps causing erratic spray patterns and sometimes expensive repairs. So October is the month we begin to winterize the fountains. The fountains are a beautiful feature in our landscape and an asset to everyone. Please take a walk around the development and see how many beautiful ponds we have. The weather can change quickly so now is the time to take a moment to enjoy our grounds before we lose the fall colors.

With higher energy costs predicted this winter lets all try to do our part and make energy conservation a priority. Keep windows closed when the heat is on. This means be sure they are closed tightly. Each winter owners complain of drafty windows only to find they were not fully closed for several months. Remember to set your temperature down to 62 when away for any length of time.

Focus on Energy also has a program homeowners can take advantage of and get very reduced priced light bulbs, water saving aerators and shower heads. See below. We actually pay for these product in our utility bills so in essence you are getting some of your money back when taking advantage of this program.

Enjoy the fall weather and have a great month! Tom Martin, General Manager

Prepare for Daylight Savings Time

Did you know you can now get a free Energy-Savings pack every 12 months? Each of the five pack options offer different types of LED light bulbs as well as other high efficiency products to help you save money on your energy bills. Not sure if are eligible? Visit their website: focusonenergymarketplace.com/free or call 800.762.7077.

Already redeemed your free pack in the last 365 days or want more LED bulbs? For a limited time you can get 14 energy-efficient products for almost every room in your home for only \$10! This bundle includes eight high-efficiency LED's, a handheld showerhead, three faucet aerators and more. Order at focusonenergymarketplace.com/offer while supplies last.

Check out all the deals running through October on the Marketplace. Get additional instant discounts on energy-efficient products all month long. Visit focusonenergymarketplace.com to start saving today!

PLEASE!

Absolutely no ground feeding of animals! We have spotted several areas on the grounds where garbage, meat, etc. has been left. This is prohibited!

Trash room reminder: No dog poop in the trash rooms! Do not leave the plastic bags of dog poop lying in the trash room, put it in with your regular trash. Trash collection is on Wednesday. When disposing of smelly materials please try to be sure the trash is in the trash room by 7:00 am on Wednesday so that it gets picked up promptly. Please don't clean your freezer after trash is collected.



Upcoming Cherokee Events



Monday, October 18th- Ladies Luncheon is starting up again!

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

Thursday, October 21st- Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15, lunch begins around noon. Contact Mary Vilwock, 347-3984 with any questions.

October 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: Gauging interest in forming a Cherokee Gardens Euchre Club. If you would be interested, please contact Yvonne at ypawlow@yahoo.com or (608) 334-8062.

Fireplaces

Now is a good time to get your fireplace cleaned. Owners that use their fireplaces are required to maintain them in safe working order. **Chimney and Fireplace Works 242-4000** does the wood fireplace cleaning for \$199 when using their 2021 fall \$30 off coupon. Gas fireplaces are \$179 for the cleaning and inspection. If you use your fireplace you need to keep them maintained at all times. Make arrangements now before the snow covers the roofs.

The next full Moon will occur on Monday, October 20, 2021, and is known as **the Hunter's Moon**.

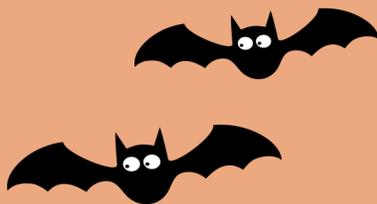
The October birthstone is the **opal**, which symbolizes faithfulness and confidence.



Parking Space for Rent

Bldg #5, \$40.00, Call Linda

847-370-5995



Looking for Parking Space to Rent

Please call Matthew at 843-9210

(For a boat)

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. Thank you for your cooperation.

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Cherokee Garden Condominium

Homes Inc.



Dear Residents,

We have included the “Winter Operations” in this edition of the newsletter. One of the more important items is the emergency contacts. This information can help us track down a decision maker in an emergency situation. This information is still lacking for many unit owners. Emergency contact information is kept confidentially. The best way to send us this contact information is to email us at cherokeegc@gmail.com. If you don't use email, call our office at 244-8144. It is best to call us Mon-Fri between 8:00 am-12:00 noon.

We had beautiful fall color this year. The weather allowed the leaves to hang on a little longer than normal so now the staff has the massive task of fall clean up. If you are a gardener and have plants to cut back, now is the time to wrap this up because we will be putting the barrels away for the winter soon.

Large collection items are still a bit of a challenge for us, due to Madison's new once per month pick up policy. Just remember to call the office to arrange a time for staff to collect the item and store it until the next pick up date.

Snow season is coming soon. Our staff works very hard to keep everything open and clear. Remember to always park indoors to avoid getting ticketed. The outdoor parking in the Garden Condominiums is for guests and tradesmen only. The Townhouses have a 48 hour parking limit. To help alleviate parking congestion, this is a great time to earn a little extra cash for renting your spare parking space for the winter. If you have an extra spot please contact our office at 244-8144 so we can put an ad in our December newsletter. When you rent your space, let us know who is parking there so in the event we need to clean the garage or make repairs we can contact the vehicle owner.

Have a Happy Thanksgiving!
Tom Martin, General Manager



Bird Seed and Feeding

Please use good judgment when feeding birds. Placing large amounts of seed attract rodents and can cause deer to frequent the back yards. Once the corn is picked near the marsh the deer will begin to come to the condo grounds to find a quick snack. The DNR prohibits feeding deer so please do not place feed on the grounds and keep the area under your feeder as clean as possible to discourage rodents taking up residence in nearby shrubbery. Rodents cause hundreds if not thousands of dollars in damage to the landscape plants each year, especially near bird feeding locations. Thank you for your cooperation.

Maintenance Department

Jim's Tips:

Please, *please* do not over stuff your garbage disposer during the holiday season. Almost every Thanksgiving we seem to get a call from a distressed owner that accidentally places too much food waste down the disposer causing the drain to back up.

Always run a large amount of cold water down your drain when using your garbage disposer. Go very slowly and if you have an unusually large amount of food waste, you would be better off to place this waste in your trash than pay a plumber to dig it out of your drains.

Jim

Maintenance Tip

Garage door openers can be accidentally placed in a way the button is pressed in the *on* position. Be sure you never place your opener in a purse or location that allows the door opener button to be depressed or the overhead door will open and close continuously on it's own.

TO: Cherokee Garden Condominium Owners

FROM: Maintenance Department

SUBJECT: WINTER OPERATIONS

Heating Gas Conservation

The cost of heating fuel is our single largest expense, so we will appreciate having your cooperation in holding this cost down by using energy wisely.

Do not set your thermostat lower than 62 degrees in freezing weather particularly if you are away for any length of time. Thermostats that are set at lower temperatures can allow freezing and damage to the hot water heating pipes resulting in costly repairs.

Residents in buildings with their own forced-air furnaces should use particular caution when on extended absences. These units should be regularly inspected to ensure that heat is on at all times to prevent freeze-ups.

To ensure that the heating system does not fail, devices are available to monitor temperatures within the unit. Contact the Maintenance Dept. for details on temperature monitors. Furnaces should be serviced annually to prevent unexpected failure.

Garage Doors

Be sure the garage doors are closed immediately after you enter or exit the garage area. In addition to wasting fuel, in very cold weather, water and heating pipes located near the doorways can freeze up in a very short time resulting in damage and costly repairs. Don't rely on the automatic door closer to close the door for you. This feature was installed as a back-up to ensure that the door always remains closed.

To avoid garage door/car mishaps (resulting in damage to door and neighbors car) please be sure that you can see the door before you activate the door opener/closer.

Winter Snow and Ice Removal

This winter season the snow plowing and sanding/salting will again be done with our equipment operated by our Maintenance Staff.

To provide for the most efficient snow removal operations, we ask for your cooperation regarding the parking of cars. In order to facilitate snow removal in the off-street parking areas, unit owners should park their vehicles in the garages, thereby keeping the parking areas as clear of vehicles as possible.

Winter Operations
Cont.

Christmas Trees

We suggest that the following be adhered to concerning the use of natural trees:

1. Use all reasonable precautions with the trees. Keep trees well watered to reduce drying. You may treat your tree with a fire retardant. Be sure your lights are in good condition too.
2. When discarding the tree, place it outside your patio (second floor units, drop it over the railing if possible.) The maintenance staff will pick it up and dispose of it. Do Not drag it through the hallways to the outside or to the garage, as the needles are very difficult to pick up. If you are unable to drop the tree over the railing, always use a *large* Christmas tree bag before attempting to drag the tree through the hallway. The large bags are available at most hardware stores.

Golf Course Road Snow Plowing

In the past our staff has experienced difficulties in providing efficient snow removal on Golf Course Road. This problem is due primarily to uncontrolled parking on Golf Course Road.

To facilitate our operation we would appreciate your cooperation by abiding by the following parking plan:

1. At the start of a snowfall, all on-street parking should be on the south side of the road. (Garden Condominium side)
2. After the snow has been removed from the roadway, vehicles must be promptly moved to the north side of the road. (Townhouse Condominium side) The south side of the road will then be cleaned.

After the snow removal operation is completed, normal parking may resume. Garden Condominium owners should park in their assigned underground parking stalls whenever possible. Outdoor spaces are reserved for guests.

Fireplaces

If you use your fireplace, please be sure to get it cleaned and inspected annually. Sealed combustion units need inspection too. Keep warm and safe!

Upcoming Cherokee Events

Monday, November 15th- Ladies Luncheon is starting up again!

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

Thursday, November 18th - Ladies Bridge and Lunch

Sign-in at 11:00 am in the Sequoia Room of the Cherokee Country Club and order your lunch off the menu. Game play begins at 11:15, lunch begins around noon. Contact Mary Vilwock, 347-3984 with any questions.

October 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, (Nov. 16, Dec, 14) at 7:00pm in the Clubhouse. Please contact Yvonne at ypawlow@yahoo.com or (608) 334-8062 for more information.



Items for Sale

Four (4) Green Bay Packers vs LA Rams Tickets
Sunday November 28th, 2021, Lambeau Field, 3:25pm
Asking \$134.00 each (face value). Call Jackie, 608-335-8903



Parking Stalls for Rent!



Bldg. #5 \$40.00 per month,
Call Mary, 608-244-3035

Bldg. #21 \$40.00 per month
Call Shirley, 608-244-3087

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. Thank you for your cooperation.

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Condo Comments

December 2021

Cherokee Garden Condominium
Association, Inc.



Dear Residents,

The warm weather has been welcomed by the staff which has allowed us additional time working on fall clean-up. We are prepared for the worst but are hopeful for a mild winter. Mild winters help keep cost down for equipment wear and tear, salt usage and staff overtime. It seems many storms arrive on the weekends. Inflation is causing higher fuel costs and shortages and big increases in cost of some of the specialty parts and supplies we use too. Hopefully these shortage issues get resolved before too long.

Heating gas costs are going to be up significantly this year. We were \$13 k over budget on natural gas in November alone which is typically a lower usage month. December through March are the big heating months for us. This recent warm up however, will really help with the December heating bill.

In Buildings 1-38 heat is controlled by a zone valve which allows hot water to flow through your baseboards. The valves are extremely reliable, but do occasionally fail. If your heat is on and your baseboards are cold, check your thermostat first to be sure you have it set to "Heat" and "Auto". If you have a digital thermostat be sure you have new batteries installed annually. If the batteries fail your heat will go out unexpectedly. If the problem is not the thermostat, it is a good chance the problem is the zone valve. So if you have heating related problems, report them right away to the maintenance department and we will take care of it promptly.

Parking spaces are a premium in the winter. If you have an extra spot you can spare, and would like to make a little money renting it to a neighbor, please contact our office at: cherokeegc@gmail.com or call 244-8144 and Lisa will try to connect you to someone interested in renting it for the winter or year-round. Remember, for security purposes, spaces are for people who live in Cherokee, not the general public. There are times where we may need to move a car out of the garage. If you rent to someone, please inform the office so we can contact them in the event we need the vehicle moved.

On behalf of our staff I want to wish all of you a Merry Christmas and Happy New Year!



Tom Martin, General Manager

Eric's Tip of the week:

Vacuum off all your baseboard heating fins annually to maximize the heat transfer in your hot water baseboard heaters. Also be sure your drapes or furniture are not covering the baseboard heaters. Keep at least 6 inches of free space in front of the baseboards at all times.

Reminder: DOG OWNERS!!! You must clean up after your dog immediately! We have had several complaints about dog poop! Pick it up as soon as your dog goes! If you are going to own a dog and live in a condo, you must pick up the poop! No exceptions!

Fun facts:



"Jingle Bells" was the first song played in space, on December 16, 1965 .

The Statue of Liberty is the largest Christmas gift ever given. Standing over 150 feet tall and weighing 225 tons, the Statue of Liberty is an impressive figure. And since it was considered a holiday gift when it was given to the U.S. by France in 1886, it's officially the largest Christmas present in the world.

Home Alone is the highest-grossing Christmas movie of all time.

The winter solstice happens on Tuesday, December 21, 2021! This is the astronomical first day of winter in the Northern Hemisphere and the shortest day of the year. On the day of the solstice, stand outside at noon and look at your shadow. It's the longest shadow that you'll cast all year! Do this again on the day of the summer solstice and you'll see almost no shadow.

The last Full Moon of 2021 will happen on December 19. Traditionally known as the Cold Moon, it's also been called the Solstice Moon or the Long Night Moon.

Upcoming Cherokee Events

Monday, December 20th, Ladies Luncheon

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

December 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.

NEW, LGBT & Allies Social Salon: Meeting on Tuesdays from 1:00 to 3:00pm in the Clubhouse beginning January 4, 2022. Come and join your neighbors for a variety of topics. Please contact Peggy at 358-1986 for more information.

Parking Stall for Rent

Bldg. #5 \$40

**Contact Linda at
847-370-5995**

Storage Rooms; Please remember to pour some water down the drains a couple of times during the winter months as they tend to dry out.

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