

Board Of Directors

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April May June 2019 Bugle News Brief

Mountain
Bay Living
Condominium
Association
NEWSLETTER

2547 M Telluride Trail
Green Bay, WI 54313
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HelpLine:
920-593-2615

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Landscape Maintenance Rules & Regs Review

From October of 2018, landscape maintenance needed some revision, redirection, clarification and some tweaking due to the multiple changes "popping up" within our landscape. MBCA Rules and Regulations need to be observed when changing or adding plantings; this is part of Condominium Living. Over the years, revisions have been made to continue, to help protect and provide a pleasant environment. It is the responsibility of the Board to administer and enforce the Rules & Regs. However, it's the responsibility of each owner to cooperate and adhere to them. The following is a review of **Rule and Regulation #1**, titled "**Landscape Maintenance**".

Landscape Maintenance

A. Unit owners should not give on-site instructions to any maintenance individuals. Any concerns should be addressed to the Board of Directors via the helpline or by writing to the Board at the address above.

B. East Side (2519, 2523, 2531, 2535, 2539, 2543, 2547, 2551)

- Existing plantings by homeowners are "grandfathered" based on photos as of 9/9/18. The upkeep of the grandfathered plantings continues to be a unit owner responsibility.
- If plantings are not maintained in a timely manner or become a nuisance to neighbors, the MBCA has the right to:
 - have work done at the expense of the owner or
 - remove the plantings.**This also applies to weeds in patio area.**

3. Future plantings will be done solely by MBCA. This includes sides of end buildings.

C. West Side (2567, 2571, 2575, 2579)

- Existing plantings by unit owners are "grandfathered" based on photos as of 9/9/18. The upkeep of the grandfathered plantings continues to be a unit owner responsibility.
- If plantings are not maintained in a timely manner or become a nuisance to neighbors, the MBCA has the right to:
 - have work done at the expense of the owner or
 - remove the plantings.**This also applies to weeds in patio area.**
- Shared mulched "islands" between 2 units may be altered by unit owners and therefore maintained by the owners. Both unit owners of shared areas must agree on changes and follow with upkeep, maintenance and cost of maintenance; this includes the sides of end units.
- The rules outlined above also pertain to areas where there are front, side and rear sidewalk entrances.
- There are no plantings allowed on the back rock wall area behind building 2579, as plantings on the rock wall could compromise the stability of the rocks.

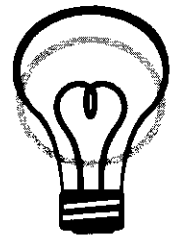
D. No individual landscaping shall extend to common areas.

Trash & Recyclables Bin Reminder

Please return your black trash bin and the green recyclable bin to your garage the same day as pick-up. On Fridays*, yes, to the inside of your garage. If you won't be home to tuck it away, perhaps ask a neighbor for a favor. (*Friday is our usual day for pick-up, if a holiday during that week ~ it is then the following day, Saturday.)

Approximately \$50/month Saved Lumens Lowered

Did you notice the outside lighting change? The Board addressed the "Lambeau" lighting and had the lumens lowered. This change brought our electric bill down, approximately \$50 per month.



Mulch Is Coming

Friday June 14, mulch will be available for individual use in your "garden" areas. The area of delivery will be in two of the parking stalls in the middle of the west side. A wheel barrow and pitch fork will be available for shared use. Date previously shared through a Mailchimp Blast, using your email on file.

Is your correct email on file with MBCA? That is an additional tool which brief information and alerts can be shared with homeowners. Please call the Helpline if you need to update your email address.

Future Board Meetings June 11 July 9 Aug 13

Meetings are held at New Perspective Senior Living, 2790 Elm Tree Hill in Howard. These are held on the 2nd Tuesday of each month, 6:30 PM. If you choose to attend, it's necessary to call the HelpLine 2 days in advance, so New Perspectives can be notified.



Plant your garden & decorate your soul, instead of waiting for someone to bring you flowers J.L.Borges

Sump Pumping

The count is 39, yes we have 39 units that house a sump pump located in their basement. One pump covers several units. If you are a unit that houses one of the pumps, you were recently contacted and necessary maintenance was carried through.

Black Topping

Areas on the East side are being corrected with new asphalt. One of the concerns was the crumbling of some asphalt, another is the "leveling" in certain driveway areas. Resurfacing/resealing* will also be carried through. (West side had their driveway issues addressed in the previous year.)

**Once the sealant has been applied, there is a mandatory TWO DAY cure time. The cure time will extend the longevity of the sealant. During this time period, ABSOLUTELY NO DRIVING allowed on the treated asphalt. Alternate parking options during the time are as follows:*

- ~ Extra parking in front of 2551
- ~ The 9 spots on the west side of our Greenspace (in front of CCC)
- ~ On the street, Telluride Trail

The area in front of 2551 will be budgeted for regrading and aligning in 2020.

Cameras & Filming

- Where do you have your outdoor surveillance cameras posted? Are they interfering with your neighbors privacy? Recent issues have been brought to the Board's attention.
- Filming or Photographing of MBCA vendors when they are on our clock time is prohibited. Please use the Helpline as an avenue to share your concerns or compliments.



"One Nation, indivisible" referred to the outcome of the Civil War and "Liberty and Justice of all" expressed the ideals of the Declaration of Independence.

Siding Cleaning

The washing of the outside siding of each of our 12 building has begun. An advance notice was (and will be) posted to your email address that you have on file. Homeowners without an email are given a personal notice. Through these Building Communication Messages, the Board can pass along pertinent info from Badger Window Cleaning. For instance, they have requested to have all windows and doors closed and any items, furniture included, on you patio/decks/porch type entrances moved away from the building. Potted plants or decor perched near your entrances also need to be temporarily moved. The vendor started on the East side, 5/29. Only a few buildings have received their notice at the time of this Bugle publication.

(Vendor activity is weather related. Badger has scheduled MBC for Wednesdays and Thursdays until project is complete.)

What Else Is Going On? What's Been Done?

- * Phase 2 of window replacements completed
- * Changed banks
- * 49 Helpline calls addressed March, April, May
- * 45 Gmail contact responses March, April, May
- * Monthly financials
- * Vendor communication
- * Records for selling/purchasing condos
- * Delinquent fine collections
- * Interview vendors to be used on MBC projects
- * Mailbox function repair
- * Outside light fixture on individual units being replaced, updated, ongoing until completion (No set completion date set at this time)
- * Additional communication system set up so individual buildings can be messaged when necessary. (for example, in use now to notify the next building that is scheduled for siding washing)

I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

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