



## **SPRING AT SUMMER OAKS**

Welcome Spring and Welcome New Unit Owners!

We are looking forward to a fun-filled summer season at Summer Oaks. We hope you will find this note informative and hope to see many new faces at our Spring Clean Up on Memorial Day weekend.

Regards,  
Summer Oaks Board of Directors

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### **Spring Clean-Up Day**

Our annual spring cleanup day will be held on Saturday, May 25, 2024. We will meet at the tennis courts at 9 AM to get things started and work through 1 PM or so.

This year we will focus on general grounds maintenance, spread mulch, straighten downspout extensions, wash buildings, and clean out the shed. Our landscaper will supply us with wheelbarrows and shovels but please bring a wheelbarrow or shovel if you have one!

Lend a hand, meet other members of the community, and stay for our potluck lunch. Brats and hotdogs, chips and drinks will be provided. Please bring a dish to pass this year and a bag chair if you like. We look forward to seeing everyone – thanks in advance for your help!

NOTE: The Town of Merrimac has a Spring Clean Up Day—this is helpful to dispose of personal items that cannot be placed in the SOCA dumpsters. May 18<sup>th</sup>, 9 AM to NOON. Contact the Town or view their website for more details. They will not take construction waste. The town's website is [www.townofmerrimac.net](http://www.townofmerrimac.net).



## Summer Oaks Pool and Spa Facilities - Season 2024

These amenities are scheduled to open mid-May and not later than Memorial Day weekend, weather permitting, and be open through Labor Day weekend. WIFI will again be available.

We would like to welcome back our pool operator, Josh Ertel! We are very fortunate to have Josh for another season, so please share your appreciation when you see him at the pool. As our Certified Pool Operator (CPO), he works very hard to ensure smooth operations and comply with all laws governing operations of the facility. Please respect his judgement and comply if he is put into the uncomfortable position of asking owners and guests to observe rules, etc. Josh is assisted this season at the pool by Barb and Kelsey.

Please review the pool rules carefully with your family / guests and observe posted pool hours for closed times over nights and when chemicals are being adjusted or cleaning is being done.

Note that when the pool is closed, a sign will be posted with the reason for the closure. Please respect the decision of the pool operator when the pool is closed, including for lightning (which is not always immediately evident, but pool operator must follow statutes for closing due to threat of lightning.)

If you have any questions about pool operations, you should contact the Property Managers during office hours (608-843-8080) or reference the complete pool rules, included.

The pool may be closed for maintenance, health conditions, or inclement weather as required by law, e.g.:

- If rain prevents the people from seeing the bottom of the pool.
- If there has been rain, thunder or lightning and the storm is projected to continue.
- Lightning within a 30-mile radius.
- Mechanical breakdown.
- Fecal matter.
- Any time the pool cannot meet the state codes for the safety, maintenance and operation of pools and water attractions.
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**GLASS IS NOT PERMITTED IN THE POOL AREA.** Broken glass will require a 1–2-week shutdown of the pool as it is required by law in this circumstance to be drained and cleaned. Unlike professional water parks, we do not have chemical feeders and must condition and treat the water back to legal standard. This causes hardship for people not being able to use the pool and extra expense to the association.

**When the gates are locked, the pool is closed.** Jumping the fence is considered trespassing and will be prosecuted. The pool is open daily from 9am - 10pm daily, weather permitting.

## COMPLETE POOL and SPA RULES

1. STATE LAW – NO CHILDREN UNDER 6 YRS OF AGE IN THE HOT TUB.
2. INSURANCE – **NO CHILDREN UNDER 14 WITHOUT AN ADULT. This does not mean underage children with older children – it means they MUST be accompanied by an adult 18 or older! This is also a matter of respect for the other members of the Association who may not wish to tolerate unattended children at the pool.**
3. STATE LAW – NO GLASS or GLASS BOTTLES! Broken glass equals a minimum of 1-2 weeks of closed pool time as we drain the pool down, refill and re-establish the chemicals.
4. STATE LAW – SWIM DIAPERS FOR CHILDREN WHO ARE NOT POTTY TRAINED. Human waste equals a minimum of 1-2 weeks of closed pool time as we drain the pool down, refill and re-establish the chemicals.
5. CONDO RULE/STATE LAW – The gates are locked for a reason. Hopping the fence is a trespassing offense and will be prosecuted by local authorities. Reasons the gate is locked:
  - a. After hours of 10pm and before 9am.
  - b. Chemical imbalance – this could be harmful and the law requires closure.
  - c. Severe weather threat – Every time you hear thunder – add 30 minutes. The pool cannot be opened when there is a lighting threat within 30 miles per state law.
  - d. At the CPO's discretion for other hazards or potential safety issues.
6. DEPTH: Please be aware of depth markings and no diving is allowed.
7. ANIMALS: No animals in the pool or on the pool deck.
8. SMOKING: No smoking in the pool or on the pool deck. This includes the spa.
9. SWIMWEAR: Appropriate swimwear is required, no cut off shorts please.
10. POOL FURNITURE: Please replace furniture to its original location and please put umbrellas down after use.
11. FLOTATION DEVICES: Please use only small flotation devices such as water wings or small rings.
12. MUSIC: Loud music is not allowed in the pool area.
13. FOUL LANGUAGE: Please no foul language in the pool area.
14. Please shower before entering the pool and avoid using the pool if you have open cuts, band aids or communicable diseases.

**Finally, and of utmost importance – Condo owners and Owners who are allowed by Recreational Easement ARE accountable to address anyone they observe violating these rules. This is your pool and it is not attended by a pool monitor for rule enforcement. There is no lifeguard on duty and those who utilize this facility, do so at their own risk.**

### **Dryer Vent Cleaning**

We have scheduled bulk dryer vent inspection and cleaning services May 22, 23 and 24 depending on the number of homes participating. Sign up options and payment info have been circulated independently. You will be allowed to sign off if you clean yourself or if you do not use a dryer in your unit. If you want to schedule the service and are not able to be at home or find someone to be there in your place, a board member will use your key/code on file to access your unit and if a board member is not available. Please note that any Board Member who provides access will NOT supervise the contractor or assume any liability for your unit, possessions or the service being provided. We appreciate your efforts to be at home.

### **Fire System Testing**

We have also scheduled the annual fire system testing for all units in buildings 8 and 9 “The Greys” on May 24. This test is an Association Expense. If you are not able to be at home or find someone to be there in your place, a board member will use your key/code on file to access your unit. Please note that any Board Member who provides access will NOT supervise the contractor or assume any liability for your unit, possessions or the service being provided. We appreciate your efforts to be at home to reduce the time commitment needed from our volunteer Board to provide access. A separate memo to affected unit owners has been circulated independently.

### **2024 Improvements are Underway!**

- The railing to the pier stairs at the end of Building 1 have been installed. A solution for the final transition at the bottom of the stairs to the pier is in the works.
- Concrete work has started at Buildings 8 and 9 to replace the wooden bridges. Once the concrete work is finished, railing as needed will follow.
- Permitting has been filed as the final stage for scheduling for the paving of lots at Buildings 8 and 9 and the installation of a gravel dumpster pad for a more efficient and cost saving dumpster location

### **Private Water System Testing**

Due to new testing requirements in 2024, water testing/survey may be required in every single unit at Summer Oaks. We will notify you in advance as we are made aware of what is needed. Your cooperation with whatever is needed will be appreciated!

### **Cove’s Court Neighbors**

Our Cove’s Court neighbors have a Recreational Easement for which they pay an annual fee that allows them to use our pool, spa, and tennis court facilities. They are not allowed to park in our lots when they use the facilities and are also not allowed to use our trash or recycling dumpsters. Note that units being built on previously vacant lots may also opt into the Recreational Easement.

### **Boat and Trailer Parking**

No vehicle, boat, trailer, snowmobile, motor home, etc. may be stored on condominium property. The Board will be enforcing this rule and violators will have their vehicles, boats and trailers removed at their own expense. Please note that you may not store your vehicles, boats, trailers, etc. on the adjacent storage unit property owned by the Kassner Family unless you lease a space from them directly.

### **Dock Electric**

Please note that no extension cords are allowed on the docks at any time or for any reason due to the potential life safety hazard they pose unless they are connected to a GFCI power source within 20 feet. If you have a need for electricity at your boat, we suggest you purchase a solar unit or use a power pack alternatively. Thank you for your cooperation in this important matter.



### **Landscaping and Snow Removal Crews**

Please do not interfere with or direct the Landscaping and Snow Removal Crews when they are on site by giving them direction or by stopping to chat with them. They not only have a limited amount of time but are paid hourly. These interruptions interfere with their ability to accomplish a large list of tasks, sends conflicting messages, and prevents them from moving along which also keeps the price of service down. We all are friendly and love to chat, but in this case, we need to give them a wave and a smile and let them keep working. Rather than engaging them in person while they are working, if you have concerns, contact the Property Manager. Thank you!

### **Grounds and Pets**

Please observe good common sense and pay attention to the rules regarding grounds and pets. **Particularly, abide by both the Association's and Sauk County's leash laws, clean up after pets and do not walk pets inside pool area or tennis courts.**

As the Pet Registry is in place, please notify the Property Managers if you get a pet or a new pet to update the Pet Registry for your unit. Please also update rabies and local licensing requirements and send that in also for the Pet Registry. Pets that visit on a regular basis should also be registered.

### **Septic Systems**

Due to the extensive septic system in place at Summer Oaks, **driving on any lawn areas is strictly prohibited.** Please drive on paved surfaces only that are intended for vehicular use.

## **Personal Property, Grills, Etc.**

All personal items, lawn furniture, grills, etc. are restricted to your patio areas per condo rules. Please observe these rules to maintain clear lawn and pool areas. Rules are available for reference on the web site.

Reminder regarding outdoor cooking...the use of charcoal, gas, and/or open flame cooking grills is prohibited within 10 feet of a building or structure...**meaning no open flame grills can be used on decks. Also, no open fires shall be permitted within 10 feet of a building or structure (decks are considered a structure). Note that this is a requirement of our CONDO INSURANCE CARRIER—please abide and do not put our coverage in jeopardy.**

## **ACH/ Monthly Dues Payment**

The Board encourages you to pay monthly dues as follows to keep administrative costs down and promote efficiency in collections:

- Monthly via ACH (form available on SOCA website)
- Annually by check

## **SOCA Website**

Lots of great info is available on the SOCA website at ([Summer Oaks Condo Association | Merrimac, WI \(socawisconsin.com\)](http://www.summeroakscondoassociation.com)) Check it out!

## **Dumpsters**

Please be sure to place all trash and recyclables completely into the dumpsters. Recyclable materials should be placed into the dumpster “loose” and not in plastic bags.

Residents may NOT discard televisions, electronic equipment, microwaves, grills, furniture etc. as it costs the Association extra fees. Also, any items they want to discard MUST fit into the dumpster. **Contact the trash hauler directly for assistance with large item removal, payment, and coordination. You will pay the trash hauler directly when placing your order for pick up. Please also notify the Property Manager as to what you have made pick up arrangements for. You can reach Town & Country Sanitation at (608) 375-5856. Finally, any items set out for special/pre-paid pick up should have a note attached with the owner’s name and anticipated date of removal per the trash hauler so other unit owners know this has been handled properly and refrain from involving the Property Manager.**

**Please DO NOT ask the Property Manager to arrange for your personal item disposal or charge your personal item to the Association account with the trash hauler.**

If a unit owner or the Association have placed a roll-off dumpster for a special project, we ask that you refrain from throwing your trash in it and instead use the permanently placed dumpsters provided by the Association. If you have a need for a roll-off dumpster for a special project,

please contact the Property Manager to obtain Board approval and direction in advance of placement.

Should you notice non-residents using our dumpsters, please provide a license plate number and vehicle type, if you feel comfortable/safe in doing so, to the Property Managers.