

# **Wittmann Park Condominium Association (WPCA)**

## ***Winter 2023-2024 Newsletter***

### **Summary of 2023 WPCA Annual Owners Meeting**

Owners met on Wednesday, October 19 at 6:30 pm downstairs at the Elisha D. Smith Menasha Public Library. A required majority of the 42-unit owners attended to constitute a quorum. The Treasurer's Report presented by Anzo Kubisiak of checking and savings balances was introduced and approved.

Maintenance projects were also discussed, including a major job this spring to remove seven more diseased ash trees infected with parasites. Plans call for replacing these trees later in 2024-2025. Quarterly condominium fees will remain unchanged for 2024.

For more details of the meeting, please see the enclosed Minutes of the WPCA 2023 Annual Meeting in this envelope.

### **Exploring New Credit Card and Money Market Investment Options**

At the annual meeting, the request was made by the unit owners for the WPCA President Adrian Martin to explore the option of a cash-back association credit card to increase revenue. A board meeting will be held in December for several options to be presented.

It is planned that the new cash-back credit card integrated with an existing money market account will be used starting January 1, 2024.

### **Quarterly Fees Due by Monday, January 1, 2024**

Quarterly condo fees are due each year on January 1, April 1, July 1 and October 1. Fees received after the 15<sup>th</sup> 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 Treasurer at 1320 Wittmann Park Lane, Menasha, WI 54952 or place your payment into the drop-box on the wall near Greg Popp's maintenance shop in the Bldg. 4 driveway.

### **Common Concerns: Winter Snow Removal, Salting and Owner Responsibility**

Board member Dan Immel will be in charge again of snow removal with the contracted company when two inches of snow or more falls.

Maintenance supervisor Greg Popp is also on site to handle emergency situations. Call him at (920) 585-6530 if you have ice in your driveway or parking lot. There is a salt spreader for these problems. Buildings are provided with a shared shovel and salt containers.

Please contact Gregg to refill it when you're running low. Don't wait until it's empty.

Note: When light snow falls, it's your responsibility to clear off your front sidewalk or steps. Kindly help your neighbors out with shoveling if they may have mobility restrictions.

Please follow City of Menasha winter parking rules. From November 1 – March 31, there is no night-time parking from 2:00 am – 6:00 am on the public street and your vehicle will be ticketed and possibly towed. Call (920) 967-3600 for more information.

## **Street Signage Request**

The construction of the 3D Landscaping Services building adjoining us has increased car and truck traffic at the intersection of Wittmann and Parkside Drives. Residents at the annual meeting requested the City of Menasha to install proper signage. A note was sent to Mayor Don Merkes who forwarded the matter to the Public Works Department.

The mayor responded that Public Services Director Laura Jungwirth has assigned a traffic study for that intersection. More information will be sent to us in the coming weeks.

## **Flatten Boxes of All Sizes, Everytime, at the Recycling Dumpster**

If

you don't flatten all boxes thrown into the recycling dumpsters, it prevents your neighbors from properly using them. Unflattened boxes take up unnecessary space. Please flatten them on the pavement with your feet or use a box cutter if necessary.

## **Last Call – Join us at our 2023 WPCA Holiday Dinner Party!**

All home owners and residents are invited to attend the third 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. Good times and delicious food.

There are now 23 guest reservations – only five seats remain. Six entrees from \$17-\$29 are provided. Your reservation is required prior to Monday, December 4. Contact Walt Ulbricht at [walt.ulbricht2012@gmail.com](mailto:walt.ulbricht2012@gmail.com) or call 330-651-1476.

## **Thanks from All of Us**

Once again, Gregg Popp, WPCA Maintenance Supervisor, has installed a beautiful array of colorful holiday lights on a towering tree at the pool fencing. They were switched on the evening of Wednesday, November 22, the night before Thanksgiving. A collective thanks to Gregg who helps us light up the holiday spirit.

## **City of Menasha Celebrates 150<sup>th</sup> Anniversary**

In 2024, the City of Menasha will celebrate its sesquicentennial, or 150<sup>th</sup> year, with free special community events. It starts with a Menasha History Trivia Challenge with prizes and pizza on the evening of January 19 at the Library.

On February 3, a Speed Puzzle Contest will be held at the Maplewood Middle School. On March 5, a 150<sup>th</sup> birthday party is to be celebrated at the city hall. Other events are coming throughout the year. A sesquicentennial festival is planned for June 21-22 with daytime family events, great food, live music and night sky shows. See [menasha150.com](http://menasha150.com) for details.