

Board Of Directors

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

Holiday Edition

12/2018

Bugle News Brief



Mountain
Bay Living
Condominium
Association

NEWSLETTER

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Board Election Results

Congratulations to the following Board Members

- ✓ *Judy Goolsbey*
- ✓ *Carol Ploetz*

Goolsbey and Ploetz will continue on as renewed Board Members into the new year.

Of the 125 home owners, 41 chose to participate in the voting. (There were 2 "Write-Ins".) Thanks to Judy & Carol for your on-going commitment.

MBCA's Portal

- Updates to the Responsibility Matrix have been posted. This document identifies if an item is the Board's Responsibility or the Homeowners Responsibility. The charted information assists in defining and clarifying the MBCA Rules and Regulations document and the MBCA Bylaws.
- The Rules & Regs document has also been updated. With the primary goal to encourage compliance, these documents target community-wide concerns. They needed to be relevant, reflect the concerns of the owners and still comply with applicable laws and regulations.
- Due to recent changes in WI laws, our Executive Summary was also updated.

About Rudolph

Rudolph almost used a different method to guide Santa's sleigh. Instead of having a red, glowing nose that cut through the fog ~ large, headlight-like eyes were considered. Other names contemplated for Rudolph were Rollo, Reginald, Romeo & Rodney.

By-Laws for MBCA

The By-Laws contain 9 Articles. Due to recent changes in WI law, this is an additional document needing revision. The Board goal is to complete the review and update within the next 2 years. To validate the changes, lawyer support will eventually be required.

Sewers ~ Sprinklers ~ Pumps

* The MBCA **sewers** were flushed along with our neighboring Condos, DAS and CCC in November. All 3 Associations sewers are connected and when one is done, the other 2 must also be addressed. MBCA takes the lead on this and bills DAS and CCC proportionally. This activity must be done on a 3 year rotation.

* The required annual **sprinklers** check was recently completed; three buildings have these systems. The sprinkler systems are current and do meet the required safety/fire standards.

* The annual check of the 39 **sump pumps** will be scheduled in Spring.

Snow Plows & Parked Vehicles

Please recall, there's NO PARKING in the overflow parking areas. If you are illegally parked when the plows are on the scene, you will be plowed in. No more last minute special, personal reminders to those individuals. Our vendor has designated areas for snow piling. New "No Dumping Snow" signage has been posted on the edge of our Greenspace, adjacent to the DAS back driveway area. The goal is to prevent future dumping on the Greenspace to avoid lawn damage in that area.



February 12, 2019

Tuesday, February 12 of 2019 is our Annual MBCA Board Meeting. Starting at 6 PM at the Howard Weyers-Hilliard Brown County Library, 2680 Riverview Drive. Please add it to your calendars. Important, pertinent information will be shared. Open discussion will be part of the agenda. No need to call ahead to announce your attendance.

January 8 ~ Next Monthly Board Meeting

Regular Board Meetings are held at the 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 3 days in advance, so New Perspectives can be notified.

Flushable Wipes?

CLOG OUR SEWER PIPES

The following information has been gathered from an April 4 publication by a Plumbing-Heating-Cooling- Contractor's Association. Wet wipes are marketed as "flushable" and "septic-safe". Only some eventually break down, and that process takes longer, compared to toilet paper. Clogged pipes and blockages occur more frequently and puts our plumbing systems at risk. Thick toilet paper, paper towels, cotton swabs, dental floss, sanitary pads and toilet cleaning pads are commonly flushed items that contribute to clogs and backups. The combination of these items along with wipes, creates a costly mess of a blockage. (Check out the recent, Menasha debacle.) The wipes take additional time to disintegrate. We don't want to experience these clogs. Toilet Paper is meant to be the ONLY thing flushed - other than "the obvious". Let's protect our pipes... we are all connected.

SEASON'S GREETINGS

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Some Advice About Your Personal Homeowner's Insurance Plan

State By-Law 5.04, speaks to insurance coverage of our 12 buildings. The MBCA Board consulted with our insurance agent to review the MBCA policy limits. We found it necessary to increase coverage by 15% to comply with replacement value requirements. Our agent also recommended that each owner review their personal insurance policy with your agent. Discuss thoroughly your property insurance needs to secure your investment.

\$750 Bucks?

EACH salting of our lots has the cost of \$750. This whopping increase is due to a Canadian Company currently on strike. Previous years, vendors were able to purchase salt from the city of Green Bay. However, currently, Green Bay can not and will not sell salt to snow plow contractors; this was our past source. Therefore, salting has increased to \$750 per application per each snow or ice event. Timing of each salting situation is determined by our Contractor. Our goal is to have only one application per snow/ice event, which means timing is everything. Yes, \$750! Ouch!

Salt Bins



For your use, salt bins are located by each bank of Mailboxes. Two bins on the East side for 8 Buildings and one bin for the West side for 4 Buildings. The West side bin was heavily used for our first 2 snow/ice events. "Hey West Side... ease up on that salt." JK (just kidding). Better yet, we'll add an additional salt bin by your mailboxes.

(92 Units on the East side / 2 Bins & 39 Units on the West side / 2 Bins)

This That & The Other Thing + Tid Bits

THIS: Average # of Holiday gifts expected to be purchased by U.S. customers this year is 15.9.

THAT: The first day of winter is on either December 21 or 22. This is the shortest day of the year and the longest night.

THE OTHER THING: Historically, Santa visits the South Pacific first, then New Zealand & Australia. After that he shoots up to Japan, over to Asia, across to Africa, then onto Western Europe, Canada, the US, Mexico and Central & South America.

TID BIT: 12/25, Christmas commemorates Jesus of Nazareth's birth. Celebrated by the Western (Roman Catholic) Church since 336 A.D.

TID BIT: Hanukkah 8 day Jewish celebration falls near/overlaps with Xmas.

TID BIT: 12/26 to 01/01 is the Kwanzaa festival observed by many African Americans celebrating their cultural heritage & traditional values.



Annual MBCA Meeting
February 12, 2019
@ the Library @ 6:00

See you next year!
HO HO HOOOOOOOOOO

Sidewalk Shoveling

When the snow is over 2 inches and it's time for your sidewalk entrances to be shoveled...

If you want your sidewalks shoveled, please remove your personal items / decorations / chords / lighting / etc. on your walks. If any personal items would happen to 'break' as result of shoveling or snowblowing by our vendors ~ you would be responsible for your items.



Between
2531 & 2539

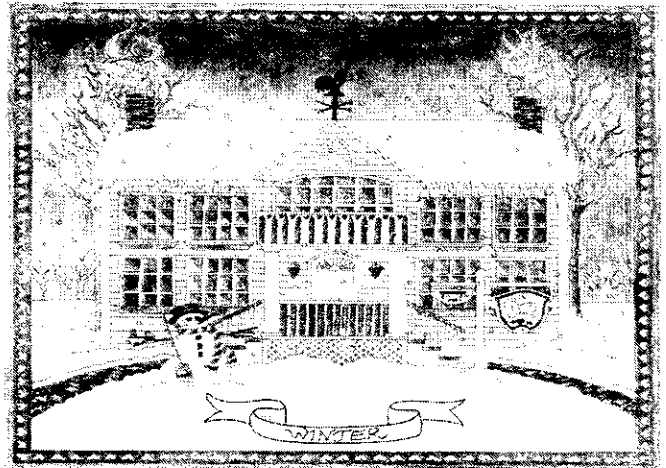


NO PARKING - FIRE LANE signage needed to be posted between buildings 2531 & 2539, referring to only 2 of the parking stalls. This area is by the fire hydrant.

Vendor Chat

A \$50 fine will now be levied to those individual homeowners who interfere with our contracted vendors when present on our property. This happens too often. No more second and third personal reminders to stop talking/interfering with our contracted vendors. We do not want to lose our valued services. Instead... Call the Helpline to share your "frustrations", advice, knowledge or suggestions.

Tis the season...



Fa la la la laaaaaa ~ la la la laaaa

"I'm Walking Into 2019 With a Clear Heart & Mind.

If you owe me, don't worry about it - you're welcome.

If you've wronged me, it's all good - lesson learned.

If you're angry with me, you won - I've let it go.

If we aren't speaking, it's cool - I wish you well.

If I've wronged you, I apologize - it wasn't intentional.

I am grateful for every experience that I received.

Life is too short for pent up anger, holding of grudges or extra stress or pain.

I WELCOME 2019

Remember forgiving someone is for you, not the other person..."

Author
Unknown