

Wittmann Park Condominium Owners Association (WPCOA)

Winter 2024-2025 Newsletter

Summary of 2024 WPCOA Annual Owners Meeting

Owners met on Wednesday, October 19 at 6:30 pm in the Emeritus Room at the UW-Oshkosh Fox Cities campus. 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.

The new money market account gained \$860.00 in interest. Plus, a new cash-back credit card for the Association will soon be set up.

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 spring 2025. No change in the quarterly condo fees necessary.

Owners were complimented for their patience for the reconstruction of Wittmann Park Lane over two months this summer.

For more details of the meeting, please see the enclosed minutes of the WPCA 2024 Annual Meeting in this envelope.

Supplemental Assessment now due February 1, 2025: New Riding Lawn Mower

The proposal to replace the 12-year-old riding lawn mower with a 50-inch cutting radius was positively discussed at the WPCOA annual meeting on October 19.

Subsequently, the Association Board of Directors decided to purchase a new mower that will provide dependability, shorten job time by 15-20 percent, reduce noise and pollution and offer greater operator safety. The Board determined it was a proper investment.

Several large riding mowers were reviewed at different businesses, discovering the best value and quality were found in an Ariens 60-inch radius Apex series model. It was available in stock at Brillion Power Center Equipment in Brillion, WI located across the street from the Ariens Company production plants.

The dealership matched the Ariens Company website suggested retail price of \$5995.00 for this model with the cost expected to rise on January 1, 2025. Other dealers required several hundred more dollars for delivery and associated surcharges.

With the goal to protect our financial reserves for community emergencies, the Board members decided that the best way to pay for the new riding lawn mower is to assess each unit owner a one-time \$100.00 assessment fee as permitted in the Association by-laws.

The Board knows that the Christmas season is approaching and therefore the assessment of \$100 would not be due until February 1, 2025. If you can't make the full payment then, you can send an initial \$50.00 amount and later a second payment on March 1.

If you chose this split-payment option, you will be reminded by an email message when the next one is due. Your cooperation is greatly appreciated.

Quarterly Fees Due by Wednesday, January 1, 2024

Quarterly Association 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 fees notice with your check in an envelope addressed to the WPCOA Treasurer, 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

Dan Immel will be in charge again of snow removal with the contracted company Kutter Landscaping and Maintenance 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. 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 Wittman Park Lane and your vehicle will be ticketed and possibly towed. Call (920) 967-3600 for more information.

Flatten Boxes of All Sizes at the Recycling Dumpster, Also over Holidays

If you don't flatten all boxes thrown into the recycling dumpsters, it prevents your neighbors from properly using them. Unflattened boxes take up extra space. It's especially important to do so during the upcoming holiday season.

Welcome New Neighbors

Betty Edwards, Bldg. 5 Unit 1292, joined us in June from her previous home in Neenah. She's retired and worked at the former Copp's store. A favorite place of hers is the Black Bear Family Restaurant in Appleton. **Sophia Jacobson**, Bldg. 1 Unit 1350, moved in her home this summer. Sophia works at nearby Amusement Devices, Inc. on Appleton Road in Menasha. She's fond of her two entertaining cats Lily and Freya.

Thanks from All of Us

Once again, Greg Popp, WPCOA Maintenance Supervisor, has installed a beautiful array of colorful holiday lights in the pool area. Our thanks to Greg who helps us light up the holiday spirit each year.