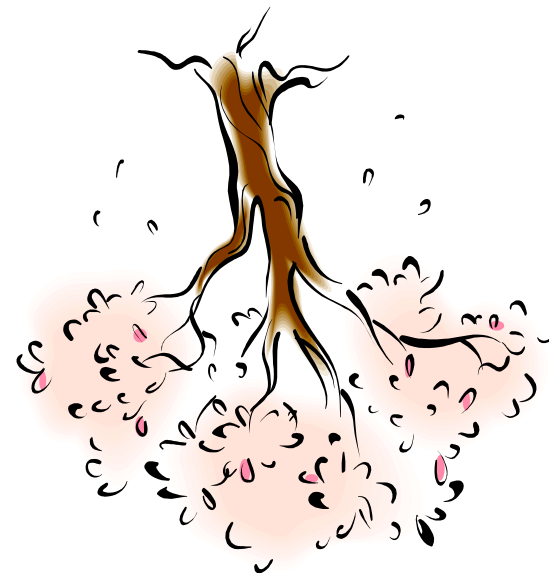


# Danell Heights Association Board Of Directors

OFFICE	TERM EXPIRATION	DIRECTOR	PRIMARY DUTIES
PRESIDENT	2015	<b>Chuck Murphy</b> N80 W13352 River Park Dr. (262) 251-4716 cbmurph@sbcglobal.net	-Initially addresses matters not otherwise assigned -Calls and chairs meetings -Assumes general duties and overall direction for Association
TREASURER	2014	<b>Jerry Denor</b> N80 W13394 River Park Drive (262) 345-5100 gdenor@sbcglobal.net	-Oversees/coordinates Association budget and accounts payable -Oversees unit owners' reserve accounts, mailbox nameplates and unit buy/sell realtor statements.
SECRETARY	2015	<b>Rose Clancy</b> N81 W13286 Fairway Court (262) 255-7769 clancyrose582@gmail.com	-Receives all unit owners' written correspondence to the Board -Records & distributes minutes of Board meetings
VICE-PRESIDENT Trees and Landscaping	2014	<b>Sue Schneider</b> W133 N8068 Danell Drive 262-251-6954 bdschneid@sbcglobal.net	-Oversees/coordinates tree service (health of trees, removal, trimming and replacement) -Oversees/coordinates landscape matters.
VICE-PRESIDENT Lawns and Driveways	2014	<b>Dan Schwind</b> W134 N8176 Green Hill Ct. (262) 853-6749 daniel.schwind@micorp.com	-Oversees/coordinates lawn mowing and turf maintenance -Oversees/coordinates snow plowing and salting -Oversees/coordinates triennial driveway seal coating (2015 next)



DANELL HEIGHTS ASSOCIATION  
W133 N8066 Danell Drive  
Menomonee Falls, WI 53051

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# DANELL HEIGHTS

Community News

Spring 2014



**IMPORTANT  
NEWS**

## Newsletter Staff

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The **2014 Annual Meeting** of the **Danell Heights Condominium Association** will be held on **Monday, May 12, at 7:00 p.m.** at the **Menomonee Falls Community Center**, W152 N8645 Margaret Road. All members are encouraged to attend. Materials for the meeting can be found in this Newsletter.

We now have our own website: [danellheights.weebly.com](http://danellheights.weebly.com)

Timely information and event publicity will be available there. Poke around and become familiar with what's available on the site. Spring pictures are coming!

For easy access, type the address in once, then **Bookmark** it or **Save** it as a **Favorite** for quick future reference. Your suggestions about organization or content are welcome. If you have trusted contractors or other service providers, please recommend them to your fellow owners. Submit your email address for use in broadcast messages.

Lawns are **"greening up"** and signs of Spring are everywhere. It is a good time to take a look at the **landscape plantings** near your unit. Those small plants have grown up...way up! If shrubs are getting **overgrown** so much that they rub against your siding or eaves, please **consider removing and replacing them**. Be careful to allow 2-3 additional feet of clearance between any new plants and your home. It can make a real difference!



## What do you do with garden/yard waste?

1. The Village will conduct its *once-a-year Brush Pickup* on **Monday, May 12, 2014.**

Information can be had through the Danell Heights website ([danellheights.weebly.com](http://danellheights.weebly.com)) home page where there is a link to the Village website.

They can take bigger branches and other materials, but check on their requirements first. Just put your waste on the curb and away they go!

2. The Association pays to have our lawn service haul away plant materials every Wednesday through the growing season.

ALCS will pick up whether they mow that week or not. But, do not put waste out before Tuesday, late-afternoon or evening. Do not put waste in plastic bags...but in paper bags. Or, use the old red recycling bin or a garden cart that can be emptied and left behind. Or, pile waste neatly at the curbside.

## Shrub Pruning

ALCS, our landscape contractor, will be pruning shrubs in July. If you do not want ANY shrubs in your yard pruned, please fill out the form at the bottom of this page and return it to Sue Schneider by June 1.

If you have singular shrubs that you don't want trimmed, tie a bright ribbon on the bush and we will have ALCS avoid those bushes. Information with regard to the date(s) for trimming will be posted on our website, and a sign will be posted at the entrance to the complex. We used this system last year and it worked quite well.

## Tree Service

Pruning will be done in area "C" this year. Bids are still being considered for contract work and a final report will be presented at the Annual Meeting and considered for inclusion in the budget.

As always, the contract will include maintenance and prevention, as well as treatment for Emerald Ash Borer.



## Friday Night Happy Hour

We will continue our "Get-Together's" on the **third Friday** of the Summer months, beginning in June. The first party will be held on June 20<sup>th</sup> at the home of Joe and Sandy Svitak. Watch for more information, and the flamingos!

If you would like to host an event this summer, please contact Sue Schneider.

## Surveys

The Board is developing a survey to get your input on life in Danell Heights. This will give us a chance to see how you feel about the services you pay for, and to gather information to be used for long-range planning.

Watch for the survey this summer, and please provide your feedback. More information will be available at the Annual Meeting.

## From the Association President

- Chuck Murphy

Plainly put, the Association has run out of string. We must increase the revenue side of our annual budget.

There has been no increase in dues for about eight (8) years. However, we did have that first and only special assessment three years ago. But now, we have to:

1. Raise income to meet higher contract costs, and
2. Restore the Association reserves to their proper level.

That means quarterly dues will increase by \$33 per unit (\$24 per quarter for those in the four-family buildings along Fond du Lac Avenue) as of July 1, 2014. This increase will pay all our bills, plus yield a small annual surplus of less than \$1,000.

In addition, we will need to restore the reserves to \$50,000. We have been nibbling away at that stash of cash for several years, but now the time has come to rebuild it. So, each unit will need to pay \$200, payable in two (2) annual installments of \$100 each.

These increases are modest in light of increased services provided through the Association, rising costs for everything we contract for or purchase, and lack of sources of moveable cash. If anyone has other ideas or approaches the Association might take, please inform the Board.

## How did we get here?

### Special projects

1. Entrance landscape redesign, expansion and beautification.
2. Reworking of six berms installed originally by developer.
3. Association removing "problem" trees throughout the development.
4. Remediation of water/drainage problems.
5. Rehabilitation of all mail/news pedestals in complex.

*These special projects were necessary, due primarily to the aging of our development.*

### New Association responsibilities

1. On-going tree and shrub maintenance/removal/replacement outside of owners' five-foot landscaping zones next to each unit.
2. On-going repair of all bare/dead spots in all grassy areas.

*These new responsibilities arose because owners preferred that the Association deal with these concerns.*

### Rising contract costs

1. Summer services (lawn mowing and trimming, landscape cleanup, turf fertilization and weed control, and yard/garden waste pickup) are currently contracted to ALCS and now cost \$80,000 per growing season.
2. Winter services (snow removal, sidewalk/entrance shoveling and de-icing of driveways) are currently contracted to BK Lawn & Services and now cost \$32,000 per cold season.

3. Tree (arborist and trimming) Services - i.e. treatment of tree diseases and pests, trimming, thinning & shaping of trees, are currently contracted to Wachtel and now cost \$40,000 per summer season.

4. Blanket insurance for all buildings in our development is currently provided by State Farm and costs almost \$31,000 per 12-month period.

*The Big Four in our operating budget comprise \$183,000 of a total budget of \$198,300. We have already changed contracted providers for summer and winter services, and are currently looking at the other two items (Tree Services and Insurance) to see if there are possible savings.*



If you prefer NOT to have your shrubs trimmed this season, provide the following information and return it, no later than JUNE 1, to:

**Sue Schneider**

**W133N8068 Danell Drive Menomonee Falls, WI 53051**

**262.251.6954**

Unit Owners' Name(s) \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Comments \_\_\_\_\_

