

Wittmann Park Condominium Owners Association (WPCOA)

Fall-Winter 2025 Newsletter

Annual Meeting Summary

The WPCOA Association Annual Meeting was held at the Menasha Public Library on October 15th at 6:30 pm. The treasurer's report (see attached item) by Anzo Kubisiak was presented, discussed and approved. Total estimated income for 2026 is \$58,384 with expenses projected at \$57,716.

Greg Popp, Maintenance Supervisor, described the successful first season use of the new Ariens riding mower with fewer hours needed for cutting, greater safety and less pollution. TruGreen lawn applications were reduced to two times with no problems and lower cost.

Troublesome geese flocks feeding off the apple trees at Bldg. 1 were a concerned discussion. Owners stated disapproval and cited solutions for next fall, including removing the trees.

Walt Ulbricht spoke about replacing the 40-year-old pool exceeding \$100,000. Greg believes it may serve us for another five-seven years. No action was taken at this time.

Walt also addressed the need to replace the roofs on all five buildings in about seven years at \$100,000 or more. A proposal for a designated capital expense fund based on 10 percent increased quarterly association fees was actively discussed. A motion was declined at this time. The Board will explore other financing alternatives for this pressing expense.

A requested review of late and absent quarterly association fees was referred to the Board.

Annual Dues Reminder Due on January 1

Quarterly condo fees are due next on January 1, 2026. Fees received after the 15th day of the quarter will be assessed a late charge of \$25. Include your quarterly dues notice with your check in an envelope addressed to the WPCOA 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.

WPCOA Leadership and Board Changes

Also at this meeting, leadership changes were announced. Adrian Martin, having served for 14 years, announced that he is retiring as WPCOA President on December 31, 2025. No immediate replacement has been made. His honorable dedication is appreciated by us all.

Walt Ulbricht, a resident in Bldg. 4 for six years, stepped forward as Vice President, effective January 1. He replaces Dan Immel who served in this role for the past 18 years. Three-year resident Matt Reid, representing Bldg. 2, has agreed to serve as Acting Treasurer, also effective January 1. He will train with Interim Treasurer Anzo Kubisiak in the coming months. Tracey Thede, five-year resident in Bldg. 4, is serving as Secretary.

Jeff Quigley, Bldg. 5, who served as the Board of Directors in the past four years, resigned and has been replaced by two-year resident Alyssa Iglesias. Living here for 22 years, Stacy Schmidt now represents Bldg. 1. Effective January 1, Peggy Heling in Bldg. 1 who is a 19-year resident will also be serving on the Board.

Remembering Marty Heling Past WPCOA President

Marty Heling, age 73, passed away on September 27, 2025. Marty graduated in 1970 from Oshkosh West H.S. lettering in baseball as a star pitcher. He received a BS from UWO in Political Science and Military Science and also earned an MS in Public Administration.

Marty distinguished himself in business, the military and public service, including five years as Emergency Management Coordinator for Outagamie County. His military service included over 24 years in the WI National Guard and Army Reserve, retiring as a major.

Marty served as WPCOA President between 2008-2011 known for his active, thorough and professional manners. He married Margaret "Peggy" Sue Ansell Heling in 1997. He was stepfather to Cassandra Sue Jimenez and father to Rebecca Lynn Meulmans.

You're Invited to Our Wittmann Park Condo Christmas Buffet Celebration!

Join our Christmas Party on Sunday, Dec. 7 at 11:00 am - 12:30 pm at Michiel's Bar and Grill, 1100 Appleton Road, in Menasha. Santa Claus will welcome us with a Ho-Ho-Ho. It's hosted by Amy Harrison, Lori Jones and Barb Kohanski from Bldg. 1.

There's a Packers vs. Bear game at noon with a chance to wear your Packer gear or (ugly) holiday sweater. The Buffet/Brunch is \$15+tax+tip. It includes Broasted Chicken, Tenderloin Tips, Haddock, Sausage Links, Bacon, French Toast Sticks, Scrambled Eggs, Mashed Potatoes, Veggies and Peel 'n Eat Shrimp. Plus Soup and Salad Bar and Desserts.

Seating is limited to 20 condo residents. Please RSVP to Amy Harrison (920) 428-2931 or dadstuilip@yahoo.com by December 1.

Common Concerns: Winter Snow Removal and Owner Responsibility

Walt Ulbricht will be in charge of snow removal with Kutter Landscaping and Maintenance 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 buckets.

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

City of Menasha Winter Parking Rules: November 1 – March 31, no night-time parking from 2:00 am – 6:00 am on Wittman Park Lane. Your vehicle will be ticketed and possibly towed. Call (920) 967-3600 for more information.