

**Board of Directors:**

- \*Judy Goolsbey
- \*Carol Ploetz
- \*Sue Baugnet
- \*Nicole LeClaire
- \*Pat Prunty
- \*Lynne Glinski
- \*Mary Geyer

# Bagle~News

April 2017

**M**ountain  
**B**ay Living  
**C**ondominium  
**A**ssociation  
 Newsletter

2547M Telluride Trail  
 Green Bay, WI 54313  
 Mountainbayliving.com  
 HelpLine 920-593-2615

## IN CASE OF EMERGENCY Homeowner's Information Records

*What if there was smoke seeping out of a condo or a gas leak or a water sewage overflow in your building AND no one was home in several of the units in that building AND a pet was inside one of the homes AND 911 is called. We need to be able to provide info on who might be in the homes AND we need to contact you, where ever you may be to inform you of a current emergency situation - so you can respond / be available / be informed immediately. Our homes are attached to one another, shared walls; if there is an emergency situation in one unit, it could involve your home too... Wouldn't you want to be notified? Please complete your Homeowner's Info Record Form so that we can look out for each other in the event of an emergency, a crisis, an accident, an urgent situation. Please fill out this form. Do you need a duplicate? Call the HelpLine. Let's look out for each other; that's what one can do in a community such as ours.*

These forms were individually mailed (USPS) to each homeowner in January & attached to a previous Bagle. PLEASE return these now. This is your responsibility, please follow through. Please be a responsible neighbor. If not returned, Board Members will be knocking on your door. (Which is a senseless waste of time.) Of course, IF YOU are reading this, you are most likely one of the homeowners that has taken the time to return this form. The Board Thanks You!

## Next Year January, 2018

As stated in December of 2014, a notice went out stating a schedule of necessary dues increase. As of January 1, 2018, the monthly dues will be \$125 per month. A new fee schedule addressing dues beyond 2018 will be forth coming. Our dues are low in comparison to other condominium associations in our area. Please check around and you will note a difference; MBCA is on the lower end.

## What Is The Age Of The Building You Live In?

(East Side)

#2519	4 Units	Built: 2000
#2523	8 Units	Built: 2000
#2531	8 Units	Built: 2003
#2535	10 Units	Built: 2001
#2539	10 Units	Built: 2003
#2543	18 Units	Built: 2001
#2547	12 Units	Built: 2002
#2551	16 Units	Built: 2002

(West Side)

#2567	8 Units	Built: 1997
#2571	9 Units	Built: 1997
#2575	10 Units	Built: 1997
#2579	12 Units	Built: 1997

\*12 Buildings \* 125 Units \* 200+ Neighbors  
 \*Numerous Pooping Dogs \* Cats \* 125 Owners  
 \*175+ Vehicles \* 1 Seven Member Board \* 1  
 Humungous Green Space \*3 Additional Buildings  
 with 2 Different Condo Associations [CCC and  
 DAS] within our same living space  
 OUR MOUNTAIN BAY LIVING CONDO  
 COMMUNITY in NUMBERS

## That Rubber Strip on the Bottom of Your Garage Door

A homeowner's maintenance tip from a professional garage door installer... Saturate a cloth rag with WD-40, wipe that rubber strip to clean, coat and protect it from corrosion, the effects of salt and it drives out moisture. Do this a couple times a year; lengthens the life of the rubber strip on the bottom of your garage door.

# DO YOU HAVE?

In the basement of your home, do you have any of the following:

- \* Sump Pump?
- \* Large Pit?
- \* Water Shut-Off for your entire building ?
- \* Large Sewer Pipes?

If you do: Please call Carol @  
920-606-6705

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## **APRIL BOARD MEETING CHANGE:**

Meeting will be the 3rd Tuesday ~ **April 18**

New starting time ~ **6:30**

Location remains the same ~ New Perspective Sr Living.

If you choose to attend ~ Please call the HelpLine 3 days in advance - so the "right" location/room size at this facility can be reserved.

## **ADDITIONAL BOARD MEETING:**

April 5, 7:00 ~ The Bd will immediately go into

Closed/Executive Session to work on the MBCA document revision of selected Rules and Regs

# Your Own Home INSPECTION OPPORTUNITY

A state licensed home inspection service will be working with MBCA on gathering information to detect conditions of the EXTERIOR of all 12 building. HomeReview Inspection Services Inc, out of Plymouth Wisconsin has extended a special offer for individual condo owners to contract for an INTERIOR inspection for \$100/per unit. If 12 or more owners commit to an inspection, the cost will be discounted to \$75/per unit. The available date for this opportunity would be Thursday, April 20th (& 21st if needed). Payment would be the responsibility of each owner and must be paid by check or cash at that time. Leave a message on the **HelpLine by April 13** if you would like to be scheduled for this extraordinary inspection opportunity.

WHAT A DEAL THIS IS!!!



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## This, That, the Other Thing and a Little More plus a Bit or Two

**THIS:** Please do not feed the deer - so states the DNR: *"No person may place or allow the placement of a deer feeding site more than 50 yards from an owner occupied residence or business."*

**THAT:** Dog poop should not be left in bags under your deck. If you see such a thing, please let your neighbor know it's unhealthy and a hazard

**THE OTHER THING:** Village of Howard Community Rummage Sale will take place May 5-6. If you choose to participate and would like to be on the Rummage Sale Map and can be open at least 8am to 3pm both days, then contact the Village to register your sale by April 15.

**A LITTLE MORE:** Spring Election is April 4th. Our voting station is at Bay View Middle School, just around the corner.

**SOME MORE:** Dog poop attracts rats because they like to eat it, plain and simple. In fact, dog poop is said to be the number one food source for rats and mice.

**A LITTLE BIT:** It is known that the average dog drops at least 2-3 piles of "doo" a day. For ONE dog, this could mean 20 doo piles a week or 80 a month.

**A LITTLE BIT MORE:** There are several very serious health diseases/infections that can be transmitted to dogs and people via dog feces. These include, but are not limited to, giardiasis, roundworms, hookworms, E. coli, salmonella and parvovirus.

**ONE MORE BIT:** Dog waste always increases the presence of flies and other pests like fleas and ticks that aid in the transmission of certain diseases. Case in point: flies sometimes consume feces and/or lay eggs in it. These are possibly the same flies that can come into your home, pause on your countertops and food AND spread diseases.

**BIT TWO:** Dog "crap" can endanger your health, OFFEND NEIGHBORS AND VISITORS, pollute the ground water AND RUIN THE APPEARANCE OF OUR PROPERTY.

# Mountain Bay Condo Association

## Annual Meeting

Meeting Place: New Perspectives Senior Living

Tuesday, February 14th, 2017, @ 6:00 PM

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## Meeting Minutes

Attendees: Judy Goolsbey, Pat Prunty, Carol Ploetz, Sue Baugnet, Nicole LeClaire, Lynne Glinski

Excused Absence: Mary Geyer

Call to Order: 6:00pm

Secretary's Minutes: Approved

Treasurer's Report: Checking: \$22,733.04

Reserve: \$156,836.38

Welcome to Annual Meeting – 5 min: Members introduced themselves to the homeowners. Asked if anyone was recording; no one stated they were recording.

Ilya Dayter, Edward Jones – Financial Advisor for MBCA Reserve Funds – 10 min: 80% of reserve funds are in municipal bonds while the other 20% are in stocks; finished 2016 up because of splitting funds this way. Yield 3.48% annually. Edward Jones manages 4 condo associations' funds. Goal is to protect capital.

Margo Liebergen, Green Bay Insurance Center – 10 min: 25 years of experience as an insurance agent. Reviewed personal insurance policy to assist homeowners with what they should get for their own homeowners insurance. Very few condo associations write their policy as MBCA does (studs in). Buildings have blanket insurance of \$20 million.

Colin Piaskowski, Snow Removal and Landscape Contractor – 10 min: reviewed map of condos. Colin will repair any damage from plowing in spring. Asked that homeowners refrain from coming out and chatting to allow Colin and his team to get their work done. Please address any concerns to the Board via email or the HelpLine.

Budget Discussion: 2017 Budget was approved by the Board. All homeowners received the budget information in the mail. We are putting less in reserves this year in order to take care of maintenance and upcoming projects for 2017: Window painting, general maintenance, garage doors, cement facings on East side buildings, asphalt sinking by some buildings, wash outside of buildings.  
Any funds left over from projects and maintenance will go back into the reserve fund.

Open Session – Each homeowner will be allocated 2 minutes to pose questions:

Salt by mailboxes – to be used by homeowners to salt driveways and sidewalks

Deer feeding – no one has an issue with this, but do need to be cognizant of DNR regulations

Garage doors – suggest a larger piece of rubber on the bottom of the doors

Patios – not a structural issue, homeowner's responsibility

Dog feces – we are following up with individuals. Feces must be picked up immediately.

Adjourn Meeting: 7:36pm

Next Meeting: Tuesday, March 14<sup>th</sup> 7:00pm at New Perspectives Senior Living