



SUMMER OAKS CONDOMINIUM ASSOCIATION NEWSLETTER

SPRING 2008

Happy Spring to all. It seems that winter has finally lost its grip. The long, dark winter has had an effect on most people and certainly on the environment of Summer Oaks. There are some new things to talk about for the new season.

CLEAN UP DAY

Cleanup Day will be held on Saturday, May 24, 2008. We will meet at 9:00 AM in the area between Building #1 and Building #3. There is a full slate of tasks to be accomplished, in part due to not having a cleanup day last year and also because there is a lot of damage due to the exceptionally harsh winter. Any tools you have, such as shovels and rakes, would be most helpful. Lunch will be served following the morning's activities. This is a great opportunity to renew old acquaintances and to make new ones. Sunday, May 25, is the rain date.

SHORELINE LANDSCAPING

This year's phase of the shoreline landscaping project should be in place by the middle of May. The seed mix will include annual rye grass with the prairie plants. We will see some growth this year. The seeds will be covered with straw mulch that will be held in place by a sprayed-on compound. Using straw mulch instead of erosion mats significantly reduces the cost of the project without sacrificing success probability. The contractor will also install a temporary watering system that will be controlled by timers.

LATE FEES

A reminder that the monthly maintenance fees were increased to \$200.00 per month, effective January 1, 2008, and are due on or before the first of each month. ***Please make your checks payable to: Summer Oaks Condominium Association, S8161 Kassner Road, Box 15, Merrimac, WI 53561.*** If the monthly payment is received after the 15th of the month, it is considered past due. At that time a \$20.00 late payment fee will be added to your account. Every month thereafter, if you have an account balance after the 15th, a \$20.00 late payment fee will continue to be added to your account.



NEW WELL

Drilling for the well started in mid-March and the drilling was essentially complete by April 20, 2008. The amount of moisture in the soil allowed a fair amount of damage to the grass which will be restored as a part of the project. The well has gone somewhat deeper than expected, but the cost is still within budget. The additional depth has put us in a deeper rock stratum, which should result in better water quality.

On Monday, May 5, we shut off the water to put in new plumbing for the old well. The plan was to complete the work in one day and turn the water back on Monday night. Those of you that have ever done a plumbing project as part of a rehabilitation project can guess what happened. When the system was turned back on, some of the existing piping failed. As a result, there was no water until Tuesday afternoon. On Monday night, porta-potties were put in place and bottled water was provided to occupied units. We turned the circuit breakers off for those water heaters where we could get into the units. The reason for this is that a loss of water pressure causes the water heaters to drain. The water heaters are electric so the heater does not know that the water has drained and the elements that heat the water inside the water tank continue to try to heat the water; however there is no water to heat so the elements burn themselves out. The next time that you are at the condo, you should turn the breakers on. You might want to make turning the water heater breakers off a part of your normal departure routine. We know that the lack of water service inconvenienced a number of people. We believe that the remainder of the project will not require any water shutoff.

BUILDINGS #5 and #6

Many of you may have noticed that there has been a great deal of exterior work taking place on Buildings #5 & #6. A couple of years ago, they were scheduled to be painted. Mark I Enterprises, the owners of most of the units, proposed to the Board that they would re-side the buildings, put on new roofing, new entry doors, new windows, and make architectural changes to correct water infiltration issues. In return, they asked that the Association contribute only what it would have cost to paint the buildings. The Board accepted that proposal and most of the work was done this winter. We believe that the result is credit to our community.

DNR LAWSUIT

This lawsuit was originally brought against the Association by the DNR to provide a secondary water source. The Association then filed a third party complaint against the developer to recover the cost of the new well, because it should have been provided by the developer, and to recover to cost of repairs to the water distribution system, alleging that it had been built with improper materials. More recently, the developer filed a fourth party complaint against the Association and Tim McCumber for taking actions to reduce the value of their properties. Last year, there was an agreement reached with the DNR that their original action would be withdrawn provided the Association built a new well according to a specific time timetable. Using the Special Assessment from last year, the time table is being followed. The other two matters are still on the table. As a result of all the information that needs to be gathered for the Fourth Party portion of the lawsuit, the trial has been postponed until October, 2008. The provisions of the agreement with the DNR that allowed the original lawsuit to be withdrawn will be fully met when the new well is operational.

PROCEDURE FOR DAMAGE TO UNITS

Attached, as a separate page, is a write-up prepared by the By-Laws Committee that defines, for a unit owner, the procedure to be followed in the event of damage to their unit. It is on a separate page so that you can place it where it is accessible.

Have an enjoyable and safe summer!

Jerry



April 4, 2008

OWNER'S RESPONSIBILITY INFORMATION SHEET

This information statement is intended to clarify a SOCA owner's responsibility when the owner's unit is damaged to the extent that the owner wishes to involve his/her insurance company, or suspects that the damage emanates from another unit or from a common area. It describes what actions should be taken and who should be contacted.

While each possible situation cannot be completely covered by this general statement, it is hoped that it will be a guide for an owner to help determine what he/she needs to do in similar situations.

The first contact that an affected owner should make in damage situations is with the owner's own insurance company. The second contact that the affected owner should make is with the SOCA property manager, Kris Kohlman, giving the type of damage and as much detail about the extent of the damage as is known at that time. Kris will attempt to determine whether the damage is isolated to the affected owner's unit, or if it is possible or likely that another unit or units may have also sustained damage or caused damage, or if a "common" area or some other area that SOCA is responsible for is possibly involved. If other units are determined to possibly be involved, Kris will contact the owners of those units, who should then contact their own insurance companies. If it is determined that a "common" area or some other area that SOCA is responsible for is involved, Kris will contact SOCA's insurance company. Once the scope of the damage is determined, Kris will contact all known affected owners to inform them of other units and/or common areas that are also involved so the owners can pass that information on to their insurance companies.

Please note that arrangements for clean up of an owner's damaged unit is solely the responsibility of that owner. The property manager will provide owners with contact information for service providers that may be able to help in such situations.

SOCA Property Manager: Kris Kohlman

Kohlman Property Management, LLC.
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