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Board of Directors

- Marcus Zelenski—President
- Courtney Dier—Vice President
- Pam Spence—Secretary
- Jackie Poels—Treasurer
- Jay Blazek—Accountant
- Jon Lee
- Chris Wieber

Summer Solstice

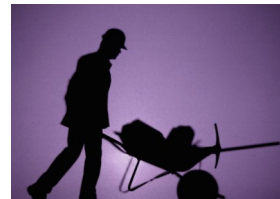
It's June! That means that summer is officially upon us with Summer Solstice on June 21st—the longest day of the year in terms of daylight.

After a long winter and a late bloom, the trees have budded and the flowers are blooming. We can finally get out and enjoy the summer weather with neighbors, family, and friends.



With summer comes summer maintenance. Last year we had all 12 roofs replaced.

This year we already have underway the painting of posts on the west side buildings. Painting of exterior elements as the board sees fit will continue throughout the summer months.



A lilac bush blooming in the green space.

We plan on repaving the asphalt on the west side and redoing the driveway apron the east side.

Summer projects can be expensive, but the strategic budget planning of the board over the years has allowed for us to be in a financial position to be able to afford such repairs without the need or worry of special assessments.

It is our goal to continue to make this place look beautiful for all to enjoy.

Rummage Sale

The 6th annual rummage sale had terrific weather. Many residents enjoyed getting out and enjoying a portion of their day visiting and talking to one another.

However, in terms of participation, we were at an all time low with only 6 units participating in selling.

It is understood that rummage sales are not for everyone. The board will revisit the idea of rummage sales for next year.

We also recognize that, for many, this annual event is the only opportunity to sell unwanted or unused household items.

And, of course, we all have opportunities to give locally to those in need.

There is a Goodwill Express drop off location next to Piggly Wiggly, 2465 Lineville Road. Or, donate to the [Giving Closet](#) at 1021 Hillcrest Heights.

New Landscape Company

The board had decided over the winter months to hire a new contractor to take care of our lawn care and snow removal. We are now using RNR Landscaping.

We want to make sure that things start off correctly, so if you see something that should be done that is not, please let us know by calling the helpline.

But, please, leave a positive and constructive message. Leaving helpline calls that are negative, nasty, and otherwise rude only damage our community. Make this world a better place.

We want to work together in shaping our future and be proactive when it comes to the maintenance of our facilities.

One major area of concern so far is damaged winter-killed grasses. Some are due to snow plows which we are working on repairing. Other is dead grass from homeowners shoveling grass near patios during winter or from excessive dog feces and urine. Homeowners may be responsible for repairs to damaged common elements such as landscaping.

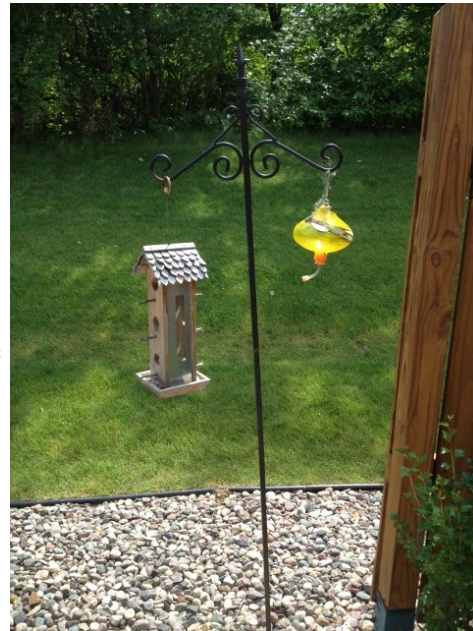
No Hanging on Gutters

Please refrain from hanging plants on gutters.

When plants and other objects are hung from gutters, it causes the gutters to sag.

When gutters sag, the water does not empty properly. When water does not empty properly, water pours over the eaves troughs. When water pours over the eaves troughs, water can get into basements.

Don't hang plants from the gutters.



The gutters also costs thousands of dollars per building.

So what is the solution?

Use a shepherd's hook to hang your favorite plants and other objects.

Mountain Bay Condominium Association, Inc.

2547-M Telluride Trail
Green Bay, WI 54313

Helpline: (920) 593-2615
Non-Emergency Police: (920) 391-7450

www.mountainbayliving.com

Email: mountainbaycondoinfo@gmail.com

Helpline: (920) 593-2615

Biannual Meeting

The biannual meeting is coming up this July. Mark your calendars for Wednesday, July 23rd, 6:30 p.m., at The Gutter, 2310 Lineville Road in Suamico.



Helpline Log

May 5—appraisal company needs information

May 5—appraiser needs information

May 6—2523—nice job on the landscaping; what color should deck be stained?

May 6—2543—switching insurance; what was date of hail storm?

May 7—2519—calls are not meant to be entertaining; neighboring association landscaping is nice

May 8—2519—neighbor cussed and swore because dogs were barking; threatening to call cops; move mailboxes

May 8—small business loan company soliciting services

May 9—anonymous

May 10—buyer looking for a two-stall garage condo

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Mountain Bay Condo Association

Officers & Board of Directors Meeting

Board Members Present: Courtney Dier, Jay Blazek, Jackie Poels, Marcus Zelenski, Chris Wieber

Absent: Pamela Spence, Jon Lee

Meeting Place: Cranky Pat's Pizza

Wednesday, May 21, 2014 @ 6:30 PM

May Meeting Minutes

Call meeting to order: 6:34 p.m.

Secretary's Minutes: Regular Monthly Meeting, April 23, 2014 - wrong unit listed to for A/C leveling. 2571-I was

adjusted. Minutes approved 5-0.

Treasurer's Report—Balances as of April 30, 2014

- Checking Account Balance: \$3,617.10
- Reserve Fund Balance: Checking, \$77,644.43; Investment, \$101,508.91

Helpline: Calls from 2519-A regarding her neighbor's sidewalk, wants mailbox moved and does not want landscaping

maintained; maintenance questions; request to check sump pump; reporting home improvements; request for deck color;

request for hail date and roof replacement dates for insurance agent; report of water basement; follow up of mold issue;

and requesting response to tree uplighting and comments about parking complaint; 2543 threatening emails and remarks

to neighbors.

Maintenance Report

- Issues from helpline addressed to individual callers
- Painting of posts on 2575 has begun.

Bugle

- May Bugle distributed and posted to website, www.mountainbayliving.com

E-Mail Votes: None

PROJECT UPDATES:

Lawn Care/Snow Removal:

- RNR contract begins 5/21/14 thru 5/21/15. NEW Landscape is terminated.

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Helpline Log

(Continued from page 3)

May 12—2571—water in basement

May 13—2551—would like someone to contact about mold issue

May 17—anonymous

May 21—2579—cannot dig out rose bushes; please help

May 23—2519—grass did not get cut

May 27—2579—grass did not get blow off patios

May 27—2579—grass DID get blown off patios; sorry

May 27—2567—window has wood damage; who is responsible?

May 27—2547—issues with eaves trough; not holding water; eroding ground

May 28—2571—is it okay to turn on AC

(Continued on page 5)

(Continued from page 3)

- Landscaping Around Shed - Dog urine destroying grass behind some patios. Are homeowners responsible for winter kill due to urine and shoveling grass? Tabled until next month.

Water in Basement:

- 2571-G (Schroeder) Water in Basement
 - Gary Basten Construction quoted repair for \$875 to excavate near patio to repair crack. No warranty.
 - Wieber to get second estimate before proceeding.

Website

- Google ads removed from site.
- Board member password protected page to be set up

2543-H Maddix/Mathy Land Contract: Received notification on 5/9/14 from Maddix that land contract was recorded.

- Emailed copy of land contract received. Official copy has not been received.

Rules & Regulations Rewrite Review

- Leasing language to clarify family members living in unit.
- Add in: "Rules and Regulations are superseded by the By Laws."
- Change: Kiddie pools to be stored in garage indoors.
- Add section of late fee for unpaid fees/fines/penalties.
- To be approved at next meeting.

Asphalt Quotes

- Dier met with two companies.
- Possible additional parking spaces to be added by 2571 and 2579
- Pooling water in overflow parking by 2551 to be addressed.

Sidewalk/East Side Driveway Quotes

- Driveway apron estimate to be retrieved.
- Several companies called for quote, but no call back.

Painting

- Garage Doors
 - Garage doors rusting from metal piece above bottom rubber bumper.

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Helpline Log

(Continued from page 4)

unit?

May 29—2543—

garage door needs painting and weather stripping replacement

May 31—2531—

roofers did not put downspouts back on

May 31—2567—posts

painted; base board broken; please replace

May 31—2567—post has been fixed

(Continued from page 4)

- Garage doors to be addressed after posts are painted.
- Shed
- adding rocks around shed to eliminate wood rot. Shed to be painted.

Merger of the Three Associations—Letters to Owners

- Lee drafted merger letter to all three association members.
- Letter to be sent out to all homeowners regarding merger idea.

Attic Insulation to Prevent Ice Damming—West Side Buildings

- Insulation to be investigated on west side to see if adequate insulation is present.

Mailbox East Side—Missing Door

- 2539-E to be billed for repaired.

Entrance Signage

- Village to be contacted for approval.

Miscellaneous:

- Gutter Cleaning—Gutters Along Trail
- Gutters to be cleaned.
- Unpaid fine for dog feces of \$75 by Heather Grambsch, 2575-D. Late penalties to be added if continued left
- unpaid.

Summer Funny

Did it seem like we shifted pretty quickly from spring weather into summer weather?

Well, here is a funny meme about Wisconsin weather.

Enjoy!



- Wind chime and other hanging objects should NOT be hanging on gutters.

- Landscaping of 2571-A approved to be done by homeowner.

- Water in garage, 2543-K

Adjourn 8:14 p.m.

Next Meetings:

Board of Director Meeting,
Wed., June 25, 6:30 PM, Jackie
Poels, 2551-P

Board of Director Meeting &
Biannual Meeting, Wed., July 23,
The Gutter

