



# THE WILLOW BRANCH

Pre-Season 2025 Edition, Newsletter

Get Ready for the 2025 season! Please read through this whole newsletter for important information regarding water turn on, project updates, and a reminder of some of our rules.

The voting process for the revised Declarations and Bylaws continues. This update will finally get Willow Run into compliance with current state and county requirements. Please get your vote into the board as soon as possible.

The first board meeting of the season will be May 10 at the clubhouse OR available to attend by Zoom. Information on how to login will be emailed out to all members closer to that date. Plus, Zoom will record meetings for us to be placed on our website.

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

We look forward to seeing everyone again very soon!

Your Board of Directors:

President – Connie Dymek, [efdymek@sbcglobal.com](mailto:efdymek@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, Wednesday,  
Friday, and Saturday,  
9:00am – 1:00pm

## Meet a Board Member Hours:

Tuesday and Saturday  
10:00am – 12:00pm

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

Office phone: 262-723-6030  
Pool phone: 262-723-6663

FB: Willow Run RV Condominium Association, Inc

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

## **MESSAGE FROM THE PRESIDENT:**

Dear Neighbors,

We have made it through the roughest part of a mid-western winter and look forward to spring and a new and exciting season in Willow Run.

Our new season begins for some on April 15<sup>th</sup>, 2025, as many may wait until the weather is more favorable to camping. It has been promised that the bathrooms and laundry room will be ready for our season. Other pre-season work may include the clean up on the lakes and pond, spring clean-up of the common grounds, re-installation of lighting fixtures at the gate, new monitors in the office, preparation of the garden area, continuation of the Declaration committee, the interviews and hiring of the life guards for the season, and any repair work needed to be ready for our new season for all our neighbors.

This Board has been blessed to be able to work during the off-season with Joan D'Andrea, from the office to assist new owners with their land contracts to be ready for a new camping season. It has been through efforts from Phil Collins to make the trips from Chicago and Dave Filippello to come in from Kenosha to handle all issues in the park. Our on-site watch person, Richard York has been able to check in and around the park every day and evening coming thru on his way to and from work and reporting any problems in the park directly to a board member. This satisfies the County that we no longer allow anyone to reside full time in the park. In addition to Richard, we still have the Sheriff making occasional passes through the park.

From Florida, Ralph Smith handles our finances with our accountant making sure all our bills are promptly paid, books are in balance and deposits into money making accounts are managed. In addition to volunteering on various committees, Joann Christiansen our Vice President is handling the responsibility of our lifeguards, continuing the Declaration Committee and working with the Activity Committee. These things are needed all year but only seen during the official camping season.

We are looking forward to the new ideas and plans from our new owners, and not so new, for fun times in the park. Some of the dates have been secured on the calendar and some are tentative due to weather conditions. We shall do our best to give everyone time to plan their involvement with notice in the Newsletter, social media and our poster boards in the park. I am looking forward to sharing time with you in the office on our days open, in the park or at the pool.

Stay safe and good travels back to our campgrounds.

Respectfully,  
Connie Dymek

## **From the Treasurer**

### **Lawn and Tree Medix**

Once again, this year, Lawn and Tree Medix will be fertilizing the lawns for the clubhouse and the office and spraying the public beaches and rocks. They plan on starting this year in mid-April. This is a month earlier than last year and we hope will kill any weed growth before it takes hold.

They are also, once again, offering to fertilize the lawns, and spray the beaches and rocks of private lots for a price. Fertilizing private lawns will be available for \$45 per application, with a maximum of 4 applications (\$180) if you so desire. In spring you will get fertilizer, crab grass pre-emergent and broadleaf weed control. Later in the summer you will get fertilizer and broadleaf weed control. The spraying of private beaches and rocks will be done in three applications, mid-April, late May or early June, and late July or early August. The cost will be \$75 for the full season. Lawn and Tree use a non-toxic herbicide called Imazacast. If you are interested in having either of these private treatments done on your lots, please let me know as soon as possible, so I can get you scheduled and collect the fee. My phone # is 262-685-7101. My email address is [ralphsmith58@yahoo.com](mailto:ralphsmith58@yahoo.com)

### **Bathroom Restoration Update**

Most of you know that we had a pipe burst in November and had to completely gut the bathrooms, showers, and laundry room, walls and ceilings. That phase was completed in December. The restoration started in mid-January and has an expected completion date of around March 1<sup>st</sup>.

So far, new lighting has been installed, insulation has been installed in men's room, water lines have been capped, drywall installed, taped, and mudded. Walls have been painted and counter tops re-installed. The work is being done by Paul Davis of Waukesha. Insurance will cover all costs except for a \$1,000 deductible.

### **Tennis/Pickle Ball Courts**

The plan is to have the existing surface completely pulverized and rebuilt starting in April. Once the surface has been restored, there will be a 30-day curing period. Following that, net posts and fencing between the courts will be installed. Finally, the surface will be power washed, and a fiberglass coating and layers of paint will be applied. Hopefully, this means the courts could be available by the end of May. Obviously, this is all weather dependent. The restoration is being performed by Munson, Inc of Glendale, WI. The cost of \$150,000 was approved last summer and has been budgeted.

## From the Treasurer continued

### Water Usage Stipend Proposal

I noted this at several Board meetings last year. Our water usage costs have skyrocketed in the last two years versus what they were in 2021-2022, during the off-season. Just looking at the months when the park is fully closed:

Month	2021-22 Ave	2023-24 Ave	2yr Incr	%Incr
January	1,800 gallons	17,250 gallons	15,450 gallons	858.3%
February	1,450 gallons	17,050 gallons	15,600 gallons	1,075.9%
March	3,250 gallons	23,400 gallons	20,150 gallons	620.0%
November	16,900 gallons	24,813 gallons	7,913 gallons	46.8%
December	10,600 gallons	22,869 gallons	12,269 gallons	115.8%

This past winter there were 16 lots where water was not turned off. We believe that those lots which have left their water on, even at a trickle to prevent freezing pipes, is the primary reason for this usage increase. We propose to assess a monthly water stipend for this practice beginning the next off-season. It will be based on a calculation of this year's average monthly variable cost spread over the number of lots that have not shut their water off. It is not fair for the other 235 lots to subsidize the cost of this usage. The calculation of this stipend is still in process but should be available by the May Board meeting, to be put into effect for the 2025-6 off season.

### **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 pullies 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. We are hoping that Peter Arnold is still interested in heading it up.
- **Lakes and Ponds** – Besides the weed removal treatments, the board has budgeted to begin replacing the aerators. One will be done this season, then one each of the following years until all 3 are replaced. Tim Panfil will be working with a company to locate the pipe between the little lake and big lake which is supposed to keep both lakes at the same level. The board has budgeted some money to start this repair this season.

## **Park Project Updates (continued):**

- **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!
- **Well House/Pump Shack (at back gate)** – The cameras installed last fall have been working very well and weekly water readings have been done remotely. Plus, the temperature and moisture sensors are working great. Thank you to the team of volunteers who got this all set up last fall!
- **Common Building Locks** – The park has been updating all the locks and the installation is ongoing.
- **Office** – Install previously purchased monitors for the desk computer, Camera system is being updated and improved, monitor begin installed for meetings.
- **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.
- **Snow Plowing** – BK has done a great job so far and we plan to continue with them.
- **Pool** – The board has contracted Pool Blu to get the pool set up for opening this summer and possibly ongoing maintenance as needed.
- **Park Equipment for Sale** – The park is selling the large Blue Trailer (behind the office) as well as several zero-turn lawnmowers and some other misc. items. They will be offered to members first before selling to those outside the park. Contact a board member if interested in purchasing.
- **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.

## **IMPORTANT**

### **Water Turn On Process**

If you want the park to turn on your water at the buffalo box for free this spring, please contact [dave@lvconstruction.com](mailto:dave@lvconstruction.com) so that he can coordinate and compile a list of days and times for his crew of volunteers. They 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 you would like your water turned on sooner or later than the dates listed below, just let Dave know in an email. These dates are all weather permitting of course. **If you will be turning it on yourself or have hired a private contractor that you will be paying to turn it on, there is NO need to contact Dave.**

**Saturday 4/12 and Sunday, 4/13**  
**Saturday, 4/19 and Sunday, 4/20**  
**Saturday, 4/26 and Sunday, 4/27**  
**Saturday, 5/3 and Sunday, 5/4**  
**Saturday, 5/10 and Sunday, 5/11**

## **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. [Joannc.wr@gmail.com](mailto: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](mailto:dave@lvconstruction.com)  
[ralphsmith58@yahoo.com](mailto: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 Connie by email.
- **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)

## **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.
- **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.
- **Change of Address Forms** must be filled out if you moved your permanent residence during the off season.
  - You must include phone numbers, emergency notification contacts and email address. No exceptions.
  - New Residency form with required documents and notarization is also required.
- **Exterior of Units** Must be maintained
  - Unsightly storage as determined by the board is not permitted
  - 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.
  - No inoperable vehicles are allowed.
  - 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.
  - Temporary camping units and watercraft, which includes pop-up campers, travel trailers, fifth wheels, motor homes, etc. must obtain a permit from the Board in writing. All must be moved within five days. Watercraft permits are renewable only once a month with at least 2 weeks in between months.

## **Start of Season Reminders (continued)**

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

*\*\*\*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.\*\*\**

- **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.
- **Septic Fields** are a common element and are off limits to golf carts or other private 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, wet 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 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.
  - 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.
- **Parking** is allowed for up to two vehicles on your unit, and is never allowed on roadways, hillsides or other common elements.
- **Disturbances** Quiet hours are Sunday – Thursday from 10pm until 8am, Friday, Saturday and holidays between the hours of 11:30pm and 8am.
- **Refuse and Recycling** must be placed in the appropriate area
  - **Refuse** should be placed inside the provided dumpsters. Never outside.
  - **Brush Pile** is only for wood landscaping materials (not grass clippings or furniture)
  - **Recycling** should be placed in the appropriate dumpster and not piled outside.

## Important Dates & Upcoming Events:

- ⇒ Tuesday, April 15, 2025, Willow Run officially open for the season
- ⇒ Saturday, May 10, 2025, 10am Board Meeting
- ⇒ Saturday, May 24, 2025
  - 8:00am Pancake Breakfast
  - 10:00am Informational Meeting/Board Nominations
  - 2:00pm Ice Cream Social
  - 7:30pm Bingo
- ⇒ Sunday, May 25, 2025, 1pm Golf Cart Races
- ⇒ Saturday, June 21, 2025
  - 8:30am Board Elections
  - 10:00am Annual Board Meeting
- ⇒ Friday, July 11 – Polynesian Fling Pool Party
- ⇒ Plus, much, much more!

**\*Interested in planning and running an activity? Please fill out an activity request form and submit it to the board by email. THANKS!**

### **Ongoing Weekly Activities**

*This list is what was turned into the office at the end of last year. Please email the office if anything has changed.*

- ⇒ Mondays
  - 10am Water Aerobics (after pool opens)
  - 7pm Texas Hold'Em
- ⇒ Tuesdays
  - 10am Wacky Waterball (after pool opens)
  - 1pm Cards
- ⇒ Wednesdays
  - 1pm Bunco
- ⇒ Thursdays
  - 10am Water Aerobics
  - 10am Mahjong and Hand & Foot
- ⇒ Fridays
  - 10am Pinochle
  - 10am Wacky Waterball
- ⇒ Sundays
  - 10am Wacky Waterball