

Board of Directors

- * Judy Goolsbey
- * Carol Ploetz
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"Dog Days of Summer"

July & August 2020

Bugle-News

Mountain
Bay Living
Condominium
Association
NEWSLETTER

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

MBCA Insurance Guidelines

The following is an excerpt from our insurance agent regarding the insurance coverage of our 12 buildings.

Begin quote: "According to the association by-laws, (Association board and its lawyer are responsible for making sure what is accurate within the by-laws), Mountain Bay has a "studs-in" insurance policy. What that means is if a major incident were to happen, fire, tornado, etc. the Association's policy would need to repair or replace items to the like kind and quality of the original build. The Association would be responsible for the standard items when they originally built the units, electrical, plumbing, drywall, flooring, cabinets. **Any interior upgrades made by the condo unit owner would need to be added/covered on their personal condo policy.** If the condo owner upgrades their flooring, or gets new cabinets and countertops, they should add that amount to their personal condo policy.

Items such as washers & dryers, appliances, furniture, upgraded light fixtures, would not be covered under the Association's policy. Please be sure to have them covered on your personal condo insurance policy.

A bit of advice for when a condo unit is sold. Be sure to have the seller update the buyer as to what was upgraded or replaced, and the total approximate cost, as the new unit owner should add that cost to their personal homeowner's policy.

The information provided is to the best of my knowledge and the information from the underwriters and loss control at Midwest Family Mutual Insurance, your current insurance carrier. Any changes made to the current policy or by-laws may affect the outcome of a claim." **End quote**

Written by Jon Susek - Green Bay Insurance Center

Dated: 7/10/2020

Chipmunks Included

Let's not feed the chipmunks; they're leaving the peanut shells on some decks/patios.

Recalling a previous BUGLE article message:

Please Refrain From Feeding Wildlife. Your neighbors are counting on you...



Bird Feeders +

Please refrain from filling your bird feeders... even if you relocated these to the Mountain Bay Trail that lines our property...

It causes problems with animal invasions into our buildings, attics, between walls.

Deer, racoon, stray cats also create concerns.

Did you hear the neighborhood bear has returned?

Is It Your Butt?

Cigarette butts by the Mailbox areas? Best to find a different spot.

RIDDLE

You will survive if I'm stolen or given away, yet you cannot live without me. **WHAT AM I?**
Answer, next page

Gotta Broom?

Housekeeping Suggestions/Requests



*Take a look at your entrances, the door & window frames, screens, light fixtures, the "corners", etc...

Grab a broom, grab a hand held brush and get rid of that cotton wood debris. If you share an entrance, tackle your neighbors too.

*When clearing off your patios: if you are using blowers and/or hoses, make sure the debris stays away from your neighbor's patio area.

There Are 13 of Them

There are 13 Rules and Regulations (R&R) that apply to all. These are located on the website: Mountainbayliving.com. When you bought your MB Condo, this was 1 of the documents you agreed to "live by". (part 2 of this article is continued on page 2)

Caught In The Act

Clarification...
Being "**Caught In The Act**" is a GOOD thing.

It's referencing good deeds & kindness taken on by neighbors just because... This is a way to pass along a thank you.

Thanks to all of you who removed your bird feeder(s) previously placed along the Mountain Bay Trail, adjacent to the MBC property!!! There are some feeders still hanging around...

Please call the HelpLine if you see a neighborly act benefiting our community. Names will not be used, just recognizing the neighborly act.

Thank You!

Things That Tell The Truth:

Small Children
Intoxicated People
Yoga Pants

AquaHawk ~ What's That?

It's a Web Based Water Use Monitoring System



Over the last year, the water meters were changed by the Village of Howard. So, now you have your new smart meter connected to a monitoring system, named AquaHawk. It enables you to better manage your water use. It can alert you if your hose is left on, have a toilet or other leaks, etc." It empowers customers with actionable information needed to better manage their water use." You can register at: <https://howawi.aquahawk.us/login>
Try it, you might find it quite useful. More info online...

Did You Know?

Of the 8 below,
Which is the Odd One?



CHRYSANTHEMUMS last for a week or more?

DAYLILIES are gone after 1 day?

TULIPS continue to grow after you arrange them in a container?

DAFFODILS and some other flowers, contain a type of sap that will shorten the vase life of other flowers?

SNAPDRAGONS have negative *geotropism*? And what's that?

Their stems turn away from the light; the flowers can twist & turn.

HEAT INDEX is a measure of how hot it feels when humidity is

factored in with the actual air temperature? (*oops, here's the "odd" one*)

ORCHIDS don't need soil to grow in - get all nutrients from the air.

BROCCOLI is actually a flower.

WHAT OTHER CONDO DOCUMENTS SHOULD I BE FAMILIAR WITH?

There's the Rules and Regs mentioned on page one. Additional documents that relate to living in the MBC community are:

- (1) Condo Declaration
- (2) By Laws
- (3) Executive Summary
- (4) Articles of Incorporation
- (5) Second Amendment to Plat and
- (6) Responsibilities Matrix. These are all included on our website.

mountainbayliving.com

Along With: Tips for "Buying, Selling and Closing", Home Owner Questions and Tips, Bugles and A Section to make a contact with MBC Board.

CLEANING YOUR DRYER VENT

Please Take Note... Your Neighbor is Counting on it!

*When it comes to home maintenance, some of the most crucial tasks are the ones commonly neglected. When was the last time you had thoughts of your clothes dryer? Dryer maintenance requires cleaning the lint screen after each load; the real concern is your dryer's vents. Clogged vents can cost you money and possibly your home ~ and recall that you have adjoining walls, so it would involve your neighbors. Cleaning your **ventilations** systems professionally, once a year is the recommendation.

*Some warning signs indicating your dryer vent isn't working/ventilating properly:

- + Laundry takes longer than usual to completely dry
- + Dryer is unusually warm
- + Clothes are unusually warm
- + Clothes have a strange smell

*Lint, clogging your vent, is highly flammable and can pose a fire hazard. Blocked vents can also cause carbon monoxide to back up into your home instead of being exhausted outdoors.

*Did you know that you should avoid running your dryer for several cycles in a row? Give your dryer a break in between cycles. This enables the dryer to cool down and completely ventilate the hot, humid air from the previous cycle.

*The above information was shared from BARINEAU Heating & Air-Conditioning, Inc. Perhaps get together with multiple neighbors, contact a vendor and request a deal for having multiple units cleaned at one time. (Previously the MBCA Board tried setting this up, however there were "no takers" at the time.)

First Half of 2020 ~ BY THE NUMBERS

January - June / 6 month tallies

Communication contacts within MBCA are as follows:

HelpLine Calls - 195

MBCA Gmail - 86

+Mailchimps Sent - 21

+About the MailChimp messages... our records indicate 67% of homeowners open these messages.

This, That, the Other Thing, A Little More, Plus Some Bits

THIS: Before the Declaration of Independence was even signed, John Adams wrote that the occasion should be commemorated with Pomp and Parade, with Shews, Games, Sports, Guns, Bells, Bonfires **and** Illuminations from one End of this Continent to the other from this Time forward forever more."

THAT: Does the MBCA have your current email address on file? Email is being used for contacts. It's necessary to have this on file for all association members/homeowners. It keeps you informed. Some messages are time-sensitive.

THE OTHER THING: Dog Days Of Summer are July 3 to August 11, usually the hottest, muggiest days of the year. "Roll out those lazy, hazy, crazy days of summer..."

THIS TOO: July's birthstone is the Ruby, which symbolizes contentment. July's birth flowers are the Larkspur or the Water Lily.

A LITTLE MORE: August's primary birthstone is Peridot, previously was Sardonyx. August's birth flower is the Gladiolus.

SOME MORE: Every 4th of July, the Liberty Bell in Philadelphia is tapped (not actually rung) thirteen times in honor of the original thirteen colonies.

A BIT: First telegram was sent around the world in just 16.5 minutes on August 20, 1911.

A LITTLE BIT: Could a ...Librarian be called a Bookkeeper? ...a Referee be a Game Warden? ...a Dairyman be a Cowboy? ...a Cabinet Maker be the President?

A LITTLE BIT MORE: July 5, 1946, the bikini is showcased for the first time, partly due to the material rationing after WWII.

MORE: "If you're not making mistakes, then you're not making decisions. (C. Cook)

ONE MORE BIT: Best time to cut fresh flowers is in the morning or early evening, when the stalks are filled with water. Use a sharp knife, avoid scissors which can pinch the water channels of the stalks.

LAST BIT: August 1955, first edition of THE GUINNESS BOOK OF RECORDS was published.

