



**Parkwood Village Homeowners Association
Winter Newsletter
November/December 2019**



Important Information from the 2019 PVHA Annual Business Meeting

www.parkwoodvillage.org

2020 BOARD OF DIRECTORS:

President	Shelby Loftus	715-933-0183	38 Grand Canyon Dr.
Vice President	Lillian McGrath	833-0037	6652 Offshore Dr.
Secretary	Marlene Reineking	833-7061	134 Grand Canyon Dr.
Treasurer	Timothy Jaberg	920-227-8952	18 Grand Canyon Dr.
Director	Nancy Evans	836-7201	128 Grand Canyon Dr.
Director	Susan Golz	772-0208	30 Grand Canyon Dr.
Director	Jim Stahl	833-4415	6648 Offshore Dr.



The 2020 Budget passed – Effective January 1, 2020

PVHA CHANGE IN MONTHLY FEES EFFECTIVE JANUARY 1, 2020:

**New Fees
01-01-2020**

(Please notify your financial institution of the change in fee amounts prior to the first of the month.)
 \$275.00 now becomes **\$280.00**. These units are identified as paying 1.008% of the budget amount.
 \$288.00 now becomes **\$293.00**. These units are identified as paying 1.057% of the budget amount.

<https://www.cityofmadison.com/police/midtown/>

2020 PVHA BOARD MEETINGS:

All meetings are held in the community Room with the exception of the Annual Meeting which will be determined.



Madison Police Midtown District
 4020 Mineral Point Road.....Madison, WI 53705
 (608) 229-8200 Emergencies: 911

The Midtown District covers the near West side of Madison. It includes parts of the UW campus, Camp Randall Stadium, West High School, Memorial High School, Edgewood College/High School, Marshall Park, Odana Golf course and Henry Vilas Zoo.

Boundaries of the district are to the:

- North - Lake Mendota and Village of Sherwood
- South - Haywood Dr, Lake Wingra and City of Fitchburg
- West - S. Gammon Rd and S. Whitney Way
- East - Park St and Lake Monona

January	13 th	7:00 PM
February	n/a	No Meeting
March	9 th	7:00 PM
April	n/a	No Meeting
May	11 th	7:00 PM
June	n/a	No Meeting
July	13 th	7:00 PM
August	n/a	No Meeting
September	14 th	7:00 PM
October	12 th	7:00 PM
November	12 th	Annual Meeting
December	n/a	No Meeting

Neighbor-to-Neighbor Committee 2019 Annual Report

Submitted by Nancy Evans, Chair

Neighbor-to-Neighbor (N2N) Committee – *The mission of the Neighbor-to-Neighbor Committee is to promote a sense of community among all homeowners and residents within the Parkwood Village Condominium Association community.*

N2N events are generally family/child friendly, and the committee is always open to suggestions. It should be noted that all residents of Parkwood Village Condominiums - owners as well as renters - are welcomed and encouraged to participate in all events and activities.

2019 Committee Members

Nancy Evans	Sue Goldstein
Mary Glauner	Jim Stahl
Dana Warren	Bonnie Buzogany
Lilli McGrath	Linda Jaberg
Susan Golz	Shelby Lofthus



Many thanks to the committee members, as well as the *numerous* unofficial members, for their much appreciated support, donations, and efforts.

The committee began the calendar year with a budget of **\$68**. The annual Garage/Bake Sale in May raised **\$161.00**. This was not our highest year, but it was the third year in a row with bad weather which might have discouraged participants and impacted our sales. It's been suggested that the event be moved to June; the committee will consider but we are open to thoughts from the community. Next year, the committee hopes to have more participants for the garage sale (10 in 2019). The Bake Sale isn't just our first major event; it's our *most important event*. The money raised from the bake sale is used to fund **all** N2N annual events. With creative planning and many generous donations, the committee has been able to add special touches to each event.

As of November 1, 2019, the N2N Committee has sponsored numerous events and activities.

New Event: Movie Night

On September 7th, the first Family Movie Night was held. What FUN! This was not an N2N sponsored event, but the committee supported the families that worked out all the details. Big Thanks to The Matejkas, the Southgates, and the Jabergs. This was held the evening of the Ice Cream Social – what a sweet way to end the summer!

2018-2019 N2N Committee-sponsored Events

- December 2018 - Holiday Caroling
- New Year's Day Open House – Tuesday, January 1
- Easter Egg Hunt – April 4 (continued ...)

- NOT held this year: Bike Checkup – Will revisit in Spring 2020
- Garage/Bake Sale – Saturday, May 18 This was the third year in a row with bad weather, rainy and cold. It's been suggested that the event be moved to June.
- Potluck Picnic – Saturday, June 22
- July 4th Parade – Thursday July 4
- Pool Closing Ice Cream Social – Sat. September 7
 - o Movie Night
- Halloween Party - Saturday, October 26

To Revisit...

• **"Sip 'n Swap"** – Similar to a White Elephant Sale. Participants would bring items to either swap or sell for a minimal cost and enjoy light refreshments. We'll again look at doing this during the upcoming mid-winter or spring.

• **"Parade of Condo Improvements"** - Interest in participation has been low, but we'll send out another inquiry to possibly plan for fall of 2020.

Survey Results

A 2019 PVHA Event Survey was sent to residents in early spring. The purpose was to gather ideas for future events. Thanks to those who responded. There were ideas shared that the committee will continue to investigate for the coming year. Also, if you offered to be a committee "Buddy" or occasional volunteer, we have your names and will keep you posted. One request was for adult-only events. In the summer of 2018, game nights were held for adults to play games and become better acquainted. The committee will revisit this for 2020. Please stay tuned.

Other Committee Roles

Welcoming New Owners: In addition to sponsoring community events, the Neighbor-to-Neighbor Committee also distributes a welcome letter to new homeowners. **Full disclosure:** Our sincerest apologies if you have not been welcomed by a member of the committee. We are a bit behind in individually welcoming new homeowners; however, we will be making efforts to catch up in the coming year! Welcome!!



Acknowledging Life Events – This year, the committee has begun acknowledging life events of residents in PVHA. This includes birthdays, as well as other events. Please do not feel slighted if we miss your event. The committee makes every effort to stay abreast of events.

Have an idea for an activity or event? The Neighbor-to-Neighbor Committee is always looking for input. Tell one of the committee members, OR, you can join us! We welcome new members. If you can't make that commitment, let us know if we can call on you for event help as needed.

Goodwill Donation Guidelines

During the holidays, many items get discarded such as old clothes, costume jewelry, shoes, etc. in order to create room for new items we may have purchased or were gifted. Don't throw them away. Consider donating the items you are replacing. **Here are a few items that Goodwill will take as long as they are new or in gently used condition:**



Clothing and accessories, shoes, boots, books, media, household items, jewelry, antiques and collectibles, electrical items, toys and games, sports equipment, Computers and computer equipment (working and non-working), clothing, hats, gloves, mittens and scarves, records, compact disks, video tapes and DVDs, Games, sports equipment and so much more.

They are also accepting donations of vehicles in all conditions. The contact number is listed below.

For the safety of their customers and staff, there are some items they **cannot accept** for resale or disposal, including:

- Building materials
- Infant furniture / seats (including cribs, car seats, strollers, hi-chairs, changing tables, swings, bouncers and walker/jumpers)
- Large appliances (including TV's, microwaves, air conditioners and dehumidifiers)
- Mattresses and box springs
- Paint, chemicals or other hazardous materials
- Recalled products

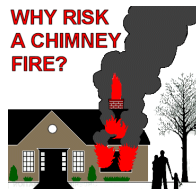
**Home Office -1302 Mendota Street,
Madison, WI 53714**

Phone: 608-246-3140 Fax: 608-246-1984

Helpful Winter Tips

Clean Your Chimneys

If your property has wood-burning fireplaces, hire a professional chimney sweep to clean them and inspect them for any sign of damage or obstruction.



Test Alarms and Detectors

Maintenance of smoke alarms and carbon monoxide detectors in your home are your responsibility, now would be a good time to test the devices and replace the batteries.



Leave the Heat On

Homeowners and/or Tenants should maintain a minimum temperature of 55 degrees Fahrenheit when leaving for a few days or age going on vacation. This will help to prevent the pipes from freezing and bursting due to the cold temperatures.

Inspect Your HVAC Systems

Inspect the heating and air-conditioning systems in your homes to make sure they are running efficiently. Replace your filters when necessary.

Remember to clean off your intake and exhaust PVC pipes. If either becomes blocked by snow, safety features will turn your furnace off.

Watch Your Pipes

Turn off and completely drain the outdoor pipes such as to your spigot to ensure they don't freeze in sub-zero temperatures.



Plumbing Beneath Kitchen and Bathroom Cabinets

When the forecast predicts temperatures becoming seriously cold, it's always a good idea to keep your cabinet doors open. This allows the indoor heat to reach your plumbing and helps to prevent freezing. A slow drip from the faucet is also helpful.



Henry Vilas Zoo Lights



Nov. 29-Dec. 29: Sip on hot cocoa and stroll through the zoo while seeing over 800,000 holiday lights transforms the zoo into a winter wonderland! While admission to the

Zoo is free, Zoo Lights cost \$7/person; children aged 3 and under are free.

Holiday Fantasy in Lights



The Electric Group brings you the 31st Annual Holiday Fantasy in Lights. November 9, 2019 to January 4, 2020. The lights are on dusk to dawn through January 4th at **Olin Park** • Free Admission

Olbrich's Holiday Express

December 7 - 31, 2019
10 a.m. - 4 p.m. daily
Closes at 2 p.m. December 24
Closed all day December 25



All aboard for Olbrich's Holiday Express! Large-scale model trains wind through a holiday scene overflowing with hundreds of poinsettias and fresh evergreens! During the show, members of the Wisconsin Garden Railway Society come from all over the state to show off their large-scale model trains. You may see a bullet train, steam train, Santa train, circus train, or freight train, depending on the day. <http://wigrs.org/>



Travel Checklist – Especially During Cold Months

If you are leaving for an extended period, here is a suggested checklist of things to remember before leaving.

- 1) Turn off the water at the water meter and open all faucets including the exterior spigot to release the vacuum and let the water drain out. If you are unsure of where your shut off is located please contact the maintenance department at 833-5445.
- 2) Turn the hot water heater to pilot.
- 3) Close all drains and put toilet lids down to prevent the evaporation of water from the traps. As added protection against frozen drain lines, put a little antifreeze into each of the drains and toilet bowl.
- 4) Stop your mail delivery. Make arrangements to have your mail held at the post office or have it picked up daily by a neighbor. Do the same for newspaper delivery and any other scheduled deliveries.
- 5) Set heat back to desired temperature (Approximately 50F – 55F).
- 6) Close all window coverings, lock and secure all doors and windows.
- 7) Use light timers (two or more) for lights normally utilized during evening hours. Variable timers are preferred. Have neighbors check to make sure lights and timers are functioning properly.
- 8) Use a timer on a radio, but do not set to unusual volume.
- 9) Alert neighbors to watch for any deliveries either scheduled or unscheduled, e.g., papers, samples hanging on doorknob, etc.
- 10) Leave a phone number and address with management or a neighbor so you can be reached in case of an emergency.
- 11) Leave your house key with a friend, neighbor, or the management.
- 12) Lock the door leading from the garage into the house.
- 13) Unplug or turn off your electric garage door opener.

There is a thermostatically controlled outlet made by Honeywell called the Winter Watchman that can be purchased for as little as \$15.00. The resident would place a 75W yellow light bulb near a front window and plug it into the Winter Watchman. The Winter Watchman turns on the light if the temperature in the unit drops below 40 F. Any neighbors that see the light could take appropriate action to prevent further damage to the unit.

Leave a phone number where you can be reached and a key with someone you trust.

No-cost tips to Help You Save Money presented by MG&E mge2050.com.



Save Energy While Cooking

According to the Department of Energy (DOE), using the right-sized pots on stove burners can help you save about \$36 a year for an electric range or \$18 for gas. The DOE also recommends using the oven light instead of opening the door to prevent heat loss when checking the progress.

Reduce Heating Costs, Increase Comfort

Open curtains or shades to let in the sun during the day to reduce heating costs. At night, close shades to improve comfort.

Unplug: Unplug phone chargers, printers, computers and other electronics when you are not using them. They can still use energy when not in use and can account for 5% to 10% of your total energy use.



Set to Automatic: Set your furnace fan to auto instead of on. This is one of the biggest steps you can take to be energy efficient at home.

Embrace the Cold: A washing machine spends an estimated 90% of its energy to heat water. Consider using cold water. In addition, try to wash full loads. The machine uses roughly the same amount of energy regardless of the load size.



Year Round Safety Reminder **City of Madison Fire Code** **GENERAL PRECAUTIONS AGAINST FIRE**



This is Wisconsin where, regardless of the time of year, we still enjoy grilling outdoors. That's okay; however, the City of Madison Fire Code is in effect no matter what time of year it is. **You may not use a gas or charcoal grill inside your garage or patio as it can't be used within 10 feet of combustible construction (i.e. walls, fence, decking, etc.)** See: **SECTION 34.308 OPEN BURNING** -- IFD section 308.1.4 shall be replaced with the following language:

- (1) Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies within ten (10) feet of combustible construction.
- (2) LP-gas burners having an LP-gas container with a water capacity greater than two and a half (2-½) pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be stored or operated on balconies unless they are served by exterior stairways.

OPTION: As an alternative, you could use an electric grill which has no open flame.

Parkwood Village Homeowners Association
2020 Insurance Information



Travelers remains the Association's insurance carrier for the 2020 calendar year.

Please review your insurance policy and present the information that follows to your insurance agent when obtaining or updating your coverage. **The agent for 2020 is M3 Insurance. If your mortgage holder requests an insurance certificate please have them contact Dani Noble via email to Dani.Noble@m3ins.com.**

Owner's Insurance - Parkwood's Declaration defines insurance coverage responsibilities for the Association and the text is reproduced on the following pages. The Association carries property insurance on the Common Areas. The Owner needs to obtain dwelling (real property) coverage insurance for the drywall on in, plus the doors and windows as they are part of the Unit. In discussion with the insurance agent a good value to use would be \$120,000 of Dwelling insurance which represents the estimated rebuilding cost of each Unit as defined by the Declaration. The Association carries \$12,900,000 of property insurance which represents the rebuilding cost for the structural elements, siding and roofing for all 96 homes. You should present the attached pages to your insurance agent when discussing the appropriate coverage for the unit.

Other Coverage: Additionally, personal property and personal liability insurance are not covered by the Association's insurance. It is highly recommended that residents obtain personal property and personal liability coverage.

Sewer Back Ups – Are not covered by the Association's policy. If you have a finished lower level it is highly recommended that you ask your insurance carrier for a rider/endorsement to cover sewer backups.

Should you have any questions, please contact Louis by phone or email. See below.

Louis Glauner Coal Morton, Inc.
608-284-9676
Lou@coalmorton.com



Wording from Declaration on Insurance Coverage:

ARTICLE VII Insurance

Text from Parkwood Village Homeowners Association Declaration:

9. Insurance:

1. The Association shall maintain multi-peril property insurance at full insurable value based on replacement cost on all of the common elements of the condominium and on the exterior structure components (walls, roof, foundation) of the Type 1 Units. This is to include fire and extended coverage and all other types of coverage commonly maintained under an all-risk policy of property insurance. Except as otherwise provided in this Section 1, the Association shall not insure any part of a unit, insurance coverage for which shall be the responsibility of the owner of each Unit. The Association shall hold this insurance in its name for the use and benefit of the unit owners and of the mortgagees of units, or their successors and assigns, as their interests may appear.
2. The Association shall maintain comprehensive public liability insurance with limits not less than \$1,000,000 per occurrence for personal injury or property damage on the Common Elements. This is to contain a "severability of interest" clause permitting recovery by unit owners for injury or damage insured against.
3. The Association shall maintain fidelity coverage against dishonest acts by any person, paid or volunteer, responsible for handling the funds belonging to or administered by the Association. The Association is to be the named insured and protection is to be not less than one and one-half times the Association's annual operating expenses and reserves.
4. All insurance is maintained as a Common Expense. The Association acts as trustee for the purpose of obtaining insurance coverage and the receipt, application, and disbursement of proceeds from it.

5. Maintenance of insurance by the Association does not relieve nor prohibit unit owners from maintaining insurance with limits in excess of those maintained by the Association or on risks not insured by it.

4. Sect/on D. - *Definitions and Descriptions is repealed and recreated as follows:*

In this Declaration the following words are defined as set forth below:

1. **Unit** "Unit" is that part of the Condominium designed and intended for the exclusive independent use of its owner, its owner's family, and those persons authorized or invited to use it by its owner. The Condominium shall have two types of "Units", Type 1 and Type 2, both of which are referred to herein as "Units."
 - a. **Type 1 Units.** Units 218-238 and 246-256 (inclusive) shall be Type 1 units. The exterior boundaries of each cubicle comprising living space of a Type 1 Unit are the finished exterior surface of the perimeter walls (except common walls, if any) surrounding the cubicle, the finished upper surface of the roof above the uppermost story of the cubicle, and the lower surface of the floor of the lowest story of the cubicle. The exterior boundaries of that cubicle comprising the garage of a Type 1 Unit are the plane described by the exterior surface of its roof and the lower surface of its floor. The footings and all structural components are included in each Type 1 Unit.

The exterior boundary of the common wall which unit 246 shares with the adjoining Type 2 Unit and the exterior boundary of the common wall which each of the other Type 1 units (except Unit 238) share with one another shall be the mid-point of the common wall measured along a line which is perpendicular to the face of the wall.

Not included in each Type 1 Unit are all of the fixtures and mechanical systems of the building; and not specifically included in the "Unit" under c, below, whether located within or outside of the defined cubicle(s) of air.

- b. **Type 2 Units.** A Type 2 Unit includes one or more contiguous or noncontiguous cubicles of air and the interior walls, ceilings and floors that surround them, including the basement and the garage.

Not included as part of the Type 2 Unit are those structural components of the building and any portions of the mechanical systems of the building, and not specifically named under c, below, which lie within the cubicle or cubicles of air comprising the unit.

- c. In addition, a unit includes the following items serving the particular unit although they may be outside the defined area:

- (i) all doors and windows, their interior casements and all their opening, closing, and locking mechanisms and hardware;
- (ii) all wall- and ceiling-mounted electrical fixtures and recessed lights, and the junction boxes serving them;
- (iii) all floor, wall, baseboard, and ceiling electrical outlets and switches, the junction boxes serving them, and the electrical wiring out to the electrical main;
- (iv) the cable television connection to the unit and the junction box serving it;
- (v) all plumbing fixtures and the piping, valves, and other connecting and controlling materials or devices serving the unit exclusively and lying between the fixtures and the main water or sewage lines;
- (vi) the furnace and ducts and other connecting and controlling materials and devices located within the unit or lying between the unit and the furnace;
- (vii) the air conditioners serving the unit, including the compressor, fans, and the

ducts, conduits, and wiring devices associated with it; and

- (viii) any flues, chutes, and ducts serving the unit exclusively.

- d. Units are identified by number and location on the Condominium Plat of Parkwood Village. This description includes the interests pertaining to the unit in the Common Elements and Limited Common Elements and the rights and obligations of unit owners created under this Declaration and other documents related to the Condominium.

2. Common Elements. "Common Elements" are all those portions of the Condominium which are not included in the definition of the unit, and include the tangible personal property used in the operation, maintenance, and management of the Condominium. The Common Elements are available for the use and enjoyment of or service to owners of all units, their families, and those persons authorized or invited to use them.

3. Limited Common Elements. "Limited Common Elements" are those Common Elements reserved for the exclusive use and enjoyment of the owners of one or more-but not all-units, their families, and persons authorized or invited to use them by unit owners.

- a. Limited Common Elements and the unit or units to which their use is reserved are identified on the Condominium Plat of Parkwood Village.
- b. Limited Common Elements at Parkwood Village include the patio or patios immediately adjacent to the units. Subject to rules adopted by the Association, unit owners may, at their expense, surface the patio areas or use them for plantings or gardening. Unit owners are responsible for the repair and maintenance of the patio areas within the perimeter fencing. The fences are the responsibility of the Homeowners Association.



As Ellen would say, “Be Kind To One Another.”
Wishing you a safe and happy holiday.

Funny Jokes for the Holidays
By [Reader's Digest Editors](#), [RD.com](#) and [readersdigest.ca](#)



Merry Christmas

Just Desserts

Q: Did you hear about the man who stole an Advent Calendar?
A: He got 25 days.

Famous Last Words

“Let’s go get a Christmas tree!” — A divorce story.

Achievable Goals

I bought a treadmill because my New Year’s resolution is to have more things to put my laundry on.

One Step at a Time

I like to put up Christmas decorations in stages. This is the stage where I sit on the couch with lasagna and stare at the boxes.

Bought or Borrowed

To all those who received a book from me as a Christmas present...they’re due back at the library tomorrow.

Putting a Face to the Names

The office holiday party is a great place to meet everyone you’ve been emailing from ten feet away.

The Nose Knows

Q: What did one snowman say to the other?
A: “Yeah, I smell carrots too.”