

Voice of Island Pointe

January 2014

HAPPY NEW YEAR!

We hope that all Owners had a wonderful Holiday Season with friends and family. It seems like we just concluded the Annual Homeowners meeting and now we begin the planning and preparation for another summer season at the “Gem of Lake Delton”. The Property & Capital Improvement Committee and the Homeowners Association Board believe 2013 was another good year of accomplishments. While the conclusion of the summer season dramatically reduces the owners and guest on-site activities, the work continues to improve the property. Let’s take a look at the Year in review:

Mark Volkey becomes the new Property Manager: The Board made the decision to make a change in the Property Manager position. Mark joined our Association in April 2013 and immediately started the process of understanding the property, meeting the owners, developing a priority list and getting acclimated to the position responsibilities. Hopefully all Owners have now taken the time to meet Mark and established a mutually beneficial long term professional relationship. Mark can be reached at 608-432-1397 if you have any property related questions. There were a number of projects on the list that were accomplished in 2013 including the following:

Projects completed in 2013:

- Pool Pump re-built
- Villa #56 Fireplace stack repaired
- Villa #40 & #43 Chimney repairs
- Villa #35 Steps repaired
- Staining of Dumpster doors
- Villa #52 & #53 staining of hatch covers
- Villa #38-re-direction of exhaust air
- Building #52 & #53-roof & chimney replaced
- Building #24 & #26 –roof replaced, new skylights and fascia installed
- Building #27 & #28 – roof replaced
- Volleyball court and horseshoe pits upgraded
- Garbage containment units – internal release cord installed for exit
- Additional Bat Houses installed
- Staining of Bridge (2 coats) @ Cabin #9
- Security lights have been replaced throughout the property as required.
- Villa #42 & #44 – Removal of dead scrubs
- Painting of water buffalo boxes by Red Cabins for safety
- Replaced baby swing in playground

- Speed bumps purchased & installed for owner & guest safety
- Interior staining of dumpster containment units
- Repair and replacement of broken basketball hoop
- Removal of dead trees on Village of Lake Delton property by the city
- Staining of the electrical shed
- Replacement of wood decking on 20 additional sections of boat dock.
- Replacement of batteries in all heat alarms for the winter season.
- Planted an additional 25 pine trees during clean up weekend.
- Removed 9 dead trees and continued the annual tree trimming plan.
- Insulated the crawl space in Villa 54-57.

Clubhouse Flooring Project Completed: This was the second season where the Property & Capital Improvement committee had the ability to recommend a property improvement project utilizing the \$20 monthly charge of restricted funds to improve the property. In 2012, the deteriorating landscape retaining wall was completely replaced with a new stone wall including steps with these funds. In 2013, the entire clubhouse received new flooring that was installed in time for the annual meeting. This project was completed using the restricted budget funds for property improvement. The committee will be reviewing the project list to identify and recommend the highest priority project for 2014 completion.

Island Pointe without Trees? While this seems impossible, the owners were clear that keeping the trees at Island Pointe needs to be a very high priority and we agree. An initiative was implemented to continually plant 25 new pine trees on an annual basis finding locations that would receive enough sun to thrive. The existing trees are approaching the end of their useful life and we need to be prepared that we will lose a portion of trees on an annual basis. We are thankful that the owners have a passion for trees and have been donating funds to support this important project. If you have not donated this past year, please know for \$25 you can help us with a tree or several trees. Simply send your tree donation to Dave Sullivan and we will be planting another 25 trees during Clean-Up weekend. This is a simple and important way that each owner can contribute to the ongoing beauty of Island Pointe. The next time you visit the property, look at the trees along the split rail fence on Canyon Road to see the impact the new trees are making.

We all enjoy having the deer walk through the property; however, they also look forward to a hearty pine tree greens meal during the winter when snow covers their traditional food source. Thanks to Board Member Larry DeNeve, we tested a spray chemical in 2012 – 2013 that worked well allowing us to eliminate the protective snow fence we have traditionally installed around the trees for winter. Mark is watching the deer activities to protect the trees and make sure the spray is working.

Tree Trimming and Removal Strategy: We increased the allocated budget funds for tree removal and trimming this past year. The removal of dead trees (9 trees removed this fall) and the stumps is the highest priority for owners & guest safety. Once we remove the dead trees and stumps, we use the remaining budgeted dollars to trim trees until the allocated funds are depleted. We were able to complete this project before the start of winter.

Voice of Island Pointe Owner Survey: We will be seeking owner input again with a new Voice of Island Pointe survey. Thanks to Don Pesco for the development of the survey which you will be receiving in January 2014. We seek a very high participation rate and the input received is critical to our mission in keeping Island Pointe as the “Gem of Lake Delton”.

New Island Pointe Web Site: Have you taken the time to see the new Island Pointe web site?? We have had the good fortune of owner Tom Finley’s generous donation of hours and expertise to build and maintain the original Island Pointe web site. Tom has relinquished those responsibilities to Board Member Mike Williams who has revamped the web site with a new look. The web site is an important marketing tool for Island Pointe and any constructive input you can offer would be appreciated. These volunteer efforts save the Association budget dollars allowing us to keep the dues constant. Take a few minutes and check out the new web site www.islandpointe.org to see the enhancements. Please forward any suggestions directly to Mike Williams.

Owners Weekend Auction-A Big Success: Thanks to all the owners and friends who donated items for the Homeowners auction and also the owners who raised their bid paddle to purchase items. This event adds additional revenue for special projects on the property. The auction netted \$1,978—Thanks to all who participated in this fun event. If you could not attend, had nothing to donate or did not leave with a purchased item, you can still support the cause with a donation to help fund a few trees. These little gestures of generosity allow us to maintain and improve the property on an ongoing basis. A \$25 tree donation will provide years of personal reward as you watch them grow to make this a better place for the next generation.

Grills on Multi-Family Decks: We still don’t have any additional information following the visit by the new Fire Chief regarding barbecue grills on multi-family decks. We would continue to recommend that you don’t invest in a new grill until we have clarification on the statute and how that might impact the current guidelines we are operating under.

Winter Heat Checks: Mark has been on a weekly schedule of checking the heat in all units that remain open for the winter. He is checking the temperatures and running the water to keep the traps full during long periods of time with no usage. I think you will like the sign in sheet Mark created to let you know about your units and his findings during the weekly heat checks. If we have an extended period of extremely cold temperatures, Mark will be making the heat checks twice a week.

Thanks to those who Volunteer time & Talent: A special thanks to all owners who have found time to volunteer this past year finding ways to help us keep Island Pointe as the “Gem of Lake Delton. A simple gesture of picking up trash, putting down umbrellas or pulling some weeds makes a difference—Thank You

Did you notice that the property was decorated for Christmas this year-Thanks Mark!

The Committee and Board send best wishes to all owners for a New Year that brings good health, success and happiness. Please do your part to kick off the New Year by returning your Owners survey so we can continue to receive feedback and suggestions for a successful 2014.

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The Homeowners Association Board

The Property & Capital Improvement Committee