



# THE WILLOW BRANCH

May 2025 Edition, Newsletter

## Welcome everyone to the 2025 season!

There is a meeting May 24th at the clubhouse at 10am. The park's lawyer will be there to answer any additional questions regarding the Updated Declarations and then there will be a board meeting to review ongoing projects and activities. The meeting will also be available to attend by Zoom with the login information below:

Topic: WR 5.24.25 Informational Meeting

Time: May 24, 2025 10:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/2114519539?pwd=Ong3z8iBKfp4fpbU92zByRbB0S86F0.1&omn=87310976015>

Meeting ID: 211 451 9539

Passcode: 0ZKcEG

*(All attendees will be muted on entry. Questions may be put into the chat. This Zoom meeting will be recorded.)*

If anyone has any questions regarding any information contained in this newsletter, please don't hesitate to contact a board member by email anytime.

We look forward to another fun and relaxing Willow Run season!

Your Board of Directors:

President – Connie Dymek, [cfdymek@sbcglobal.com](mailto:cfdymek@sbcglobal.com)

Vice President – Joann Christensen, [joannc.wr@gmail.com](mailto:joannc.wr@gmail.com)

Secretary – Phil Collins, [philc.wrr@gmail.com](mailto:philc.wrr@gmail.com)

Treasurer – Ralph Smith, [ralphsmith58@yahoo.com](mailto:ralphsmith58@yahoo.com)

Maintenance – Davey Filippello, [dave@lvconstruction.com](mailto:dave@lvconstruction.com)

**Office Hours:**  
**Monday, Friday, and**  
**Saturday,**  
**9:00am – 1:00pm**

**Meet a Board Member Hours:**  
**to be decided as needed**

[www.willowrunrv.com](http://www.willowrunrv.com)  
[willowrunrv@gmail.com](mailto:willowrunrv@gmail.com) - office

Office phone: 262-723-6030

FB: Willow Run RV Condominium Association, Inc

Send information to [kgrosser01@gmail.com](mailto:kgrosser01@gmail.com) in for inclusion in the next 2025 newsletter. Thank you!

## MESSAGE FROM THE PRESIDENT:

# Welcome Back Campers!!

Some safety issues: Please remember only you can stop forest fires. Well Smokey the bear was wise beyond his years. Please stay with your campfires and put them out with water if you are getting ready to go off for a visit or going in for the night.

Treat your golf cart as an automobile and must have lights, front and back, your lot number and the driver should be old enough to have a drivers' license. Speed limits apply. Insurance on each cart is strongly suggested some homeowners' policies may not be sufficient coverage.

Please watch the bulletin boards for up-to-date park information, The large board on the wall of the Club house is a great source of information in addition to the Website, and/or printed handouts.

To keep up with the park business there are Board of Directors meetings every month during the camping season, and you have an opportunity to bring up your concerns at the end of the meeting during the Open Forum.

At the Annual Meeting on June 21<sup>st</sup>, it is your chance to make a motion for action or change. If possible, inform Secretary to include in election packet so an owner can advise their proxy how they wish them to vote on their behalf.

On behalf of the entire Board of Directors,  
*"Happy camping and have fun!"*

Connie Dymek  
President

## From the Treasurer

Financials for the first four months are in good shape. Income was \$4 greater than budget, and \$2,500 less than last year. Interest on our Money Market is the main reason for the decrease from last year. We are getting 3.5% on our balance this year versus 5.0% last year.

Expenses were \$778 more than budget, but \$10,800 less than last year. We spent \$11,700 earlier than budgeted for the Pool, but this was offset by \$2,600 less for BK Snow Plowing and Mowing, \$4,600 less on Beaches and Lakes, \$1,600 less for Utilities, \$1,300 less for Repairs and Maintenance Supplies, and \$1,600 less for Contract Services.

The biggest reduction from last year is \$20,600 for Contract Services, because of Ed's retirement. This was offset by the \$11,700 we spent for the pool, which of course was closed until late May last year. I'll have more details at the Board meeting on May 24<sup>th</sup>.

Munson arrived this past Tuesday to start working on the new Tennis/Pickle Ball courts. On Tuesday, they opened the fence and removed the existing net posts. On Wednesday, they crushed the existing asphalt surface. On Thursday, they did an initial grading of the crushed material. On Friday, they laid a three-inch layer of new asphalt on top of the crushed material. We will now have to wait for 30 days to allow the new surface to cure.



## **From the Treasurer (continued)**

After the 30 days, Munson will eliminate any depressions and elevations in the new surface, install new net posts, center tie downs, 4-foot fencing between the tennis court and the pickle ball courts and between the two pickleball courts, and apply a fiberglass finish. Finally, 2 coats of acrylic and 2 coats of color (dark blue and medium green) will be applied, and 2-inch-wide white lines would be masked and painted.

The total cost, which was budgeted for \$150,000, is still good even though we signed off on this project last July. To answer a question, that I've heard about why we are doing this; the courts are an amenity the park offers and per the Declaration, all amenities must be maintained. In a vote last July, there was roughly a 5 to 1 majority in favor of converting one tennis court to two pickle ball courts.



## **From the Treasurer (continued)**

On Wednesday, April 23<sup>rd</sup>, Lawn and Tree Medix came in to apply the first applications of Fertilizer and Beach and Rock Spraying. They should be back for second applications later this month. If any owners are still interested in either service on their lots, let me know, and I'll pass it on to them. The cost is \$45 fertilizing per application (3 applications left) and \$75 for beach rock spraying (2 applications left). Keep in mind that spraying is less effective once the weeds take hold.

## Park Project Updates:

*The board has been very busy in the off-season accessing the state of our infrastructure. To get Willow Run set up for another 40 years we are working on the following projects:*

- **Park Main Entrance** – The board has budgeted funds to fix up the front of the park after the road construction of last summer. The updates will include pine tree removal in front of flags, fix the ropes and pulleys on the flag poles, purchase the correct size American, WI and Willow Run flags. We are looking for ideas for landscaping, flowers etc. from unit owners. Please email the board if you have any ideas to include. Peter Arnold is heading the project up.
- **Septic Fields** – Although some repairs were made last season, the septic field on the hill was not properly maintained in the past and will need more attention this year. Neil Berkowitz will be heading up this project for the park. Thank you, Neil, for again taking this on as well as many other projects!
- **Landscaping** – BK Landscaping will continue taking care of the common areas again this season. They did a great job last season and remain under budget. They will also be doing a thorough spring cleanup.
- **Pool** – The board has contracted Pool Blu to get the pool set up for opening this summer and ongoing maintenance as needed.
- **Playground** – We are looking for volunteers to make new wheels for the train for this year (about 28). Davey has already started the templates but is looking for someone to take this project over. Please contact Dave Filippello if you are interested in taking over this project.



# HELP WANTED

The board is currently hiring for the following part-time positions for the 2025 season.

## Lifeguard

Please contact Joann Christensen for a copy of the job description and to apply today! Please share with friends & family.  
Joannc.wr@gmail.com

## Maintenance Assistant

Please contact Dave Filippello or Ralph Smith for a copy of the job description or to apply.  
dave@lvconstruction.com  
ralphsmith58@yahoo.com



## NEIGHBORLY PROJECTS:

- **Pop Tab Collection** for Tibbets School will continue this season, please keep collecting and bring them to the clubhouse. Any questions, contact Dejon at #17
- **Elkhorn Food Pantry** collection will continue again this season. Drop off all shelf stable food items and plastic bags to the collection area in the Clubhouse. Any questions contact Sharon at #148.
- **Welcome Wagon Committee** will be gathering information that will be helpful for our new Willow Run owners. If interested in helping or just moved here, contact Nancy at #209 or Becky at #73.
- **Adopt-a-Pot Volunteers Needed** The flowerpots around the park are “adopted” to be filled and maintained by residents. Anyone can speak to the office about which pot they would like to care for. You are responsible for purchasing, planting, and caring for your pot all season, then cleaning it out before we close for the year. Pots are assigned on a first come, first serve basis. Contact the office to pick out a pot!
- **Sign Board Manager Needed** Please contact Connie by email if you would like to maintain the information on the clubhouse signboard about upcoming events
- **Sunshine Person Needed** Please contact Connie by email if you would be interested in being our Sunshine Person. The Sunshine Person will send a card to anyone who may need a card due to a celebration, illness or just a pick me up.
- **Willow Run Community Garden** Volunteers are needed to help establish a community garden here at Willow Run. The board has set aside an area behind the office to get this started. Please contact Steve at #108 if you are interested in helping or for more information. (sbuccanero@gmail.com)

## Water Turn On

A huge THANK YOU to Davey and his crew of dedicated park volunteers for a very smooth water turn on this spring!

If you haven't turned on your water yet and would like the park to turn it on at the buffalo box for free, please contact [dave@lvconstruction.com](mailto:dave@lvconstruction.com). The park will only be turning the buffalo box on and documenting where everyone's water shut offs are located. If your buffalo box is under your trailer or another spot that can't be easily seen, you will need to be present to show us where it is located. If your water is not on, reach out to Davey by email no later than May 22. If not contacted by then, we will not be available over the holiday weekend.

## Start of Season Reminders

### from the official Rules & Regulations of Willow Run

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*\*\*\*Unit owners are responsible for reading and familiarizing themselves with the full document and are responsible to make sure that their family members, guests and tenants are aware of all rules and regulations. This is not a complete list of all rules, but a sampling of the ones that receive the most questions.\*\*\**

- **Monthly Dues** Your payment of \$125 is due by the 1<sup>st</sup> of each month.
  - Payments must be sent to PO Box 566, Elkhorn, WI 53121 or electronically by Zelle to [willowrundues@gmail.com](mailto:willowrundues@gmail.com)
  - No payments will be accepted at the main office or the accounting firm.
  - Fees may be paid monthly, quarterly, semi-annually, or yearly as long as they are received by the first of the month in which they are due.
- **Owner Emails** – the park is sending important information by email to save on time and money. Please make sure that your email is on file with the office **by May 30<sup>th</sup>**. You can choose to not have your email published in the directory but will receive correspondence from the office.
- **New Owner?** If you became a new owner at Willow Run over the off-season, you must complete the required paperwork from our office. Please email [willowrunrv@gmail.com](mailto:willowrunrv@gmail.com) or a board member as soon as possible.
  - If you transferred a property into someone else's name, such as a land transfer or property transfer, you must complete the required registration with the county and fill out all necessary paperwork from our office. No exceptions.
  - *Per the rule passed by the board on April 17, 2025, all land transfers and sales must be registered with Walworth County to vote in elections and have all rights of owners. (see full wording of the rule in this newsletter)*
- **Change of Address Forms** must be filled out if you moved your permanent residence during the off season. No exceptions.
  - New Residency form with required documents and notarization is also required.
- **Exterior of Units** Must be maintained
  - Unit owners must maintain their lawn or grassy areas to not exceed 6" in height, or if a tree or shrub becomes a nuisance the board will arrange for the maintenance and charge the unit owner the cost.
  - Lakefront owners are responsible for maintaining their beaches which includes weed removal from rocky terraces.
  - Temporary tents (4 maximum) are allowed on a unit when a primary camping unit is present and may not exceed four consecutive nights unless approved by the board in writing.
- **Additions and Construction** All unit owners must apply for Architectural Control Committee and Board approval prior to seeking County or Township permits.
  - Forms are available at the office or by emailing [willowrunrv@gmail.com](mailto:willowrunrv@gmail.com)
  - This includes sheds.
- **Harassment**
  - Please review and read the Harassment rule passed by the board on April 17, 2025 (see full wording of the rule included in this newsletter)

## Start of Season Reminders (continued) from the official Rules & Regulations of Willow Run

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*\*\*\*Unit owners are responsible for reading and familiarizing themselves with the full document and are responsible to make sure that their family members, guests and tenants are aware of all rules and regulations. This is not a complete list of all rules, but a sampling of the ones that receive the most questions.\*\*\**

- **Septic Fields** are a common element and are off limits to golf carts or other vehicles.
  - Any damage to the fields will result in a fine and the full cost of the repair.
  - Do not flush ANY item except septic safe toilet paper. This includes diapers, paper towels, sanitary pads, tampons, condoms, rags, grease, wipes of any kind, etc.
- **Trailer/Boat Parking Lot and Front RV Lot**
  - Each trailer, boat or RV must request storage and show title in the unit owner's name, be licensed and have proof of insurance.
  - All must be registered ANNUALLY.
  - Unit numbers must be affixed to the front hitch.
  - The area around each unit owner's space must be maintained by them.
  - The forms are available on the website or by emailing [willowrunrv@gmail.com](mailto:willowrunrv@gmail.com).
  - Please send all storage requests and paperwork **by May 30<sup>th</sup>** to [philc.wrr@gmail.com](mailto:philc.wrr@gmail.com)
- **Golf Carts** must be insured, and the unit number clearly marked on the front and back.
  - Only drivers eligible for a driver's license are allowed. No children (even on laps) may drive the carts.
  - All carts must maintain the park speed limit and all posted signage.
- **Bicycles, scooters, electric scooters, hoverboards** must follow the park speed limit and all posted signage as well.
- **Dogs** must always be leashed and kept 50 feet from the clubhouse, beaches, pool and tennis courts
- **Beaches and Lakes** are all swim at your own risk, no lifeguard is on duty.
- **Pool** All posted pool rules and lifeguard instructions must be always followed. Failure to follow what the lifeguards say may result in expulsion from the pool and possible fines.
  - No glass of any kind may be brought into the pool area.
  - No smoking OR vaping is allowed in the pool area. Please make sure any guests are aware of this rule.
- **Disturbances** Quiet hours are Sunday – Thursday from 10pm until 8am, Friday, Saturday and holidays between the hours of 11:30pm and 8am.
- **Holiday Dumpsters and Regular Dumpsters**
  - **Refuse & Recycling** must be placed in the appropriate dumpsters, not on the sides
  - **Brush Pile** is only for wood landscaping materials (not grass clippings or furniture)
  - **The regular dumpsters are not for construction projects (a small amount from home improvement is ok). The park is charged extra when we put too much construction debris in them or large items like couches or mattresses. The large dumpsters that the park gets for holiday weekends are for those bulky items and some construction debris. If you're doing a construction project, please remember that it is up to the homeowner to get their own dumpster. Please be mindful and respectful of these guidelines so the park can keep costs under control.**

**IMPORTANT INFORMATION**

**Please keep this information with your governing documents.**

**Willow Run R.V. Condominium Association of Elkhorn, Inc.**

**RESOLUTION TO ADOPT RULE ON PROPERTY OWNERSHIP**

WHEREAS the Board of Directors of Willow Run R.V. Condominium Association of Elkhorn, Inc. (the "Association") has the authority to "adopt such reasonable rules and regulations as it may deem advisable for the maintenance, conservation and beautification of the Property, and for the health, comfort, safety and general welfare of the Owners and Occupants of the Property," pursuant to Article V, Section 9(m) of the Declaration:

THEREFORE, BE IT RESOLVED that the Association adopt the following Rule:

Sales of Properties

As of April 1, 2025, all sales, including land transfers, of properties in Willow Run R.V. Condominium Association are required to be registered and filed with the Walworth County Register of Deeds at the time of closing and pay any real estate transfer fees collected by the Walworth County Register of Deeds.

If a unit's Sale is not registered with the Walworth County Register of Deeds, the new owner will not be able to hold all rights of an owner as stated in the Declarations.

**BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known addresses.**

The Board of Directors adopted this resolution on 17 APRIL, 2025, with the rule to take effect on 01 APRIL, 2025.

**IMPORTANT INFORMATION**

Please keep this information with your governing documents

**Willow Run R.V. Condominium Association of Elkhorn, Inc.**

**RESOLUTION TO ADOPT RULE ON HARASSING AND EXCESSIVE CONTACT**

WHEREAS the Board of Directors of Willow Run R.V. Condominium Association of Elkhorn, Inc. (the "Association") has the authority to "adopt such reasonable rules and regulations as it may deem advisable for the maintenance, conservation and beautification of the Property, and for the health, comfort, safety and general welfare of the Owners and Occupants of the Property," pursuant to Article V, Section 9(m) of the Declaration;

**THEREFORE, BE IT RESOLVED that the Association adopt the following Rule:**

Excessive Contact.

Residents and park guests shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other condominium members, residents, guests, occupants, invitees; or, directed at management, its agents, its employees, or vendors.

Harassing behavior will include any unwelcome contact, and excessive contact (email, texts, phone calls, mail, or visits to a home or place of service) to management, its agents, its employees or vendors; the Board, or other Association residents or guests. Harassing behavior will also include physical and/or abusive actions, including defamation, threats, insults, profanity, and obscenities, as well as cyber actions (spreading malicious content and accusations on the internet).

Excessive is defined as more than one (1) contact; either email, text, phone call, mail, or visit to place of service, per week about the same subject or concern.

If a question has been asked and answered and is still being asked, that will be construed as excessive.

If a Unit Owner has more than one concern, they should be addressed in one communication. Those concerns may be acted on individually or as a group by the Board, dependent upon the concerns or situations. The Unit Owner will be notified by the Board what determination was made about their concern by email, if possible, or mail.

In addition, no Unit Owner may interfere with any contracted vendor performing work at the direction of the Board. That will be deemed as harassment and may be subject to possible fines.

Finally, any disruptive or harassing behavior by a Unit Owner or his or her proxy holder at an owners' meeting may result in fines being assessed to the Unit Owner.

Violations of any of the above-stated Rules will be subject to fines above and beyond the regular fine structure within the Association's Enforcement policy. Specifically, violators are subject to fines of up to \$1,000 per violation.

**BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known addresses.**

The Board of Directors adopted this resolution on 17 APRIL, 2025, with the Rule to take effect on 01 APRIL, 2025.

# MESSAGE FROM THE ACTIVITY COMMITTEE

We are looking towards activities for the rest of the season. First and foremost, because mother nature is not cooperating with the weather, the ice cream social is canceled for this weekend but don't worry it is rescheduled for July 5th. At 3:15. Thirsty Thursday will be back starting in June on the second and fourth Thursday of each month. There will be a sign-up sheet in the rec hall. Don't forget to sign up for your favorite Thursday. Wellness Wednesday will be starting on the first and third Wed of June. A get acquainted meeting will be on June 4th at 1:00 to get everyone's ideas of ways to stay healthy in mind and body. Ladies Lunch will start again on the last Wed of each month, starting on June 25th. Hot dog lunches are going on June 28th, July 19th and Aug 23rd from 11:30 to 12:45. Bring your coins and appetites to the rec hall on Sat, July 12th for a bake sale at 1:00. Remember that we are looking for volunteers to repaint the shuffleboard court. When that is completed, if we can have a couple of people to run a shuffleboard tourney. Watch the bulletin boards, the newsletters, and the FB page for updates. If anyone has any suggestions for activities, please contact any board members or activity committee members.

Thanks!

## Ongoing Weekly Activities

### ⇒ Mondays

- 10am Water Aerobics (starts 5/26, when temp over 70 degrees)
- 7pm Texas Hold'Em

### ⇒ Tuesdays

- 10am Wacky Waterball (when temp over 70 degrees)
- 1pm Cards
- 6pm "Nickels" Night or Board Games (alternating weeks)

### ⇒ Wednesdays

- 1pm Bunco
- 1pm Wellness Wednesdays (starting June 4, 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of the months)
- Time TBD Ladies Lunch (starting June 25<sup>th</sup>, last Wednesday of the month)

### ⇒ Thursdays

- 10am Water Aerobics (when temp over 70 degrees)
- 1pm Mahjong and Hand & Foot
- Time TBD Thirsty Thursdays (2<sup>nd</sup> & 4<sup>th</sup> Thursday of each month)

### ⇒ Fridays

- 10am Wacky Waterball (when temp over 70 degrees)
- 1pm Pinochle

### ⇒ Sundays

- 10am Wacky Waterball (when temp over 70 degrees)

## Important Dates & Upcoming Events:

- ⇒ **Saturday, May 24, 2025**
  - 8:00am Pancake Breakfast
  - 10:00am Informational Declaration Meeting/Board Nominations
  - 7:30pm Bingo
- ⇒ **Sunday, May 25, 2025, 1pm Golf Cart Races**
- ⇒ **Wednesday, May 28, 12pm Board Nomination Bios Due**
- ⇒ **Wednesday, June 1, 1pm First informational Wellness Wednesday**
- ⇒ **Saturday, June 7, 10am Meet the Candidates Meeting**
- ⇒ **Saturday, June 14, 1pm 3<sup>rd</sup> Annual Golf Cart Rallye**
- ⇒ **Saturday, June 21, 2025**
  - 8:30am Board Elections
  - 10:00am Annual Board Meeting
  - 3pm - 6pm The Cedar Sons music while you dine
  - 4pm Pork Chop Dinner
- ⇒ **Saturday, June 28, 11:30am-12:45 Hot Dog Lunch**



## Important Dates & Upcoming Events (cont.):

⇒ Saturday, July 5

- 8am Pancake Breakfast
- 12pm Line up & judging for “Pirate” Parade
- 1pm “Pirate” Parade starts
- 3:15pm Ice Cream Social
- 7pm Bingo
- Dark – Fireworks

⇒ Sunday, July 6, 1pm Golf Cart Races

⇒ Friday, July 11, 7pm Polynesian Fling Pool Party

⇒ Saturday, July 12 1pm Bake Sale

⇒ Saturday, July 12, 10am Board Meeting

⇒ Saturday, July 19<sup>th</sup> 11:30am-12:45pm Hot Dog Lunch

⇒ Saturday, July 26, Christmas in July (details to come)

⇒ Saturday, August 9, 10am Board Meeting

⇒ Friday, August 10, 7pm Yacht Pool Party (tentative)

⇒ Saturday, August 11, 12pm Birthday Bash (details to come)

⇒ Saturday, August 23, 11:30am-12:45pm Hot Dog Lunch

⇒ Saturday, August 30

- 8am Pancake Breakfast
- 7:30pm Bingo

⇒ Sunday, August 31, 1pm Golf Cart Races

⇒ Plus, much, much more!

