

Wittmann Park Condominium Association (WPCA)

Spring 2023 Newsletter

WPCA Gains Savings of \$6,000 with Change of Property Insurance

WPCA Treasurer Anzo Kubisiak reports an annual savings of approximately \$6,000 by the association changing over to State Farm Homeowners Insurance from American Family for our property and building insurance. It's nearly a one-third cost reduction. This includes, however, an increase in the deductible from \$5,000 to \$10,000 should a large claim be filed.

Fees Due Friday, April 1

Quarterly condo fees are due Friday, April 1 with the following deadlines on the first day of each quarter. Fees received after the 15th day will be assessed a late charge of \$25.

Please attach your quarterly coupon statement with your check addressed to the WPCA at 1320 Wittmann Park Lane, Menasha, WI 54952. Or you can put your envelope in the metallic drop box attached on the wall near the maintenance shop in the Bldg. 4 driveway. Note: Please mark your calendar for fees next due on July 1 and October 1 this year.

TDS Fiber-Optic System

Last fall, an advanced fiber-optics system was laid under our property grounds by the TDS-Telecom Company. It provides a new communications option for us with advanced high-speed Internet, unlimited phone services and a wide selection of TV entertainment.

At no charge, each home will be installed with an advanced fiber-optic system connection, providing a valuable amenity, raising the value of your home to future buyers. With your free TDS installation, you are not required to take any services or make any payment.

The process began last month and we expect the buildings to be wired this spring.

An information session is tentatively scheduled for Thursday, April 20 at 6 pm at the Menasha TDS office located at the corner of Midway and Oneida roads. The project and its services will be presented by a TDS representative. Unit owners will be able to ask questions at this one-hour session. For more, contact Walt Ulbricht at 330-651-1476.

Infected Ash Tree Removal

Five

to seven dying ash trees infected with deadly emerald borers insects have been identified on our property. Currently, the association is engaging tree removal companies for estimates for the removal of these trees. The work is expected to begin in the coming weeks. This is a serious problem across much of Wisconsin.

Common Concerns

1. The annual Fire Department fire alarm report was completed, reapproving our system.
2. Only electric grilling units are permitted on second-floor balconies by order of state and local fire regulations, including the WPCA Bylaws. No charcoal or gas units allowed there.
3. If you plan to replace your AC unit this spring or summer season, please know that only specialty AC units are to be installed into proper wall-cut mountings – not into windows.
4. An updated edition of the 2023 Residential Directory will be available in May-June. It will be emailed or delivered to each unit.

Swimming Pool Opening

Our swimming pool will be officially opened on Saturday, May 27 over Memorial Day weekend. Daily hours are 6:00 am – 10:00 pm. Please follow the rules posted on the swimming pool gate. Non-resident guests must be accompanied by unit owners. Pets are not allowed at any time and glass containers are not permitted on the pool deck.

You're Invited to the Spring 2023 WPCA Neighbors and Friends Dinner!

Join us for good times next Wednesday, April 12 at 5:00-7:30 pm at the newly remodeled **Waverly Beach Bar and Grill** at N8870 Fire Lane 1, Menasha, WI 54952. It's located at the south end of Oneida Street on Lake Winnebago's north shore.

Happy hour discounts are offered until 7 pm for 2-1 rail drinks and domestic draft beers. Then at 5:30 pm we'll be seated in a quiet glass-enclosed dining area and place our dinner orders. Click open the menu at <https://waverlybeach.com/restaurant/>. Please note: Your reservation is requested by Monday, April 10. We have 18-20 guests planning to attend. Contact Walt Ulbricht at 330-651-1476.

Mark Your Calendar for Our Second Annual Pool Deck Party!

Enjoy

fun and fabulous food on Saturday, July 22 at 5 pm – 7 pm for our second annual pool deck party.

Owners and residents are invited to bring your own non-glass beverage container and a plate to pass while freshly-grilled tasty brats and burgers will be provided.

Since the pool deck is limited in size, we request that only WPCA owners and residents may attend. It will be a great opportunity outdoors to meet and mingle with your neighbors. More information will be emailed or delivered to your door. Rain date is Sunday, July 23.

Major Commercial Construction Begins Across the Street

Last fall, trees and bushes on the property at the intersection of Parkside and Wittman Roads were cut down, losing valuable wildlife habitat. It was rezoned by the City of Menasha from residential to commercial use, initiated by our former city alderperson Ann Schmidt without consulting us, and approved unanimously by members of the Common Council.

Craig Korth, owner of 3D Services, has now begun construction for his new landscaping and snow plowing company. He has not made any effort to contact our association about his project schedule or intentions. If you want to know what's happening, please contact him: Craig Korth, Owner of 3 Services, 1401 Parkside Drive, Menasha, WI 54952 at (920) 858-7879 and (920) 558-4160 or 3dservices56@gmail.com. Make your concerns known.

New Menasha Common Council Alderperson

Local resident and UW-Oshkosh student Kiersten Lewis applied as a write-in candidate for Common Council District Five. She garnered 28 votes out of 48 as the winner and has been sworn in to represent us. Contact her at (920) 757-8403 or kiersten.n.lewis@gmail.com.