

VOICE OF ISLAND POINTE

JANUARY 2019

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 3-5, 2019), the activities of the Property Manager and Board continue year round. The annual Homeowners Meeting is always a good time to recap accomplishments, review the budget and take care of Association business 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 completed during the fall and plans for the property moving forward.

Recap of 2018

Property Repairs and improvements:

- *Replacement of Multi-Family Steps:* The Board has been diligent in converting the original wood steps on Multi-family buildings to the approved maintenance free composite material. This is a multi-year project and to date the following Villas are enjoying new steps and/or railings: #32, #33, #34, #35, #39, #42, #50, #51, #52, #53, #56 & #57. The Board is hopeful that we can complete this multi-year project in 2019.
- *Improved Internet:* we were able to improve our internet service from 100 Mg to 200 Mg and also negotiated a reduction in our bill for the improved service.
- *Security Lighting:* A decision was made several years ago to convert existing security lighting to LED lights for significant energy savings, rebates from Alliant Energy, consistency of lights and the extended life of an LED light vs the tradition light. The Board did approve additional LED lights in noted dark areas where owner and guest safety was at risk. The four (4) additional lights were added to enhance safety. The project cost was \$3,894 and completed by Action Electric.

- *Steps changed to handicap ramp:* The railroad tie steps adjacent to Villa #30 were identified by an owner as a trip safety hazard due to the uneven steps. The existing steps and concrete sections were all removed by volunteers so that a new handicap accessible ramp could be installed. This project was completed by Cutting Edge Construction at a cost of \$2,400.
- *Shore Rip Rock Fortified:* Thanks to the efforts of volunteers an additional 10 ton of rock was added to the existing rip rock from the Clubhouse east to fortify the shoreline. The rip rock is extremely important to preserve the shoreline. Plans are in place to continue this project in the spring by adding rock out by the point and we will again be seeking volunteers to assist.
- *Pool Chairs:* We added an additional 16 new heavy duty lounge chairs to the pool for the season opening.
- *Tree Trimming Maintenance Program:* The spring tree trimming maintenance program continued with Hall's Tree Service completing maintenance trimming by the playground and along the driveway by the proposed duck trail. They also did stump grinding where required. Based on weather conditions, we cancelled the fall tree trimming and will resume the twice a year program in the spring of 2019.
- *Tree Planting Continues:* We continue to follow the recommendations of the Arborist in the re-forestation of the Island Pointe property. We typically lose between 7 and 10 trees on an annual basis so the ongoing re-planting of new trees is required to keep the beauty of our property. We have also pro-actively planted deer resistant Arborvitae along the potential duck trail path to shield our property should the path ever receive approval to be activated. This program will continue in the spring.
- *Soil Erosion at Villa #45:* The Board was notified of an ongoing situation of soil erosion. It was determined that this could be corrected by installing an underground drainage system utilizing a landscape grate and piping. This project was completed with volunteer efforts and will be monitored to ensure the erosion issue has been corrected.
- *Kayak/Canoe Rack:* The popularity of kayaking and canoeing has created the need for additional storage capacity near the lake. The Board secured multiple ideas and quotes settling on the wood rack proposal submitted by Spring Brook Construction for \$1,013. The Board is also reviewing options to correct an issue of canoes/kayaks that are on the rack year round and never used taking up valuable space. Similar to the boat slips, the Board would like to identify owners with Kayaks/Canoes and possibly designate slots for those who use the storage rack
- *Pool Plaster Project:* Once the pool closed for the season, In Depth Pool Service began work to Hydro Blast the many coats of paint on the pool concrete using 40,000 PSI pressure. The Hydro Blasting provided the opportunity to inspect the condition of the concrete, repair cracks and determine areas where we have water leakage for repair. The Board determined it was cost effective and in the best interest of prolonging the life of the pool to plaster over the concrete after repairs are made versus the alternative option of using epoxy paint. The pool has been stripped of the paint, cracks and leaks have been repaired but the plaster portion of the

project will be completed in the spring. We anticipate that the pool will open as scheduled over the Memorial Day weekend. The cost of this project is \$ 15,500.

- ***Winter Temp Stick Reporting:*** Thanks to Board member Scott Higgins for his research and testing of Temp Sticks over the past year before introducing the strategy to the owners at the Annual Meeting. The temp stick is an electronic device installed in the Cabin/Villa that constantly transmits information regarding the temperature in each unit. The Property Manager has a spread sheet available on demand providing a wealth of information on current temperature, humidity, trends, battery life, history, etc. Mike Doyle and Scott Higgins review the information daily in addition to the weekly heat checks and a built in alarm system notifies Scott Higgins via text & e-mail if a unit falls below our determined low threshold of 47 degrees. The owners voted at the Annual meeting that we make this program mandatory for all Villa owners with a temp stick being installed at a cost of \$109.
- ***Homeowner Auction Results:*** Thanks to all owners who participated in the Homeowners Auction by providing items to be auctioned and purchasing items for the good of the Association. Between the auction, a cash contribution and the 50/50 raffle drawing the Association received \$2,493 in revenue that will be used to enhance the playground and property.
- ***Water Shed Building Project:*** The water shed is the central location where the Association receives and distributes the water supply to all Cabins and Villas. We have been on borrowed time with the building not being able to properly protect the water supply from freezing during the winter months. The Board approved the rebuilding of the water shed and awarded the contract to Cutting Edge Construction for \$3,700.
- ***Water Seepage Issue in Building #36 - #39:*** The Board has evaluated multiple strategies to stop seepage following heavy rains at both basement entry doors in this building. The Board selected Spring Brook Construction LLC to excavate the foundation by both entry doors, apply tar and a rubber membrane over the cinder blocks, install drainage pipes as required and create a positive slope to keep water away from the building. The cost of this project was \$3,861. This project was completed in the fall and to date there has been no seepage following rains.
- ***Water Leak @ Villa #48:*** The Property Manager identified a water leak in the crawl space main water line into Villa #48. Terrytown Plumbing was immediately notified to repair the leak.
- ***Underground Water Leak by Cabin # 11:*** The Association determined we had an underground water leak on the property but could not find the location. The Board was notified by the Village of Lake Delton about excessive water usage, the water bills indicated we had a significant leak but nobody could find the location with the sandy soil. Mike Doyle determined it was on the Cabin side of the property by shutting off locations to determine which main line stopped the sound of water running in the water shed building. We contracted Terrytown Plumbing to begin shutting down "Buffalo Boxes" (curb stops) as a long shot to see if that would provide a direction on the leak site. This strategy did narrow the area and eventually the water leak was found and repaired. There were no signs of a leak at the surface

making location identification extremely difficult. This project was completed in December resulting in a cost of \$2,965 by Terrytown Plumbing plus the excessive water usage.

The water bill was \$3,019.

- *Moisture in Crawl Space of Villa #26:* The Board approved a project with Wing Three to provide and install two layers of reinforced plastic vapor barrier in the crawl space at a cost of \$1,972.
- *Clubhouse Lighting:* The Board is working with volunteer owner Jon Stoltz to improve the Clubhouse lighting with energy efficient lights. Jon joined a recent Board meeting to review possible options and related costs. The Board selected the preferred lights to replace the existing lighting. This project is currently in process during the winter months.

General Information:

- *Service Animals:* During the Annual Meeting, we communicated that the Association needs to be in compliance with the ADA (Americans with Disability Act) and therefore accept owners, guests or renters who have a qualified service dog in spite of our no pet's policy. We have worked with counsel to understand our responsibilities and concluded that licensed service animals will be allowed but not companion pets. We want all owners to be aware should you see a Service Animal on property. We had one instance of a service animal on property in 2018 and there were no issues.
- *Lake Delton Property Assessments:* The Village of Lake Delton completed a reassessment of all properties within the Village resulting in adjustments to all owners' taxes and the Association. The Association was previously assessed at \$5,530,000 prior to the re-assessment when the new assessed value increased to \$6,543,000. Therefore, with the new assessed value, owners saw their common property insurance assessment on the January bills increase with the new assessed value. This also required notification to our insurance carrier to make sure we have adequate coverage with the new assessed value.
- *Delton Fire Department Inspection Results:* The Village of Lake Delton Fire Department was on site for an extensive review of the property in February 2018 and we passed all areas inspected. The next scheduled annual review will be on January 24, 2019. It is important that all owners comply with local ordinances to ensure we maintain our good rating with the Fire Department.
- *Bystander CPR:* The Board arranged with the Lake Delton Fire Department to conduct "Bystander CPR" training for interested owners on May 6 following Clean-Up weekend. Dan Anderson who is the Education Coordinator for Lake Delton Fire EMS conducted the program in the Clubhouse for 15 interested owners. The Board strongly urges all owners to consider taking a CPR program to be prepared if ever in a situation where you have the power and knowledge to save a life. Local Hospitals and Fire Departments can assist you in finding a location to take the training. Simply a reminder that the Homeowners Association invested in a Defibrillator that is located inside the Clubhouse by the entry door.

- *Association Building Maintenance Information:* Interested in staining your cabin, putting on a new roof, etc.? Check the Island Pointe website for the required color specifications or a second location for the information is on the Building Alteration & Additions form that needs to be completed and submitted before conducting the work.
- *Sanitary District Credit:* Thanks to the good work of Dave Sullivan (Treasurer) the Association received a credit from the Village of Lake Delton Sanitary District for \$3,221.85. The credit was for excessive water usage due to several underground leaks where the water was not processed through the sanitary system. Unfortunately, the Association needs to pay for the actual water usage but we did recover some of the costs from the Sanitary District.
- *Entrance Markers:* Have you noticed that both entrances to Island Pointe Resort are marked “Entrance #1” & “Entrance #2”. These markers were installed following an emergency medical 911 call for assistance and the responding vehicles went down the incorrect entrance using valuable time. While this emergency call had a successful ending, signs were installed and the Board encourages all owners to communicate the proper entrance for emergencies, food delivery, service contractors, etc. Get in the habit of always communicating the correct entrance so in an emergency you help the emergency responders. The Board is also discussing how to better identify Villa’s for emergency responders who don’t know the property.
- *Duck Trail Tree Removal & Drainage system:* Owners may have observed workers on the duck trail in the spring removing trees, installing drainage systems, rip rock baskets, etc. These activities were all conducted by the Village of Lake Delton to avoid a lawsuit being filed by the neighboring property. This has no bearing on the duck trail changing its status from the “Inactive Status” voted by the City Council.
- *Solar Panels:* The Board is exploring potential benefits vs. costs of possible solar panels for energy savings. Initial contacts have been made to Alliant Energy to begin the research process.
- *Alliance Security Protection LLC at Island Pointe:* The Board selected Alliance Security at the end of the season to provide enhanced security services for our Association effective immediately. Alliance employees are clearly visible in a professional uniform, bullet proof vest, name badge and reside in the local area. Alliance has three officers in the area with one residing in Lake Delton. Several of the officers are licensed concealed carry officers and we look forward to a mutually beneficial professional relationship with Alliance. They have provided Island Pointe with a direct telephone number **(608-432-6754)** should you need to report a situation to our security firm. The Board might suggest that you add the new security company contact information in your cell phone directory should you need immediate assistance or to report an incident.
- *Boat Docks:* The boat docks are a nice amenity for those owners who have boats and rent a slip to keep the boat on water during the season. Mike Williams who volunteers as Chair of the Boat Dock committee shared that we are very limited on available slips and when they are all rented, a waiting list will be started for those wanting a slip. The last available slip was secured following the Annual Meeting and a waiting list for an available slip is now in place.

- *Cost Savings Report:* The Association has now achieved documented cost savings of \$122,100 over the past 8 years through owner volunteer efforts to complete projects in house. The savings means owners have been spared an expense of \$2,150 per owner. There are plenty of ways an owner can assist the Association by volunteering for projects and the greater the participation the quicker a project can be completed.
- *Alliant Energy to bury Electrical Lines:* The Board approved a request from Alliant Energy to bury the electrical lines & hopefully the cable lines at the same time. While the Board has approved the request, we have no time schedule on when this project will be completed.
- *Water Heaters:* During a recent Board meeting, Owner Charley Plank offered a very good suggestion that all owners should evaluate to proactively change out water heaters that have served their useful life. It will be a lot less costly if you proactively change out the water heater before it starts leaking or no longer provides hot water and emergency service is required. Do you know the age of your water heater and the useful life of these appliances? Thanks Charlie for the good advice.
- *Capital & Property Improvement Committee Re-activated:* This important committee has been dormant as a result of the costly projects completed in 2016 (Pool fence, new pool electric and asphalt road repairs) requiring the borrowing of money from the reserve funds. The monthly assessment designated for property improvements has now been able to fully replenish the borrowed money from the reserve funds. The committee members who volunteer their time to provide the Board with input and recommendations on property needs and priorities consists of:
 1. Bob Buikema Cabin 19
 2. Donna Higgins Cabin 1
 3. Noel Luciano Villa 37
 4. Don Pesko Villa 27
 5. Charley Plank Villa 33
- *New Board Member Elected:* During the Annual Homeowners meeting we had two positions available on the Association Board. The results of the election were the retention of current Board Member Scott Higgins and the addition of new Board Member Beth McNeeley (Cabin17). Congratulation to Beth as the newest member of the Association Board.

Owner Cooperation Requested:

- *Handling Financial Obligations on a Timely Basis:* The Association depends on the timely payment of Quarterly payments to assure significant cash flow is available to satisfy Association obligations. Owners can establish “Electronic Transfer” of funds to make the quarterly payments seamless. Please contact Dave Sullivan (Treasurer) if you would like to establish Electronic Transfer. The Board would appreciate the timely payment of owner obligation. The Board has no options but to place a lien on properties if the owner is two Quarters in arrears and to discontinue services to the Cabin/Villa provided through the payment of dues (water service, cable T.V.).

- *Garbage & Dumpsters:* we continue to request your cooperation regarding the use of the trash and recycling dumpsters. It's simple, "If you can't do it at home, you can't do it at Island Pointe". All garbage must fit in the dumpster and the refuse removal company will not take anything not in the dumpster. Large items should not be placed in the dumpsters that take up all the space(ie. Grills, mattresses, etc.), cardboard boxes should be broken down in the recycle dumpster and electronics are illegal to place in the dumpster. If you have any questions, please ask the Property Manager before bringing the item to the dumpster.
- *Grills on Deck:* Please remember that the Village of Lake Delton Fire Department completes safety checks at Island Pointe with a keen eye toward propane grills on Multi-Family decks. Any citations, fines or penalties are charged to the owner of the Villa.
- *Fire Extinguishers under the Kitchen Sink:* Simply a reminder that the universal location for the Association issued fire extinguisher is under the kitchen sink. This policy can be extremely important in the case of a fire where all owners know the location of a fire extinguisher. Please feel free to locate other extinguishers within you Cabin or Villa leaving the Association extinguisher under the kitchen sink.
- *Lock Box for a Spare Key:* The Board has requested that all owners have a lock box or alternate strategy to have a spare key available to eliminate calls to open a unit. A lock box is a secure, inexpensive and effective way to have a spare key always available should you, leave your keys at home, lose a key while on property, lock your keys in your unit, have a guest visit and require entry, have a contractor working on your unit, etc. For less than \$30 you can have a solution for all these situations with a secure key lock box.

2019 Calendar Planning:

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| • Clean-up Weekend | May 3-5, 2019 |
| • Annual Homeowners Weekend | August 31- September 2, 2019 |
| • Football Weekend | September 20 – 22, 2019 |

Temporary Property Manager Coverage:

- The Board provided Mike Doyle much deserved vacation time to allow them to get away from the resort. Resort coverage is still critical during the slow winter months with heat checks, snow removal, salting, deliveries, etc. The Board agreed that we would take responsibility for property coverage and activities during his absence. Temporary Board coverage will be provided during the following periods:
 - January 14 – 21, 2019
 - February 13 – 17, 2019
- An announcement of the on-duty Board member will be sent prior to the start of the temporary coverage.

The Board is committed to being proactive in maintaining Island Pointe as the "Gem of Lake Delton". We have an aging property so ongoing repairs are anticipated to keep the property in good working order. We thank all owners who have volunteered their

labor this past year to keep costs to a minimum and allowing the Association to hold dues constant for the past 11 years. Volunteer labor has saved the Association \$122,100.

The Board is always open to property improvement suggestions. Please feel free to contact any Board member or Property & Capital Improvement Committee member to share any thoughts or suggestions you may have. Please remember that Federal, State and local ordinances are the highest priority followed by Owner and guest safety.

Best wishes for a successful New Year with good health and happiness. See you in the spring for Clean-up weekend.