

GOODBYE AUTUMN



hello winter

Cherokee Garden Condominium Association, Inc.

November / December 2023

Dear Residents,

It looks like the little green house on the corner of Wheeler and Sherman is about to be razed. This house on the corner was part of the Hornung property which included the woods behind the house. It was purchased by CPI for future development in the 1960's. It was recently sold to the City of Madison along with the woods. The Parks Department is now preparing to remove the house, which will definitely improve the appearance of the entrance to our development.

Each winter we include the "Winter Operations" in our newsletter. This can definitely be helpful to new owners. It is also a good reminder for everyone else. Minimizing problems and insurance claims is a top priority for our Association so be diligent about maintaining your personal property to help us avoid unexpected issues.

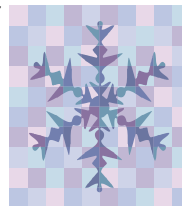
One important item for owners to share with the Association is emergency contacts. This information can help us quickly track down a decision maker or key holder in an emergency situation. This information is still lacking for many unit owners. Emergency contact information is kept confidentially. The best way to send us this contact information is by email. Send this information to cherokeegc@gmail.com. If you don't use email, call our office at 608-244-8144. It is best to call us Mon-Fri between 8:00 am-12:00 noon. Or send a note to our mailing address at Cherokee Garden Condos, 1436 Wheeler Road, Madison, WI 53704. Getting your whole side of your building to do this collectively is also a great idea.

We sure had beautiful fall color again this year. This winter we will be working on more tree pruning and a few tree removals. The staff is working hard getting the last of the clean up wrapped up outside.

Winter is almost here and many owners are heading south. If you are heading away for any extended time period be sure you read through our winter operations and help us avoid issues while you are gone.

Have a great holiday season!

Tom Martin, General Manager



Best wishes for the Holidays, and for health and happiness throughout the coming year!

May you be filled with Peace, Love, and Joy!

Your Maintenance and Office Staff



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. Keep the area under your feeder as clean as possible.

Thank you for your cooperation.

Appliances

Consider replacing appliances before they fail—especially those connected to water lines. Anything hooked up to plumbing can fail and cause damage. If your appliance is past its expected life, consider replace it while it still works. Save the stress of emergency replacement and avoid unexpected property damage that could occur. Most new appliances use less ener-

Wil's Maintenance tip:

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.

TO: Cherokee Garden Condominium Owners
FROM: Maintenance Department
SUBJECT: **WINTER OPERATIONS**

Heating Gas Conservation

The cost of heating fuel is one of our single largest expenses, so we will appreciate having your cooperation in holding this cost down by using energy wisely but don't set it too low either.

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 protect your unit if the heating system fails there are **readily available devices to monitor temperatures and moisture within the unit. We strongly recommend you take extreme precautions when leaving for an extended period of time.** Have a neighbor, family member or friend check your unit regularly. Furnaces should also be serviced annually to prevent unexpected failure. If your furnace is over 15 years old you should consider replacement to ensure reliability when you are away. (Don't wait for it to die.)

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.

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

Bridge: Join us for our weekly social bridge game held at the Cherokee Garden Condos Clubhouse each Monday at 12:30 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.

Reminder

Please, Please pick up the dog poop!!



Not only is this a condo rule but also a City of Madison ordinance!!!! Really people!!!!

Pet Walking at Night

It gets dark a lot earlier these days. A unit owner recently reported almost hitting someone they didn't see in the roadway. If you are out walking, please remember to walk facing the traffic and wear iridescent clothing or lighted clothing so drivers can see you. If you are walking a dog, please consider a lighted leash, a lighted dog collar or something to make your pet visible.

For Sale:

Gorgeous glass topped oriental tea table with 6 nesting stools. Black with gold trim. Inlaid design of mother of pearl, ivory, jade etc.

Two wooden swivel bar stools with black leather seats.

Photos available on request. Call Joyce at 608-575-4369.



Parking Stalls for Rent:

Bldg #2, 2 stalls available, \$40.00 each, Call Lori 608-576-4015

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

Bldg #11, \$45.00, Call Lars 608-698-9785

Bldg #17, \$40.00, Call Mary 608-358-0608



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.

Office Phone: 244-8144

Maintenance Phone: 241-4747

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

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www.cherokeegardencondos.com