

**WELCOME LETTER
FROM BOARD OF DIRECTORS
HOMES OF MAPLEDALE VILLAGE – CONDOMINIUM ASSOCIATION VII**

Welcome to our Condo Association! We hope to get acquainted with you when you are settled. In the meantime, please provide your name, address, phone number and email address to our Treasurer. We would also appreciate you providing the name and phone number of someone other than you who we may contact if necessary.

Our Association was formed in November of 2004, is the seventh of eight condominium associations located on the former Mapledale School property, and consists of 30 condominium units.

As with other condo associations, we are governed by a Board of Directors whose duty it is to protect the property and rights of all the residents. **All our Board members are unpaid volunteers who donate their personal time and abilities for the good of the association.** The current Board of Directors of Mapledale Village Condo Association VII consists of:

President: Lisa Herrmann, 1521 Willowbrook Court, Phone 920-918-3055

Treasurer: Monica Froh, 1519 Willowbrook Court, Phone 920-207-0551

Secretary: Stacy Mulder, 1528 Willowbrook Court, Phone 414-333-4299

Member at Large: Dave Kabat, 1514 Berrywood Court, Phone 920-901-4507

Member at Large: Peter Loewen, 1529 Nutmeg Court, Phone 920-467-3731

NOTE: *We have election of officers at our Annual Business Meeting held in October, so the above names and phone numbers are subject to change.*

A. ASSOCIATION DUES/ASSESSMENTS

1. All Association members are responsible to pay their association dues on time. Effective January 1, 2025, association dues are \$200.00 per month (\$2,400 per year), payable by the first of the month. A \$5.00 late fee will be assessed to any property owner that has not paid the monthly dues prior to the 5th of each month. ***If possible, please pay dues quarterly or annually to reduce the treasurer's workload. 1/1/2025***
2. Checks should be made out to: Homes of Mapledale Village VII and deposited in the special white box that is next to the treasurer's mailbox at 1519 Willowbrook Court. **10/21/2023**
3. Dues cover basic services such as property insurance, snow removal, grass cutting of the Common Area, and more.
4. A portion of the dues goes into a Statutory Reserve Fund each year to assist with the cost of major projects such as replacing roofs, rain gutters, siding, or roadwork. Special assessments will be required to cover any cash shortfalls for such projects.
5. From time to time, dues increases will be necessary to maintain association upkeep.

B. INSURANCE

1. It is the responsibility of all association members to obtain adequate home owners insurance and a condo rider for their home. They should consult with a licensed insurance agent, utilizing the information in the Declaration, to determine their coverage needs.

C. SPECIAL MEETINGS

1. In May, we hold a Spring Business Meeting. Everyone is welcome and encouraged to attend. The meeting includes a treasurer's report and a discussion about projects that are planned for the coming months.
2. In October, we meet for the "Annual Business Meeting". This is an important meeting. The treasurer presents a report on how the association dues were spent during the year and what is still available in the Operating and Statutory Reserve Funds. A proposed budget for the coming year is also presented. Depending on our financial situation, the Board will determine whether an increase in the dues is necessary.
3. At the October meeting, we also have the election of board members. According to the current By-laws, a term of service is three (3) years. Please consider having us put your name in nomination to be part of your condo association board. **5/25/22**

Note: At all association meetings, there will be time for questions and answers from the floor; however, if there are complaints, they need to be written or emailed to the Board of Directors for consideration at least one week prior to the meeting, utilizing the form created for this purpose.

D. MAPLEDALE VILLAGE CONDO ASSOCIATION VII, COMMON AND LIMITED COMMON AREAS

The "**Common area**" is owned by everyone in the Association. There are 30 units, so each owner owns 1/30th of all the property, and its upkeep is paid by our Association dues. To maintain the beauty of our Association, each owner is expected to take some responsibility in helping to keep the property neat and clean.

The "**Limited Common Area**" can be defined as being reserved for the exclusive use of one owner. "*You don't own it exclusively, but you are the only one who may use it without permission.*" The Limited Common area consists of the following: 1) the small garden areas immediately in front of and in back of your condo; 2) your deck; 3) your driveway.