

Wittmann Park Condominium Association (WPCA)

Fall 2023 Newsletter

Annual Board Meeting Called for October 18

The WPCA Annual Meeting is scheduled for Wednesday, October 18 at 6:30 pm in the Elisha D. Smith Menasha Public Library, held downstairs in the Company E Room.

Attendance is requested of all unit owners to establish a quorum of 22 votes necessary to conduct official business. Proxy votes, only one membership for each unit, will be provided, in advance via mail, for those who cannot be there.

The 2023-2024 WPCA Budget will be presented for approval. Key projects and expenses for the following fiscal year will be described. Discussion and votes will follow.

Please mark your calendars to attend this important meeting.

Quarterly Fees Due October 1

Quarterly condo fees are due each year on January 1, April 1, July 1 and October 1. Fees received after the 15th day of the quarter will be assessed a late charge of \$25.

Please include your quarterly dues notice with your check in an envelope addressed to the WPCA at 1320 Wittmann Park Lane, Menasha, WI 54952 or place your payment into the metal drop-box on the wall near Greg Popp's maintenance shop in the Bldg. 4 driveway.

Recent Maintenance Projects

Cintas Security Company performed our required annual spring emergency fire alarm system in cooperation with the Neenah-Menasha Fire Department and found all buildings in code compliance.

A new pool pump was replaced earlier this summer. We apologize for any inconvenience that may have caused following the Memorial Day holiday weekend.

Every several years, our condominium sewage lines need to be flushed out to prevent back-up problems. This was done in mid-September by a specialized contractor for all five buildings and no blockages were found.

In addition, please note that owners of single flat units should run a gallon of water every few months in the water heater pan drain to keep the lines fully operational.

As you know, several ash trees badly infected with emerald tree borers parasites were removed earlier this spring by Meyer Tree Service. This is a large statewide landscaping problem affecting tens of thousands of ash trees on both private property and public lands.

In September, this company conducted a follow-up survey of the existing ash trees and discovered seven trees that require removal. The trunks were marked with green bands on the property and will be cut down next March or April.

Common Concerns: Proper Use of the Dumpsters and Pet Reminders

Earlier this summer our general dumpsters were overflowing because one or two unit renovations were completed. However, our dumpsters do not have the capacity to hold this kind of construction waste material and standard garbage at the same time.

Please remember that home owners must place large item – like sinks, cabinets, carpeting, baseboards, doors or other oversized pieces – on the ground away from the dumpsters with required bulk item city stickers. Get them at the City of Menasha Public Works Department at 455 Baldwin St. (920) 967-3620. They don't belong in our dumpsters.

Pets are always required to be leashed on condominium property. This is both a local city ordinance and a WPCA bylaw. Owners must also immediately pick up any pet droppings. If not, they foul the lawnmower blades and its wheels. Remember your responsibilities.

Thanks to our Neighbors

The planter on the pool deck, built and maintained by **Greg Popp** exploded with vibrant colors, featuring beautiful canna lilies, waves petunias and chrysanthemums. **Tracey Thede** again decked out this year the WPCA welcome sign with colorful flowers this spring and spring plus two standing flower boxes in the driveway of Bldg. 4.

Second Annual Pool Deck Party Well Attended

The

second annual pool deck party and picnic was held on Saturday, July 29. More than 20 neighbors and friends gathered for delicious brats and burgers provided by the association.

Save the Date – You're Invited to our WPCA Holiday Dinner Party!

All home owners and residents are invited to attend the second annual Holiday Dinner Party to be held on Wednesday, December 6. We'll meet in a private dining room at the award-winning Mark's East Side Restaurant located at 1405 E. Wisconsin Avenue. Our welcome gathering starts at 5:00 pm and orders taken at 5:30 pm.

Last year's dinner party was a great success with full room of 28 guests attending.

Six entrees from \$17-\$29 are provided: Chicken Cordon Bleu, Haddock, Atlantic Silver Salmon, Jaegerschnitzel, Tenderloin Stroganoff, Pecan Encrusted Chicken Salad and French Dip. Your reservation is required one week prior on Wednesday, November 29.

Limited seats. Contact Walt Ulbricht at walt.ulbricht2012@ gmail.com or call 330-651-1476.