

## **SPRING AT SUMMER OAKS**

Welcome Spring and Welcome New Unit Owners!

We are looking forward to a fun-filled summer season at Summer Oaks. We hope you will find this note informative and hope to see many new faces at our Spring Clean Up on Memorial Day weekend.

Regards,  
Summer Oaks Board of Directors

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### **Spring Cleanup Day**

Our annual spring cleanup day will be held on Saturday, May 25th. We will meet at the tennis courts at 9 AM or as soon as the Special Meeting is over to get things started and work through 1 PM. or so.

This year we will focus on general grounds maintenance, spread mulch and pressure wash the bridge areas. Russ has ordered the mulch for delivery.

**We need wheelbarrows and gas operated pressure washers to complete our projects so if you have one or both, please bring them with you!**

Lend a hand, meet other members of the community and stay for our potluck lunch. Meat for grilling will be provided. Please bring a dish to pass. As always, we are looking for volunteers to help cook. We look forward to seeing everyone – thanks in advance for your help!

NOTE: The Town of Merrimac has a Clean Up Day – for things that should not go into the dumpster. Please check out the information available at [www.TownofMerrimac.net](http://www.TownofMerrimac.net).

### **Pool Operator and Pool Rules**

We would like to welcome back our pool operator, Josh Ertel. Please give Josh a big “THANKS” for providing services for another season! Please review the pool rules with your family / guests and observe posted pool hours for closed times over nights and when chemicals are being adjusted or cleaning is being done.

Badger Pools recently completed the replacement of the waterline tile band before this season's opening. Wi-fi will again be available at the pool—enjoy!

Note that when the pool is closed, a sign will be posted with the reason for the closure. Please respect the decision of the pool operator when the pool is closed, including for lightning (which is not always immediately evident, but pool operator must follow statutes for closing due to threat of lightning.)

If you have any questions about pool operations, you should contact the Property Managers during office hours or reference the pool rules on the website at [www.socawisconsin.com](http://www.socawisconsin.com), as follows:

The pool may be closed for maintenance, health conditions, or inclement weather as required by law.

- If rain prevents the people from seeing the bottom of the pool.
- If there has been rain, thunder or lightning and the storm is projected to continue.
- Lightning within a 30 mile radius.
- Mechanical breakdown.
- Fecal matter.
- Any time the pool cannot meet the state codes for the safety, maintenance and operation of pools and water attractions.
- GLASS IS NOT PERMITTED IN THE POOL AREA. Broken glass will require a 1-2 week shutdown of the pool as it is required by law in this circumstance to be drained and cleaned. Unlike professional water parks, we do not have chemical feeders and have to condition and treat the water back to legal standard. This causes hardship for people not being able to use the pool and extra expense to the association.

**When the gates are locked, the pool is closed.** Jumping the fence is considered trespassing and will be prosecuted. The pool is open daily from 9am - 10pm from May 15th through the 1st Sunday in October. Weather permitting.

### **Landscaping**

Please welcome our new lawn maintenance company—please welcome Allan and his team from AJZ Landscape. We are excited to have them on our property and they come with high recommendation. Thank you to Shawn Schell for his many loyal years of service to Summer Oaks.

Any comments, concerns, or suggestions regarding grounds, please forward to our building and grounds chair, Russ Krella.

### **Grounds and Pets**

Please observe good common sense and pay attention to the rules regarding grounds and pets. Particularly, abide by leash laws, clean up after pets and do not walk pets inside pool area or tennis courts.

As the Pet Registry is now in place, please notify the Property Managers if you get a new pet to update the Pet Registry for your unit. Please also update rabies and local licensing requirements and send that in also for the Pet Registry.

**Remember NO driving on any lawn areas** as we have numerous septic fields that are easily damaged by this.

### **Dumpsters**

This winter we have experienced a multitude of issues at the dumpster areas, including trash bags and large items not being placed in the container, loose trash around the dumpster base, and broken glass around the dumpsters. This is unsightly and in some cases dangerous. We ask for everyone's cooperation for proper disposal of trash to keep good curb appeal.

If a unit owner or the Association have placed a roll-off dumpster for a special project, we ask that you refrain from throwing your trash in it and instead use the permanently placed dumpsters provided by the Association.

Residents may NOT discard televisions, electronic equipment, microwaves, grills, furniture etc. as it costs the Association extra fees. Also, any items they want to discard MUST fit into the dumpster. Contact the Property Managers or Tim's Trucking directly for assistance with large item removal, payment and coordination.

Also should you notice non-residents using our dumpsters, please provide a license plate number and vehicle number to the Property Managers.

### **Boat and Trailer Parking**

Remember, no vehicle, boat, trailer, snowmobile, motor home, etc. may be stored on condominium property. The Board will be enforcing this rule and violators will have their boats / trailers removed at their own expense. Please note that you may not store your boats, trailers, etc. on the storage unit property owned by John Kassner unless you make arrangements with him.

### **2019 Building and Grounds Projects**

This year we will be working on the following items as budgeted and assessed at the Annual Meeting in October of last year:

- Siding for Unit 57
- Siding for the "Greys", buildings 8 & 9
- Walkway and retaining wall at building 1

The Board is working with Deano to finish the walkway project that did not get completed in 2018 as scheduled.

The tank for the private water system was also recently cleaned per the DNR requirements.

### **Individual Unit Washers/Dryers for Buildings 5 & 6**

The Board voted last year to allow for the professional installation of individual unit washers and dryers in units in Buildings 5 and 6 as these were the only units that did not have in-unit laundry. Any owners wishing to install laundry in their unit will be done at the unit owner's expense. Owners should contact the Property Manager for instructions on what is needed to do so.

### **Fireplace Chimney Cleaning**

We will be coordinating fireplace chimney cleaning in 2019. Information will be forthcoming on the vendor selected, cost and coordination to enter units during the week, Monday through Friday as this service will not be available on the weekends.