

VOICE OF ISLAND POINTE

JANUARY 2017

HAPPY NEW YEAR

We hope all owners had an enjoyable and safe holiday season with many of our Island Pointe neighbors now hunkered down for the winter months while anticipating the start of a new summer season at the Lake. The annual Labor Day Homeowners weekend is normally viewed by most owners as the end of the season for Island Pointe activities. While activities definitely slow down until clean up weekend (*scheduled for May 6, 2017*), the activities of the Property Manager and Board continue year round. The annual Homeowners weekend is always a good time to recap accomplishments for those who attend while other projects are completed during the fall when the property is quiet and construction can be completed without interruption.

The Board would like to summarize some of the highlights of the past year, projects in process during the winter months and plans for the property moving forward.

Recap of 2016-Project Completed prior to the Annual Meeting:

- **Pool Electrical System**—The entire electrical system for the pool has been removed and replaced to correct ongoing issues with dependable electrical power. Included with the new and enhanced electrical system were LED security lights in the pool area. This project was funded through the Capital and Property Improvement budget. Cost \$ 6,800, Contractor Schaefer Electric
- **Pool Wrought Iron Fence**—The existing chain link fencing was removed and replaced with a black wrought iron fence. The chain link fence had deteriorated and was no longer safe. This was another major project that will be funded through the Capital and Property Improvement budget. The State of Wisconsin Pool Inspector made the following comment in their inspection report: “Facility did redo fencing this year. It is to the height requirement and encloses the water fountain. Phone is still located within two feet of the gate and properly has the permit with location posted by it”. Cost \$21,225, Contractor Leading Edge Fence Company
- **Driveway Blacktop Repairs**—There were several areas where the blacktop roadways were at a point that required saw cut removal and replacement of the blacktop. The Board has been diligent in preserving the blacktop to avoid the high cost of total replacement. This project will be funded with Capital & Property improvement funds when they become available in 2017 to replenish reserve funds that paid for these repairs. Cost \$17,990, Contractor DL Gasser.

- **Wi-Fi Service**—it has been an ongoing effort to continually provide the best possible service for our heavily wooded property. An additional antenna was placed by Cabin #14 to strengthen the signal in that part of the property, trees were trimmed to improve the line of sight, and a repeater was installed at Villa #55. The Association also purchased UPS hardware (uninterrupted power supply) technology that Mike Doyle installed to automatically reboot the Wi-Fi system if it goes down while Charter Communication replaced and upgraded the modem.
- **Handicap Accommodations**—the Board developed a policy to properly and safely accommodate those owners and guests who are designated as handicapped. The policy is accessible for review on the Island Pointe owner’s website.
- **Fire Safety**—The Board has worked with the Village of Lake Delton Fire Department and the Association’s Insurance carrier to comply and implement all suggested strategies to minimize the threat and damage caused by a fire. New fire extinguishers were provided to all owners in 2015 to be placed under the kitchen sink, all hard wired direct smoke alarms were replaced due to their useful life and the next requirement is to replace all battery operated smoke detectors with sealed 10 year Lithium battery units before the 2017 summer season. This is a requirement of the Lake Delton Fire Department and will be checked during their annual inspection of Cabins & Villas in 2017. *The Board is asking all owners to make sure their battery operated smoke detectors are the 10 year sealed lithium battery units now required by the Lake Delton Fire code.*
- **Playground Castle Rebuilt:** One of the original playground castles was totally destroyed by a falling tree. The castle was rebuilt to its original condition, painted and ready for use by the start of the summer season. Cost \$4,000. Contractor Cutting Edge Construction and concrete sub-contractor
- **Other Property Maintenance Projects completed in 2016:**
 1. Replacement of exterior entry doors to the downstairs storage areas for Villa #36 - #39
 2. Construction of footings, freeze walls, patio deck and framing the screen porch on Villa #31 to correct and prevent further damage caused by the building sinking and shifting.”
 3. The pool was touched up with new paint where needed by the Property Manager and opened on time for the start of the season.
 4. The beaches and playground received two truckloads of a much improved “Beach Sand” during clean-up weekend versus the construction sand that was previously used. Many compliments received about the upgrade to beach sand.
 5. Pool Irrigation System—all irrigation sprinkler heads around the pool were repaired or replaced to return the system to full working order.
 6. Plumbing leak and drywall repaired in Villa #37
 7. Ice Dam water damage drywall repaired in Villa #57
 8. Additional LED security light installed for safety by Villa #40
 9. New Pool Robot purchased to properly maintain the cleanliness of the pool, Cost \$1,499.

10. Spring removal of dead trees, stump grinding and trimming of dead branches. Cost \$6,000 Contractor Halls Tree Service

Recap of 2016—Projects completed following the Annual Meeting:

- **Blacktop road and parking lot cracks filled.** Cost \$2,530, Contractor Fahrner Asphalt. This project will continue in 2017 with the sealcoating and striping of the parking lots. Cost \$4,724 Contractor Fahrner Asphalt.
- **Pool Steps rebuilt with composite material**—We identified a safety issue with the pool steps by Villa #52 / #53 requiring rebuilding. The new steps and railing were constructed using higher cost composite materials to avoid future deterioration. Cost \$3,100, Contractor Cutting Edge Construction
- **Railings Replaced on Multi-Family where required.** A project to replace Multi-Family railings with composite material was initiated with 200' installed replacing the old wood railings. This will be an ongoing project. Cost \$1,500, Contractor Cutting Edge Construction.
- **Rebuilding of entry steps to Villa #46:** These steps have been rebuilt with composite materials to correct a safety issue with deteriorating wood steps. Cost \$4,000, Contractor Cutting Edge Construction.
- **Rebuilding of entry steps to Villa #38.** These wood steps were leaning and sinking creating a safety issue. They have been rebuilt with composite material. Cost \$6,300, Contractor Cutting Edge Construction
- **Repairs to decking, rubber membrane and carpet at Villa #43** leaking into Villa #41 causing water damage. It was determined that the decking had the water moving in the wrong direction due to the slope, additionally the rubber membrane was cut allowing water to penetrate into the lower unit. Cost \$3,000, Contractor Cutting Edge Construction.
- **Drywall repaired and painted in Villa #55 and Villa #41** from water damage; Contractor Drywall by Phillip
- **Fall Tree Trimming**—the ongoing strategy of twice a year removal of dead trees, grinding of tree stumps and trimming of dead branches has continued over the winter as part of the re-forestation strategy. Cost \$6,000, Contractor Halls Tree Service
- **Davey Resource Group Arborist on Property**—The Board contracted with Davey Resource Group and Arborist Reid Gibson to visit the property for the purpose of evaluating the trees and providing best practices moving forward in re-forestation Island Pointe. A four hour visit including three hours walking through the property and meeting in the clubhouse provided re-assurance that the Board strategy in caring for the forest is correct moving forward. Cost \$1,575, Contractor Davey Resource Group (A Division of the Davey Tree Expert Company). See Addendum of Arborist report.

- **LED Security Lights**—The Board completed a cost evaluation to determine the return on investment of changing all security lights to LED for ongoing energy cost savings. The property has 24 security lights throughout the property including 4 “wallhugger” units. We have already replaced 8 of the security lights with LED technology over the past year. We currently spend \$3,366 per year for energy directly related to security lighting. The purchase and installation of replacing all remaining lights to LED is \$3,630. Once installed, the annual utility costs will be reduced from \$3,366 to an estimated \$571 per year. The Board is also working with and submitting an application for an energy efficient rebate with Alliant Energy to further reduce the upfront conversion cost. The payback on this project is 16 months, LED lights have a 10 year life span and the payback will be further reduced with rebates received from Alliant for being proactive with energy saving LED lights. Project passed by the Board. Cost \$ \$3,630, Contractor: Action Electric
- **Water Leak Testing**—The Board has initiated a winter project for the Property Manager to check all open cabins and Villas for water leaks that waste water and cost the Association with higher water bills. All faucets will be visually inspected and food dye will be placed in the toilet water holding tanks to see if the dye gets into the toilet indicating a water leak. Any detected leaks will be communicated to the owners for repair to save costs and a treasured natural resource.

State Pool Inspection Report: The Island Pointe Association had the Annual State Pool Inspection on August 18, 2016 and received an excellent report after implementing corrective actions from past reports where deficiencies were consistently noted. A summary comment from the State Pool Inspector:

- “Pool is in very excellent condition, operated well and has a knowledgeable person in charge. Keep up the terrific work”.
- Thank you Mike Doyle for keeping the pool in excellent condition adhering to all state laws and receiving this admirable Inspectors report.

Recognizing an Owner: The Board would like to recognize owner Michael Maier (Villa #36) for being recognized by the Village of Lake Delton for lifesaving actions. The newspaper article headline “Retired Nurse, officers honored for Lifesaving Actions”. Thanks to Michael’s quick unselfish actions on Labor Day weekend at Rivers Edge, an 87 year old gentleman from Baraboo was having a “cardiac event” with no heartbeat, pulse and not breathing that put Michael into action with chest compressions until help arrived saving a life. *Congratulations Michael* for your quick heroic actions that saved a life. (If you would like to read the full article and see a picture of the award presentation, simply “Google Search” “Retired Nurse, officers honored for Lifesaving Actions”.

Reforesting the Property: We have now completed an in depth review of our property forest by an ISA Certified Arborist to determine if we should continue planting trees as we remove the dead ones and the species we have been planting are correct for the area. We had temporarily stopped planting last year until we arranged for an Arborist to validate that the Associations strategies are correct. We will now continue planting

trees. We have completed the past plantings through the generous donations of owners with a \$25 contribution purchasing a tree. We have 24 owners (57 owner's total) who have actively supported the re-forestation project to keep Island Pointe as the Gem of Lake Delton. **If you would like to help support this initiative, each \$25 contribution will purchase one tree to be planted on the property.** Please consider supporting this worthy cause with a purchase of trees to beautify the property by including a tree donation when submitting your quarterly dues. The new trees will be planted during Clean-Up weekend to replace trees that have died over the past few years. Imagine how Island Pointe would look for future generations if we don't preserve the beauty with new trees.

SAVE THE DATE—Saturday May 6, 2017: Clean-Up weekend is being planned for Saturday May 6, 2017. Please mark the calendar so that you can participate in preparing the property for the summer season.

The Board would like to take this opportunity to thank all owners who have generously donated time and talents for volunteer efforts that avoided Association costs. We shared with the Owners that volunteer efforts since 2011 have saved the Association \$149,316 to date. Ongoing cost savings strategies have allowed the Association to authorize \$172,321 in property improvement expenditures (detailed summary provided in the Annual meeting packet), hold constant the Association Quarterly dues since 2009 and the Capital & Property Improvement \$20 monthly assessment since 2012.

Sending Best wishes for a successful and healthy New Year. We look forward to seeing you when the weather breaks for clean-up weekend.

Best regards,

Island Pointe Association Board