

Board Of Directors

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November

▶ 2019
Bugle News Brief



Mountain
Bay Living
Condominium
Association

NEWSLETTER

2547 M Telluride Trail
Green Bay, WI 54313
Mountainbayliving.com

HelpLine:
920-593-2615

To start or continue to receive
MBCA info, plz fill out & return
attached pg3 / INFO Record

What If Nobody Ran?

What if we held an election and nobody ran? Could we even have an election without a single box to check? And with no candidates to elect, just who will take responsibility for maintaining our community, for handling the many tasks that need to be done? Unfortunately, the answer may be that we hire a property management company.

That is an issue that the now fewer members of the MBCA Board will face in the new year. Should we continue to have our homeowners define the nature of our community? We are recognized as one of the best condominium complexes in the area, mostly because it's our homeowners who set and maintain that high standard. WE have a personal interest in doing so.

Property managers are expensive, usually charging as much as \$25 per unit per month. For the most part, they manage well. But they are not members of our community. They don't live here. Their hearts are not here.

Let's all take a good look around our neighborhood as you enter our complex. It's a pretty good place to live. We can keep it that way as long as our homeowners, our neighbors continue to participate in setting that high standard. We live here. You live here. Let's work together as we watch the values of our homes continue to climb.

New Procedure Review for Attending Board Meetings



The new procedures were necessary and were listed in the previous Bugle. We want to be able to continue with our monthly meetings at NEW PERSPECTIVE and need to follow their guidelines. So the following routines are being implemented:

**Homeowners who would like to address the Board will need to submit their topic in writing prior to meeting start time.*

**If choosing not to call in advance, a seat will not be available for you at the meeting.*

As usual, please call the HELPLINE at least 2 days in advance, by the Sunday prior to the meeting day. Within that call, please mention your topic you would like to address, if any.

SALT BINS ~ Perfect Timing



Salt bins/cans have been placed by each set of mailbox stations - just in time for our 1st snowfall. To prevent moisture from seeping in, please secure the lid tightly after use. The salt is there for your use AND safety (Take some and put in your own small container and keep handy at your door step.) If you note the supply is low, please call the HelpLine; we can then add more salt.

Upcoming Election Cancelled Alternative Steps Are Needed

It's understandable if you are unable or choose not to be part of the MBCA Board at this time. It does take time & energy, a willingness to learn, a sense of fairness & integrity, "thick-skin", yet empathy and a desire to be part of a neighborhood group. Perhaps consider being a MBCA Board candidate at a future time. New ideas and new views are essential to help us grow and prosper.

2020 Budget Proposal

The 2020 budget proposal reveal will now be handled through an email post to members. Those with no email on file with MBCA will have it hand delivered to your home. Previously, the 2020 budget proposal would have been included with the mailing of the ballots.

MBCA Homeowner's UPDATED Informational Record

Attached to this Bugle is the MBCA Homeowner's Informational Record form UPDATE. This information is used in emergencies & for contacting owners with pertinent MBCA business, maintenance issues, monthly meeting minutes, Bugle Newsletters, budget proposals and Mailchimp notices. If no info has changed since the previous update, please check the box on the bottom of the form. Return the form to one of the locked Drop Boxes located by each set of mailboxes.

February 11, 2020 in the New Year

Annual Homeowners' Meeting Scheduled

@ 6:00 @ New Perspective



Upcoming Board Meetings:
November 12 & December 10



NEW START TIME is 6:00PM



2 Inch Snow Prediction



* When 2 inches of snow is predicted for overnight there is NO PARKING in the overflow parking areas; that's where the snow is piled. If you are illegally parked, you will be plowed in. No more last minute special reminders to those individuals who choose not to comply. (You can dig.)

* ALSO, when 2 inches of snow is predicted for overnight there is NO PARKING at the end of your sidewalk, plows need to get through.

* WEST SIDE REMINDER: That new designated "NO PARKING" area at the end of building 2579... The 2" rule applies here too. When there is a 2" or more overnight snow prediction, no parking in that overflow 2-car parking space. Hopefully, this will address the previous drain difficulties.

* SOOOOO WHERE DOES ONE PARK WHEN THAT IS THE CASE???? THE ANSWER IS.... You can park inside your garage and/or in the space directly behind your garage door. If you have a 2nd car, that space behind the door **IS** your only choice.

Wrong:

Veterans' Day / **Veteran's Day**

Also wrong:

Veterans Day does NOT have an apostrophe; a lot of people think it does. The holiday is not a day that "belongs" to one veteran or multiple veterans, which is what an apostrophe implies. It's a day for honoring ALL veterans - so no apostrophe needed.

Protect Your Pipes



Is your garden hose disconnected from the outside faucet, or faucet in your garage? Traditional wisdom states that garden hoses should be disconnected from the outdoor water valve in winter. Therefore preventing the possibility of water freezing in the pipes inside the house. Could result in the bursting of those pipes.



Your Individual Mail Box Key

Learning from a past experience with a mailbox key, a homeowner suggested this article for the Bugle.

Do you have a duplicate key for your mailbox? If you lose that key and a spare is not available...

You would need to have the lock replaced at your expense. This is not US postal fix; the mailbox lock is owned by you.

Have a spare ready!

Why Is Thanksgiving Celebrated with Turkey?

At one time, turkey was a rare treat. During the 1830s, an 8# -10# bird cost a day's wages. Even though turkeys are affordable today, they still remain a celebratory symbol of bounty. In fact, astronauts Neil Armstrong and Edwin Aldrin ate roast turkey in foil packets for their first meal on the moon. Thanksgiving became a national holiday in 1863.

Thanksgiving as We Know It Today

It began in the 1600s when settlers in MA and VA came together to give thanks for their survival, their fertility of the fields and their faith. The most widely known early Thanksgiving is that of the Pilgrims in Plymouth, MA, who feasted for 3 days with the Wampanoag people in 1621.

This, That, the Other Thing & A Little More Plus A Bit or Three

THIS: If you have a patio, it's beneficial to keep it shoveled throughout the winter months. Could prevent the possibility of water dripping into your basement. (Patios are homeowner's responsibility.)

THAT: Please make sure that the Board has a current email address and cell &/or land phone # on file. Email is being used for contacts & messaging at this time. **Fill out the attached Homeowner's Info Record & return.**

THE OTHER THING: Do Not Park In overflow parking spaces IF snow of 2" or more is predicted to fall during the night.

A LITTLE MORE: Is your garage door ready for winter and the salt that comes with it? Perhaps apply a silicone based lubricant to the "rubber" track on the bottom of door, cleaning the track first.

SOME MORE: Is the sidewalk leading from your entrance free of personal items, decorations, chords, etc? The "walk" needs to be clear so our vendor can address these areas with shovels and/or snow-blowers. Any breakage, you are responsible for your items.

A LITTLE BIT: The first and only flight of Howard Hughes' "Spruce Goose" flying boat occurred 11/2/1947. Flew 1 mile, altitude of 70 feet, cost \$25 million, 200-ton plywood 8 engine ... world's largest airplane, designed, built and flown by Hughes.

A LITTLE BIT MORE: King Tut's tomb was discovered at Luxor, Egypt. 11/4/1922.

ONE MORE BIT: Abraham Lincoln was elected as the 16th President and the first Republican, 11/6/1860. Received 180 of 303 possible electoral votes and 40% of the popular vote.

BIT TWO: Electromagnetic rays (X-Rays) discovered at the U of Wuerzburg in Germany. 11/8/1895

BIT THREE: U.S. Supreme Court ruled that racial segregation on public buses was unconstitutional. 11/13/1956

OK, ANOTHER BIT: The web portal for MBCA is closed, due to lack of use and interest. Currently communicating through various types of emailing. Update your email on attached form.

LAST BIT (?): U.S. Marine Corps was established as part of the U.S. Navy 11/10/1775. It became a separate unit on July 11, 1789.

REALLY THE LAST BIT, FOR SURE: At 12:30 p.m. in downtown Dallas, shots rang out. President John F. Kennedy was pronounced dead. At 2:38 p.m., Lyndon B. Johnson was sworn in as the 36th President. 11/22/1963.

MBCA Homeowner's Information Record

Year: 2020

Fill in areas of change from previous year. If no change, draw line through.

Name(s) _____ Unit Address _____

Telluride Trail

of adults and children living at this address _____

Contact Numbers _____

* (star the number you prefer for contact)

Email Address _____

Email Address _____

* (star address you prefer for contact)

Vehicle 1: model/color/license plate _____

Vehicle 2: model/color/license plate _____

Vehicle 3: model/color/license plate _____

Pet : breed/name/identifying characteristic _____

Pet : breed/name/identifying characteristic _____

Does homeowner reside at this address? YES NO

If NO: Name _____ Address _____

Phone Contact _____ Relationship _____

What should be used as your EMERGENCY CONTACT?

If no changes, check box & sign/date below

Person filling out this form: _____ Today's date: _____