

**WARNER CREEK CONDOMINIUM OWNERS ASSOCIATION**  
**BOARD MEETING**  
**July 9th 2025**  
**Uschan House**

**The meeting began at 7:30 AM. The meeting was adjourned at 10:00 AM.**

## **Attendees**

Board Members: Deb Pirkel, Pat Osol, Donna King, Deb Kordsmeier and Rhonda Uschan

## **Financials**

- Checking Account Balance (End of June) \$ 39,315.53
- Outstanding Checks for May \$ 830.00
- Checking Account Balance after Outstanding Checks \$ 38,485.53
- Savings/Reserve Balance (End of June) \$ 33,441.25

## **6 Month review (January – June)**

|                | <b>Actual</b> | <b>Budgeted</b> |
|----------------|---------------|-----------------|
| Total Income   | \$91,199.38   | \$90,092.00     |
| Total Expenses | \$73,461.23   | \$85,900.00     |
| Net Income     | \$17,738.65   |                 |

## **Landscaping**

### **2025 Spring Walkthrough Update:**

The following concerns were noted at each residence as needed and information had been shared with WCCOA or Bob and Dave's:

- Edging repairs
- Stone repairs
- Plant removals or additions
- Weed concerns throughout
- Tree trimming in berm along Grand Chute Blvd.

### **Additional 2025 Projects:**

- Seeding behind 4-Plex
- New berm along Rifle Range Road
- (Both of the above two projects are scheduled to be completed this summer by Bob and Dave's.)
- Mowing and rock repair along pond on Crosscreek: the mowing and weed removal has been completed by WCCOA and the rock repair is scheduled to be completed by Bob and Dave's.

- Drainage/downspout issues behind triplex on Crosscreek: this project has been given to WCCOA.

## **Buildings**

- Repairs to downspouts continue on as needed basis. If you notice that your downspout is in need of repair, please send the board an email and our handyman will get to work on the repair as soon as his schedule allows.
- As in the past years, Jeff Voigt will be cleaning gutters several times throughout the fall.
- If you notice there are bulbs out in your lanterns or that your lanterns are staying on all day or not coming on at night, please the board an email.
- Jeff Voigt has agreed to wash lanterns at the price of \$5.00 per lantern. Contact Jeff at 920-418-0051 or at [jvoigt@yahoo.com](mailto:jvoigt@yahoo.com) to schedule this service. Please do not contact the board as this is a service that you schedule and pay Jeff directly.
- During the week of July 7<sup>th</sup>, 2025 Waters Window Washing pressure washed areas of mildew on the siding of numerous condos.
- The Fall of 2025 Pest Control service will be scheduled for September. Details to follow.
- Just a reminder that wasps enjoy making a home in the newspaper carrier. Owners may want to keep wasp spray on hand and spray the carrier periodically.
- Fall window washing will be scheduled for September. Details to follow.

## **Misc Information:**

- Owner Reminder – Please remember to keep patios tidy and free from litter, broken furniture, dead plants and unused items. Your neighbor will appreciate your attention to tidiness.
- Pet Reminder – Please remember that pets are to be leashed and should not be free to roam in another owners' personal space. Pets are allowed to use the space to the rear of an owner's unit, although it is the individual owner's responsibility to keep the grass seeded and repair any pet damages.
- Pest Control – The Associations contract with Terminix will be ending with our September 2025 application. Terminix has informed us that they will be discontinuing this type of contract going forward. Historically these contracts have been with WilKil and have been three (3) year contracts with two (2) applications (Spring & Fall) per year. Going forward the Pest Control will be at an owner's discretion and expense.
- Pressure Washing: In past years the association has pressure washed select sections of those homes where mildew has been noted during the spring walk thru. This mildew occurs due to the natural occurring moisture in our constantly changing harsh winter climate and is also dependent on the amount of sun that the home receives. This pressure washing has been performed as a courtesy at the associations expense. As our community ages it is anticipated that the maintenance

expenses that the association is responsible for will increase. Per your condominium documents, siding (other than obsolescence) is the responsibility of the owner. Going forward into 2026, this service will be discontinued. It is suggested that owners wishing to have their home pressure washed contact a licensed pressure washing company for this service.

- Artillery Fungus – It has come to the attention of the association that this unsightly, but non-harmful fungus has become more prevalent in our community this summer due to prolonged wet weather and cooler temperatures. (per landscape experts). We understand that owners may have questions regarding this fungus.

A few facts about the Artillery Fungus:

1. Artillery Fungus is not harmful and has been around for centuries. Many owners have had artillery fungus in minimal amounts present on their homes for 10-20 years.
  2. It is caused primarily by mulch but can also occur from decaying vegetation and trees.
  3. The spores can be projected up to 20 feet.
  4. The quality of the mulch can be a factor. Although use of higher quality mulch may minimize the occurrence it too can produce the fungus. Landscapers will not guarantee that this fungus will not be produced by any of the mulch varieties distributed.
  5. The new mulch installed this spring was consistent in quality of that used in the association (applied every other year) for the past 20 years.
  6. This fungus appears as tarry brown spots and is difficult to remove.
  7. Removal: Although pressure washing does remove some, there is no guarantee that pressure washing will remove all these spots. Scraping them off one-by-one seems to be the only remedy.
  8. Should you wish to pursue removal of residue, it is at an individual owner's discretion.
- Disposal of dead animals: The location off our neighborhood lends to a wide variety of wild animals. This spring several owners found a deceased animal within the area surrounding their home. Should an animal be found in the proximity of your home and you are unable to dispose of it yourself, please call the town of Grand Chute for direction, ask a neighbor for help or email the board.
  - Disposal of Plantings: Should an owner wish to dispose of plants or garden materials, the association does have the permission of the Gun Club to dispose of items on their property. Please remember that when doing so, these items are to be walked into the Gun Club property so that your neighbors do not look at this debris. It is also permissible to throw these items (if organic) into your regular trash per Town of Grand

Chute rules. Also, please do not throw plants and garden materials under the pine trees.

- Animals: Per Section B #3 of the WCCOA Rules & Regulations -  
With the exception of song birds, the feeding of ducks, geese, deer and other wild animals on the ponds, berms and other common areas is strictly prohibited.
- Parking: Per your Rules & Regulations-  
**D. Parking**
  1. **Garages.** No vehicles may be parked outside of a garage without the prior written consent of the Board of Directors except that a vehicle belonging to a guest with the unit owner for not more than fourteen (14) days may be parked on the driveway or street during the guest's stay.
  2. **On-Street Parking.** No vehicles may be parked on the street overnight without the prior written consent of the Board of Directors except that a vehicle belonging to a guest with the unit owner for not more than fourteen (14) days may be parked on the driveway or street during the guest's stay. Limitations:
    - a. Parking on the streets shall generally be limited to the non-mailbox side of the roads.
    - b. Town of Grand Chute regulations will be followed for parking as well as no parking within ten (10) feet of fire hydrants. (See Below)

**TOWN of GRAND CHUTE - WINTER PARKING RESTRICTIONS:** Residents are prohibited from parking vehicles on the street for more than thirty (30) minutes between the hours of 2 a.m. and 6 a.m. from November 1 until April 1 of the following year (Ordinance 515-4(c)). Emergency response vehicles are exempt. Upon the declaration of a Snow Emergency, no parking is allowed on any street until the emergency has ended or snow plowing operations are declared complete

Thank you.

*Warner Creek Board of Directors*