

Board Of Directors

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July & August 2019 Bugle News Brief



Mountain

Bay Living

Condominium

Association

NEWSLETTER

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August Board Meeting Cancelled

At this time, the Aug. 13 Board Meeting is cancelled. Next meeting will be September 10 at New Perspective Senior Living, 2790 Elm Tree Hill in Howard. These are held on the 2nd Tuesday of the 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. Future Board Meetings are as follows: October 8, 2019 & November 12, 2019



**Tuesday Curbside
Special Pickup Service
ELIMINATED**

We Have Been Notified

Village of Howard Public Works department has eliminated the Tuesday call-in special pickup service. Village code states this service is not for "Multiple-family dwellings". Multiple-family dwelling means sharing a roof line with 3 or more. We, MBC go from 4 (building 2519) to 18 (building 2543) shared roof lines.

The Friday pickups have not always been routine service for the 12 MBCA buildings or the 2 CCC condo buildings or the 1 DAS condo building. We challenged the Village Board to have pickup service for all 15 buildings clumped together on Telluride Trail. The dumpsters were a nasty sight and often overflowing.

A "bit" of our condo history... Many years ago, our condo community had several dumpsters located throughout our properties for waste pickups. Some homeowners petitioned to the Village Board for individual pickups at each of our driveway entrances. The sole purpose of this petition was based on the fact that we too are homeowners and pay taxes just like our single home and duplex dwelling neighbors. This was a tremendous effort for the good of all. Seeing that we are considered multi-family dwellings AND have narrow private driveways, that service was NOT provided for us according to the Village of Howard Code of Ordinances. Through the work of this committee, years ago, we were granted the exception!!!! This can be rescinded at any time.

Have An Interest?

Do you have an interest in behind the scenes operations of your Mountain Bay Condo Association? Think about running for a Board position. There will be 2 open positions coming up. Next Bugle issue will have details.

Mulch, A Death Blanket?

Advice From Our Arborist

We are following the advice shared with us from our arborist and applying the guideline to all trees within the MBCA property. Big trees, little trees, new trees, old tree, pine trees... if you placed mulch around the tree trunk base (in "your garden space"), that *death blanket*, please "pull the covers back", leaving a 10-12 inch mulchless area around the tree base. By the way, is there such a word as "mulchless"... checking with Webster.

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 MB property and clock time, is prohibited – it's just unnecessary. Please use the Helpline as an avenue to share your concerns or compliments or suggestions.

"\$125 A Month For Cutting My Grass!"

... and then \$125 per month in the winter for shoveling "my" driveway and sidewalk. Not so. Over time, similar views have been shared with Board members. The \$125 per month Association Dues also covers the following responsibilities:

Insurance Expenses	Landscape Maintenance
Lawn Care	Property Maintenance
Property Repairs	Telephone Helpline
Utilities	Bank Fees
Accounting	Bookkeeping Materials
Postage	Legal Fees
Snow Removal	Fall/Spring Cleanup
Roofs	Gutters
Driveways	Garage Door Painting
Water Leaks	Asphalt
Window Replacement	Outside Lighting
Mulch	Edging
Tree Removal	Tree Upkeep/Disease
Hydrant Flushing	Sidewalk Repair
Reserve Account	Brick Repair/Rebuilding
Soft Wash Buildings	Updating Legal Documents
Website	Condo Sales
Condo Purchases	Shed Maintenance
Bankruptcies	CCC & DAS Issues
Pavement Line Painting	And More...

"Do the best you can until you know better. Then when you know better, do better" Maya Angelou

MBCA

Reposting in the Bugle:

2 Mail Chimp Notices

Previously Sent to Your Electronic Notification Choice

Subject: Gutter Inspection #1

The recent torrential downpour caused flooded and overflowing gutters throughout our community. Overflowing gutters is hardly a new problem, we've been plagued multiple times annually over the years. Now we plan on trying to reduce the frequency of this problem by inspecting and cleaning our gutters twice per year.

Gutter inspection and cleaning is expensive. By far the expense of inspecting the gutters exceeds the cost of actually cleaning them. Inspection typically entails paying someone to climb on all roof levels of each of our 12 building, and then preparing a report identifying the actual areas that need cleaning. The cleaning itself is pretty quick.

Thanks to one of our homeowners, we have been offered an opportunity to eliminate the manual inspection cost. He owns a small drone with filming capability and will do the inspection himself at no cost to our homeowners.

Each building will be scheduled separately. Residents of each building will receive an email or posted notice approximately one week before the scheduled flyover. That email will be followed by a specific notice identifying a specific time block for the inspection within a 48 hour time frame.

A MBCA board member will accompany the drone operator with each flyover. MBCA will buy and retain all cartridges and the data will be viewed only by the board member and the person doing the cleaning. Once the cleaning of that building is complete, the cartridge will be erased and prepared for the next inspection.

We are excited by this offer. Cost avoidance without compromising quality is a benefit to all of us. We will appreciate your full cooperation in significantly reducing gutter overflows in the future.

We will notify you again when your building is on the flyover schedule.

Subject: Major Change to our Special Trash Pickups #2

The Village of Howard Public Works Department has notified us that effective immediately, MBCA homeowners are no longer eligible for special trash pickups. Specifically, this means that we are no longer allowed to put large items or a group of items on our curbs for the special **Tuesday** pickup. Any trash left on the curb will be subject to fines levied against our association until it is properly disposed. And we will have to dispose all items at our expense.

It is important that we all follow this regulation because the DPW has suggested that continued violations of curbside trash could lead to cancellation of our weekly trash pickups and our bi-weekly recycling pickups. If that occurs, we would need to pay for our scheduled pickups via our monthly HOA fees. None of us want that.

Thanks for your help on this change.

This, That & The Other Thing, Plus Some Tid Bits

THIS: August Zodiac signs: Leo and Virgo

THAT: The official flower for August is the Gladiolus or Poppy

THE OTHER THING: August birthstone is Agate or Onyx

SOME MORE: Heat is the top weather-related killer, causing more fatalities than lighting, tornados and hurricanes combined.

A LITTLE MORE: The combo of high temps and high humidity reduces your body's ability to cool itself.

A LITTLE BIT MORE: Heat index is a measure of how hot it feels when humidity is factored in with air temps.

SOME MORE: August is known for the "dog days of summer".

A LITTLE MORE: August's full moon name is *Full Sturgeon Moon*, variations are *Full Red Moon* and *Full Green Corn Moon*.

A LITTLE BIT MORE: Place recyclables loosely in your bin. Not in bags

TID BIT: "The first step towards change is awareness. The second step is acceptance." N.Branden

TID BIT: There is a special Packers 100th birthday celebration on August 11 at Lambeau Field.

A RIDDLE BIT: What gets wetter the more it dries?
*answer at page bottom**

ONE MORE BIT: Please do not make direct calls to Board Members using their personal contacts. All MBC calls need to go through the MBC Helpline or the MBC Gmail address.

OH & THIS TOO: Old, unused TVs DO NOT go to the curb. No sneaking to the curb after dark either. Haul 'em away to a designated place! (Such as 1336 Cornell Rd in Howard)

A RIDDLE BIT: Besides breathing, what is everyone doing at the same time? *answer at page bottom***

Helpline Calls and Gmail Contacts May June July

Helpline call volume for the past 3 months = 49 calls

Gmail volume for the past 3 months = 33 emails

Landscaped Area ~ Homeowner Responsibility?

Are you wondering? If landscaped area of your home has been altered by you OR BY YOUR PREVIOUS OWNER, it's your responsibility for care and upkeep of the changed area. This is part of living in the MBC neighborhood and being one of 125 homeowners, unlike a renter or lessee. When moving into a Condo community, it's your obligation and your seller's to look into/read legal Documents related to living within an Association of condo owned homes.

If you are unsure if an area is your responsibility or a MBCA responsibility, please call the Helpline for clarification. If this isn't "your thing", you could always choose to hire it out.

MBCA
towel * growing older**

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