



# Summer Oaks Condominium Association



**KILPATRICK POINT DR**

## NEWSLETTER

Spring, 2010

### PROJECT UPDATE

#### SWIMMING POOL

Last spring, we recaulked all of the joints in the pool deck. At the end of last year, we installed new drain covers and drain piping to comply with Federal and State regulations. This spring, we installed a new heating system. There is one heater for the pool and a separate heater for the hot tub. This should give us better temperature control. We also have installed digital thermometers for the pool and the hot tub. They will be mounted on the wall of the pool house. That way, each of us can look at the water temperature before we dip our toes in. Before the pool and spa open, we will paint the interior. Our pool operator for this year is Chris Hanson. He can be contacted regarding pool operations at 608-514-3167.

#### BUILDING 2A

A few years ago, the exteriors of Buildings 5 & 6 were completely redone. The roofline was reconfigured to correct water infiltration issues. New roofing and gutters were installed. The wood siding was replaced with fiber glass siding. This was done in cooperation with Mark I, the owner of most of the units in those buildings. Mark I fronted the money for the entire project. The Association repaid them for the roof and gutter work and what would have been the cost to paint the siding. Mark I, in effect, paid to upgrade the siding to a low maintenance material.

At the end of last year, the Association was approached by World Wide Vacation Club (WWVC) with a similar offer for Building 2A. WWVC owns all the units in that building. The Association was aware that there were some water infiltration issues, the building was about to be repainted, and the roof was at the end of its useful life. After careful discussion, we signed an agreement to do that work and it is currently underway. It should be finished by early summer.

#### LAKESHORE WALKWAY at BUILDING #8


For some time, it has been apparent that there are serious support problems with the North end of the walkway along the lake shore. We engaged an engineering firm to look at the situation and make a recommendation. As a result, we are just completing a project which should stabilize the most critical sections of the walkway. In future years, we will consider expanding the project to include the remainder of the walkway and replacing sections of the handrail.

#### TENNIS COURTS

The Board has looked at the condition of the tennis court and determined that we should not wait any longer to make repairs. The current schedule is that the resurfacing, painting and resetting of the net supports should be done by May 1, 2010.

#### PAINTING BUILDING #3

The painting of Building #3 is a part of the 2010 budget. The Board is currently evaluating the scope of the project and considering an alternative of installing low maintenance siding and trim.







## COMING ATTRACTIONS

### CLEANUP DAY

Our Annual Cleanup Day is scheduled for Saturday, May 29, 2010 at 9 AM. Please bring tools, gloves, etc. and join the other owners for a morning of hard work mixed with fun. As usual, a picnic lunch will follow. If you have any specific ideas about tasks to be done, Please contact Kris.

### MODIFICATIONS TO DECKS

Decks are Limited Common Elements. As such, owners are responsible to keep them in a safe and clean condition. The Association is responsible for major rehabilitation and modification. The Board is working on a detailed description of what an owner can do with their deck. In the meantime, if you are planning to do anything beyond power washing and using a clear sealer, it would be best to discuss this with the Property Manager or contact the Board at [info@socawisconsin.com](mailto:info@socawisconsin.com). Anything beyond power washing and clear sealer puts you at risk of having to take your work out.

### RESPONSIBILITY for PIER/LIFTS for BUILDING 8/9

Last year, we clarified that the owner of a pier space for Building 8 or 9 is responsible for the cost of pier removal and installation. We know that some owners have allowed other owners to utilize their pier space. The Board does not and will not keep track of these informal arrangements. We also need to remember that pier/lift removal and replacement is a service offered by the Association, not a normal condo association duty. When owners receive their billing for lift removal/replacement this fall, the Association will expect payment from the owner of the space. We are telling you this now to give you time to solidify any arrangement that you have with another owner.

### VIOLATION of RULES

In every issue of our newsletter, there is always some discussion of the rules that allow us to live in relative harmony with our neighbors. Sadly, these rules are often ignored. The Board is developing a procedure to assure that rule violations are handled in a consistent manner. You will hear more about this in the coming months. If you have any opinions or thoughts about this issue, please contact me.

## ASSOCIATION OPERATIONS

### RELATIONSHIP with CONTRACTORS

Contractors are hired by the Association to perform ongoing maintenance tasks and execute specific projects. They are responsible to the Board. Individual owners cannot engage contractors in the name of the Association.

Should any one do that, they are responsible for any costs that arise and the cost of any corrective measures necessary. By the same token, individual owners have no authority to direct or attempt to supervise the actions of any contractor. This could result in unwarranted liability issues for the owner the Association, and the contractor.

We inform all of our contractors that only the Property Manager or a designated member of the Board has authority to supervise their work.







## ASSOCIATION OPERATIONS Continued

### DOCKS and LIFTS

If you have any special requirements concerning your docks or lifts, they should be referred to Deano docks at 608-850-4424.

### BILLING STATEMENTS

Questions concerning billings from the Association should be directed to Kris at 608-643-2494 or [kriskohman@checkrentals.com](mailto:kriskohman@checkrentals.com).

### UPDATES

Updates to Rules, By Laws, Board organization and other valuable condo information can be found at [www.socawisconsin.com](http://www.socawisconsin.com). Verlyn has done an excellent job putting this together for your use.

### VOLUNTEER EFFORTS

Many of you contribute time, energy and money to things like beautification landscaping and keeping common areas clean. The Board would like to thank all of those who voluntarily make these much appreciated efforts. This type of activity is an important supplement to our formal budget activities.

### SUGGESTIONS

We would like to hear from you with any suggestions regarding Summer Oaks. They could include ideas for projects, methods of doing work, or ways of saving money. They will reach us if you send them to Kris or email them to us at [info@socawisconsin.com](mailto:info@socawisconsin.com).

**Looking forward to a great summer!**

*Jerry*

