



Summer Oaks Condominium Association

NEWSLETTER
Summer, 2010

ANNUAL MEETING

The Annual Meeting will be at 9:00 AM on Saturday, October 2, 2010, at the Hillcrest Restaurant. The major items on the agenda are the approval of the 2011 Budget and election of two Directors to replace Marty Costello and Bob Martens. If you would like to be considered for a Director position, please notify Kris. A lunch will follow the Annual Meeting. You will receive your meeting package in the next couple of weeks.

PIER and LIFTS

Registration: In 2008, The Wisconsin DNR instituted changes to pier regulations. Among the changes were a requirement to register piers that were in place as of February 6, 2004, a set of exemption standards for individual piers put in after February 6, 2004, and restrictions on the number of boat slips allowed according to the amount of shoreline footage. As the owner of the riparian rights, the Association is responsible for complying with these regulations. In general, individual piers all meet the exemption standards for width and length. However, the number of piers may exceed the amount permitted by the new standards. The Board is having all the data collected and the necessary forms prepared.

Once that data is submitted, any subsequent new pier installation or reconfiguration of existing piers may require submittal of a permit request. This is the responsibility of the Board. Therefore, any changes to the existing configuration must be reviewed by the Board. A Unit Owner must not proceed with any changes without approval. Going ahead without approval has the potential to require new piers to be removed and may cause inconvenience to all the other Unit Owners.

Maintenance Responsibility: Maintenance of the individual piers is the responsibility of the Unit Owners that share a particular pier. Association responsibility is limited to access walkways used by all Unit Owners.

Installation and Removal of Piers/Lifts: The Unit Owner of a pier space is responsible for the cost of installation/removal of piers and lifts occupying that pier space. The Board is generally aware that some Unit Owners allow other Unit Owners to use their pier space. We are not aware of the specifics of all such arrangements. Therefore, each Unit Owner will receive a bill for the components in the space that they own. Any arrangement that exists regarding the costs is between the parties involved and does not involve the Association. Questions concerning the installation/removal of lifts and piers should be directed to Deano Docks at 608-850-4424.

Pier/Lift Storage: Pier Sections are stored on Common Element Property. Lifts are stored on the adjacent privately owned storage complex. The storage complex ownership has graciously allowed us to do that. If you rent a storage unit at the complex, there is no cost to have your lift stored there. If you do not rent a storage unit, you must pay the storage complex owners a fee to have your lift stored there. This year, the storage complex owners are providing stickers to be affixed to lifts so that they can collect any storage fees. It would be very difficult to arrange lift storage at some other location. Please cooperate so that this arrangement is not jeopardized. For information on the storage complex, please contact John E. Kassner at 920-330-0936.

Electric Power of Lifts at Buildings 8/9: A number of years ago, a group of Unit Owners in Buildings 8/9 got together and had some electrical outlets installed along the shoreline of those buildings. This was not done by the Association and is not a part of the Common Elements. Any repairs to those outlets are the responsibility of the individual Unit Owners.

WEBSITE

Swimming Pool: Last Fall, we did rehab work on the pool deck. Over the winter, two new pool heaters were installed and the pool was repainted. The pool also was modified to be compliant with the VGBA pool safety provisions of the State of Wisconsin.

Lake Shore Walkway Building #8: This Spring, we reconstructed the support structure for the walkway along the shoreline by Building #8. There was a considerable amount of work required to maintain the structural integrity.

Parking Lots for Buildings 1/3: These parking lots were seal coated to extend the useful life.

Painting Building #3: The project was originally included in the 2010 Budget. During the year, the Board wanted to investigate the possibility of providing a low maintenance alternative. As a result, the work was deferred until 2011 and rehabilitation of the tennis courts was substituted and that work is now complete.

WEBSITE

Most of the questions that you might have concerning the operation of the Association and current news can be answered by referring to our website at www.socawisconsin.com. We are constantly updating the information and hope that you find it useful.

FINANCIAL NOTIFICATIONS

The Property Manager will send a statement to any Unit Owner that has missed a payment of monthly fees. That statement will include any late fees.

Any Unit Owner that has an upcoming payment for a Special Assessment will be sent a notice one month in advance of the due date.

Hope you had a safe and enjoyable summer,

Jerry

