

# *Welcome to Summer Oaks!*

**MONTHLY  
DUES:**

**\$250.00 per month.**

Payable via ACH (form available on website,  
return with a voided check for processing).

Or payable by check in quarterly, 6 month or annual increments

**SUMMER OAKS CONDOMINIUM ASSOCIATION**

**MAIL TO:**

Summer Oaks Condominium Association  
c/o Wynne Realty  
PO Box 78  
Lodi, WI 53555

**PLEASE PROVIDE YOUR EMAIL ADDRESS and CONTACT INFORMATION  
TO THE ASSOCIATION MANAGER:**

Wynne Realty  
Andi and Jeff Simmons  
[andis@WynneRE.com](mailto:andis@WynneRE.com)  
(608) 843-8080 showing and customer service line  
(608) 258-0023 after hours emergencies, also **911**  
(608) 345-9985 cell  
(608) 237-2238 fax

**WEBSITE:**

[www.socawisconsin.com](http://www.socawisconsin.com)

There is a lot of good info on the website for all owners.

Please refer to the New Owner section on the lower section of the  
home page.

Please review and become familiar with the Rules and Regulations  
for the condo

**MAILBOX KEY:**

If you need mail service, you must pick up a mailbox key at the  
Merrimac Post Office (located at the corner of Hwy. 78 & School  
Street in the Village of Merrimac.) The post office charges a  
\$15.00 for lost keys or non-returned keys. Your mail is delivered  
to the lock box at the entrance to your driveway.

**UNIT KEY:**

Unit keys are maintained by the Association for emergency  
purposes only and are not intended to be used for lock outs. If you  
change your key/lock or go to a combination entry system, please  
provide an updated key or code to the Property Manager.

**ELECTRICITY:**

Alliant Energy

1-800-255-4268

**TELEPHONE:**

Verizon  
TDS

1-800-483-5000  
608-493-9470

**CABLE/  
INTERNET:**

TDS

608-493-9470

**PETS:**

Pet registration is required annually at Summer Oaks. Please complete one form per pet and submit to Property Manager with fee, pet photo and copy of pet license. Due at purchase of unit and then annually in October. Registration form available on website or from Property Manager.

**SCHOOLS:**

Sauk Prairie School District 608-643-5990  
*Merrimac Community Charter School (K-5)*  
*Sauk Prairie Jr. HS (6-8)*  
*Sauk Prairie HS (9-12)*

**VOTING:**

Town of Merrimac Town Hall  
(Located at the corner of Hwy 113 & Halweg Rd)

**SEPTIC:**

Do's and Don'ts

**DO'S**

**DO CHECK TO MAKE SURE YOU DON'T HAVE A DRIPPY FAUCET OR A RUNNING TOILET ON A REGULAR BASIS.**

**DO KEEP WATER SOFTENER ON LOW SETTING.**

**DO REMOVE ALL GREASE FROM PANS BEFORE WASHING.**

**DON'TS**

**DON'T DRIVE ON ANY LAWN AREAS AS SEPTIC TANKS AND LINES ARE LOCATED UNDERGROUND AND ARE EASILY CRUSHED AND DAMAGED BY VEHICLE WEIGHT AND MOTION**

**DON'T DO MORE THAN THREE LOADS OF LAUNDRY A DAY, IF YOU USE YOUR DISHWASHER CONSIDER THAT A LOAD OF LAUNDRY.**

**DON'T PUT ANYTHING DOWN YOUR TOILET EXCEPT "WHITE SINGLE PLY" TOILET PAPER, NO FEMININE PRODUCTS, PAPER TOWELS, KLEENEX, ECT.**

**DON'T USE BLEACH, NO CHLORINE!! NOT IN LAUNDRY, TOILET BOWL, ECT. (1000 FLUSHES FOR TOILET—PURE CHLORINE)**

**DON'T PUT GREASE DOWN SINKS.**

**DON'T USE GARBAGE DISPOSALS (EXCEPT FOR LIGHT TABLE SCRAPS)**

**DON'T USE BATH OILS. (BUBBLE BATH & BATH GELS ARE O.K.)**

**DON'T PUT ANYTHING DOWN THE DRAIN, IF YOU QUESTION WHETHER YOU SHOULD OR SHOULDN'T (BETTER TO PUT IN GARBAGE BAG THAN CHANCE CAUSING A PROBLEM)**

**BOAT LIFT/PIER:** *If you purchased a condo in units 1 through 57, prior to placing a boat lift or pier, please contact Russ Krella at 847-514-4970. Pier placement is not deeded and is placed on a first come first serve basis. Please review the Association condo rules.*

Note that boat trailer parking in Association parking lots is only allowed for a brief period.

**PETS:** Pets must be registered annually with the Association at the Annual Meeting. Pets must be on a leash when outdoors at all times. You must pick up promptly after you pet and dispose of pet waste properly. Fines will be issued for those who do not comply.

**TRASH:** All items must be placed in the trash bins completely. Do not leave large items outside of the containers for pick up or place electronics into the dumpsters. If you have a large or electronic item to be picked up, please contact Town and Country Sanitation at (608) 375-5856. When you place your order with them, you will pay for the fee directly to them at the time of the order. Please also notify the Property Manager for internal reference. If you have any questions on procedures for trash or recycling, please contact Town and Country Sanitation or the Property Manager and refer to the complete list of items and charges on the SOCA website, prices subject to change.

**POOL and SPA:** The Pool and Spa are open mid-May to mid-October. The facility is operated by a CPO (Certified Pool Operator) who maintains, cleans and operates these amenities and also calls the shots for pool closing due to chemical imbalance, inclement

weather/lightning, fecal incidents, etc.. Please respect the authority of the CPO in operating the pool and spa as it is difficult to employ a CPO in rural areas. Please abide by the posted pool rules, including NO GLASS containers, no unaccompanied children, no fence hopping when closed, etc.. Hours are from 9 AM to 10 PM. Please keep noise levels reasonable.

**SALES/REFIs:**

Summer Oaks Condominium Association utilizes the services of HomeWiseDocs.com, the next generation in document and data delivery for community associations. HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate agents and homeowners from Summer Oaks Condominium Association's managed communities.

Log on to [www.HomeWiseDocs.com](http://www.HomeWiseDocs.com) and select the Sign-Up link to register. The many system enhancements geared toward an improved user experience include:

- Order by address or association name searches**
- Share your order with up to five email addresses**
- Hard copy delivery options available**
- Email and SMS text completion notices for users**
- Rush order requests**
- Track your orders online with order confirmation number**

Summer Oaks Condominium Association will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly request Closing Letters, Lender Questionnaires and other association documents from our company.

**HomeWiseDocs.com**  
**4773 Mangels Blvd.**  
**Fairfield, CA 94534**

**Online Chat at [www.HomeWiseDocs.com](http://www.HomeWiseDocs.com)**

**Help Desk: 866.925.5004 x1**

**e-mail: [info@HomeWiseDocs.com](mailto:info@HomeWiseDocs.com)**

