



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

Spring Clean-Up Day

Our annual spring cleanup day will be held on Saturday, May 28th, 2022. We will meet at the tennis courts at 9 AM to get things started and work through noon.

This year we will focus on general grounds maintenance, spread mulch, straighten downspout extensions, and wash buildings. Our landscaper will supply us with wheelbarrows and shovels.

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 Spring Clean Up Day is the third Saturday in May (May 21).

Pool Operator and Pool Rules

We are thrilled to open both the pool and spa again for a full season of summer fun. These amenities are scheduled to open no later than next weekend and be open through Labor Day weekend. WIFI will again be available.

We would like to welcome back our pool operator, Josh Ertel. Please give Josh a big “WELCOME BACK” and “THANKS” for providing services for another season! This year Josh will be assisted by Barb Ertel, and we extend our thanks to her as well.

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. A COMPLETE LIST OF POOL RULES IS INCLUDED AS THE LAST PAGE OF THIS NEWSLETTER.

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 or reference the complete pool rules provided as the last page of this newsletter.

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

- 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.
- 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 from May 15th through the 1st Sunday in October. Weather permitting.

Cove's Court Neighbors

FYI for new unit owners at Summer Oaks, 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.

Grounds and Pets

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

As the Pet Registry is now in place, please notify the Property Managers if you get 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.

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.

Please limit your personal items, lawn furniture, grills, etc. to your patio areas.

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. Note that this is a requirement of our CONDO INSURANCE CARRIER—please abide and do not put our coverage in jeopardy.**

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 Peterson Sanitation directly for assistance with large item removal, payment and coordination. You can reach Peterson Sanitation at (608) 375-5856.

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 for directions on placement.

Should you notice non-residents using our dumpsters, please provide a license plate number and vehicle number to the Property Managers.

Boat and Trailer Parking

Remember, 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 boats / trailers removed at their own expense. Please note that you may not store your boats, trailers, etc. on the adjacent storage unit property owned by John Kassner unless you lease space from him directly.

Dock Electric

At the March 2022 Board Meeting, the Board discussed the danger of unit owners using extension cords on the docks to power lifts and/or conduct repairs on boats. 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.

Chimney/Fireplace Cleaning

We hope to schedule this service again for fall and will offer discounted group rates to owners, depending on the number of participants.

POOL and SPA RULES

Please abide by the following:

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 5-7 days 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 5-7 days 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 lightning threat within 30 miles per state law.
6. DEPTH: Please be aware of depth markings and refrain from diving.
7. ANIMALS: No animals in the pool or on the pool deck.
8. SMOKING: Please refrain from smoking in the pool or on the pool deck.
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 ARE considered responsible for talking to anyone 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.