



THE WILLOW BRANCH

July 16, 2025 Edition, Newsletter

Thank you to all who have worked so hard on all the fun activities we've had this season so far! Make sure to read the newsletter and keep an eye on the website for more fun things to come!



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

Your Board of Directors:

President – Connie Dymek, cfedymek@sbcglobal.com

Secretary – Lisa Connell, ljconnell44wr@gmail.com

Treasurer – Ralph Smith, ralphsmith58@yahoo.com

Maintenance – Davey Filippello, dave@lvconstruction.com

Office Hours:

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

Meet a Board Member Hours:

**Tuesdays and Saturdays
10am – 12:00 pm
(on board meeting Saturdays after
meeting until 2pm)**

www.willowrunrv.com

willowrunrv@gmail.com - office

Office phone: 262-723-6030

FB: Willow Run RV Condominium Association, Inc

Send information to kgrosser01@gmail.com for inclusion in the next 2025 newsletter. Thank you!

MESSAGE FROM THE PRESIDENT:

*These are the facts,
just the facts*

- “When in doubt fill it out”. If you are planning ANY change to your Unit, it is strongly suggested that you complete an ACC form. This committee reports to the Board of Directors regarding all changes. If permits are needed the owner will be advised, if the request is against the Declaration and any By Law or rule it is the decision of the **Board** to determine the regulation and permission or denial.
- Willow Run may seem like a resort, but we are a Condominium Association under a Conditional Use Permit controlled by the Walworth County Zoning Board. We also are subject to the Wisconsin State Statutes. This Association is governed by an elected Board of Directors guided by these governing agencies. We have legal assistance from an agency dedicated to Condominium Associations in Wisconsin.
- If you have a question or comment, there are multiple ways to do so. The board is available in the office on Tuesdays and Saturdays. There are Comment Forms you can access online or in folders in the office, Club House or laundry room. Our personal information is listed and published, please call one of us to get complete information and avoid costly errors and issues that cause disharmony and disruption to the peacefulness of our campground. The Board is working on transparency and continuity; we would appreciate your help to achieve these very important qualities for our community.

Respectfully, Connie Dymek, President

From the Treasurer

- June Year-to-Date Revenues are only \$1,100 short of Budget. This is due to not reflecting any reimbursements for Fines and Legal Fees from Lot Owners until we have the money in hand. We are \$5,600 less than last year for the same reason, plus our interest income is down due to a lower Money Market interest rate.
- Year-to-Date Expenses are \$15,500 less than Budget and \$8,900 less than last year. This is primarily due to reduced Maintenance costs. Some of this is timing as we have not yet spent any money for various items that were budgeted and/or spent on last year. Here are some of the items that have not yet been expensed:
 - Grounds Beautification – Front Gate
 - Maintenance Supplies and Equipment Repairs – Very little needed
 - Aerator Repairs – Next month
 - Septic Fields – In the next two months
 - Fuel – No longer needed
- On July 1st, we sold our plow truck, plow, and grasshopper mower for \$20,000, which was a \$12,500 profit over their Book Value. **I am now projecting a \$52,500 profit for the year.**



Tennis/Pickle Ball Court update:

As I am writing this (on Wednesday), it is very likely that the courts will be finished this weekend, providing we don't get much rain. Fencing has been installed between the courts, all the surface depressions have been leveled off, the fiberglass layer has been installed, two coats of the black base paint have been applied, and 1 of 2 coats of color (dark blue and medium green) have been painted. All that is left is painting the 2nd coat of color, masking and painting the 2-inch-wide white lines, and installing the nets. The last coat of paint will need 24 hours to dry, and we will be in business. The total cost was budgeted for \$150,000, and it looks like we will be under budget. We will know for sure in a week or so. – Ralph Smith



Important Rule Reminder

UTILITY TRAILERS ARE NOT ALLOWED TO BE PARKED ON INDIVIDUAL UNIT LOTS. There has been an increase in owners disregarding this rule recently. If you have a trailer parked on your lot, the board will be sending you a warning letter. If the trailer is not removed you will be assessed a \$100 fine, with \$10/per day for each day after if it is not removed.

Trailers are only to be stored in the lot behind the clubhouse. As of today, all spots in that lot are claimed. If you already have a spot in the storage lot, you are required to keep the grass and weeds cut down and maintained. If you do not, you will also receive a warning letter and may be assessed a fee for the association to have it maintained. Use of this lot is a privilege, not a right.

If you do not follow the rules regarding the trailer storage lot AND the front RV storage lot, you will lose your privileges to store anything there.

Rules, Regulations and Policies

Watercraft-Trailers-Storage

- 1. No watercraft or trailers of any kind shall be kept on any unit except in the off-season.*
- 2. All watercraft, trailers, pop-ups must be registered with the WR office*
- 3. The areas under and around the stored item must be maintained or the park will maintain and assess a fee to the unit owner to do so.*

Storage

- 1. Pop-up campers/watercraft/motorhomes/travel trailers/utility trailers may not be stored on units between April 15 to October 15.*



Helping Make it Happen: The Secretary's Report

I can't believe that we are in the middle of July already! Where has the time gone?

I would like to thank everyone for your support and feedback during my first month in office. I may not be able to solve everything at once, but I am certainly listening to your concerns, especially about increased communication.

Below are a few projects we are working on that I shared at the board meeting:

Helping the delivery process (Amazon, etc.) - We are looking at pricing for street signs along Rainbow Dr, if trucks turn on Rainbow Dr for deliveries, there are no additional street signs on the back side of the park. We are also looking again into a drop box at the front of the park for deliveries. It was not a possibility previously, but we will ask again.

Grievance Committee - We have established a Grievance Committee in the park. The office and the clubhouse have a policy outline and grievance forms. It is also posted on the website under policies and forms. We will continue to tweak this as we work through the procedures.

Text Messaging - I am looking into a platform for mass text messaging for the park so that information can get out to all more quickly. It probably won't be ready until next season, and I will keep you updated.

Helping Make it Happen: The Secretary's Report (continued)

The Pool - We are excited to have five active lifeguards so that we can continue to keep that pool open!! John and Dave are also working on securing the last of the umbrellas, and we would like to thank Lorrie Nickel for her great seamstress work in repairing the torn umbrellas. Lastly, many thanks to Chris Batchelder for all her hard work in organizing the lifeguards and managing the pool area. We truly could not do it without her.

Web Page - We are continuing to look for a web designer who can help us with our web page. We would like to work with someone who is local, so please feel free to let me, Joan, or any other board member know if you have a recommendation.

Dues Reminders - We are in the process of gathering data on the number of units that have not made their dues payments by the 15th of the month to see if it would be beneficial to send reminders that we have not received payment, which is technically due the first of the month. We know that owners don't want to be surprised by a fine at the end of the month, but we also don't want to pester owners if not necessary. We will continue to update you as we gather our data.

Reminders From the Office -

- Please update your permanent residency form if you have a change of address.
- If you need to make a cash purchase in the office, please use small bills.
- If you have a unit for sale, don't forget that for \$5.00 we will post it on the Willow Run website. It really does generate a great amount of interest.

That's all for now. Have a Wonderful Day! Lisa Connell, Secretary

Do you have a family member or dear friend that has a port?

If so, would you be interested in a sweatshirt, zipped in the front and a pocket at the same side as the port? We have a generous neighbor who makes such a garment for patients and is willing to make them available to her Willow Run neighbors.

If interested all that is needed is a size and the side for the location for the pocket on the shirt. Contact Connie at #218, phone 262-743-1006.

There is no charge. If you wish to donate to continue the work that is ok but not necessary.

The supplier wishes to remain anonymous.

Saturday, July 19th
At the Clubhouse

Grilled Hot Dogs & Brats. 11:30am-12:45pm

Hotdogs \$4.50 Brats \$5.00

Both include chips and a drink. Potato Salad and coleslaw also available

Community Bake Sale 1pm

Bring in your favorite homemade baked goods to share.

Please price items you wish to donate.

Please bring exact amount or small bills.



Christmas in July!

Friday, July 25

-6pm Trim the Tree and Decorate the Hall
(and maybe a special guest!)

Saturday, July 26

- 10am Children's Holiday Crafts and Letters to Santa
- 2pm-4pm Cookie & Recipe Exchange, door prizes for our bakers!
- All day Decorate your Unit
- At dark, golf cart caravan starting at the clubhouse to view decorations and vote for your favorites to win prizes!
- Bonus fireworks at dark!!!! (rescheduled from July 4th)

Sunday, July 27

-11am Finish Children's crafts at the clubhouse

Many helping hands will be needed so please contact Connie at 262-743-1006 to find out how to earn your elves' hat! There will be sign-up sheets in the clubhouse also.

Pool Rules

The board and the lifeguard team would like to remind you of the following very important rules. Please make sure you and your guests follow them.

- Walk in the pool area.
- Adults must accompany all children under 12 in the pool area and always supervise them.
- Inflatable rings/water wings are only allowed in the shallow end. Foam jackets and vests can go beyond the rope, but adults should be always watching their non-skilled swimmers.
- No splash zone on the far end near the shuffleboards, no splashing or jumping there is allowed.
- No swimming in either pool for the duration of the 10 minutes breaks (10 minutes before every hour). REMEMBER the lifeguards cannot begin their required 10-minute break until everyone is out of the pool.)
- Please close umbrellas when you leave and no one else takes over the table. This will save them in the winds and assist in closing time for the guards.
- Glass Containers are NOT ALLOWED. Period. Leave them at home.
- Dogs are not allowed within 50 feet of the clubhouse or playground.
- No gum or tobacco/vaping products.
- Food and drinks have to always stay behind the blue line. Please clean up your trash and spills to keep the area clean and bugs to a minimum. The guards are there for safety NOT to clean up.
- No diaper changes allowed in the pool area.
- The pool is heated but the kiddie pool is not.
- Please no profanity or foul language at the pool area, especially when children are present.
- If an incident occurs, the lifeguard may have to clear the pool area to handle it. Please respect their job duties.
- Lifeguards are there to protect all patrons (including turtles!). Please treat them with respect and follow what they say at all times.



FOR SALE OR RENT IN WILLOW RUN

check the WR website for complete details.

Lot 4, for Rent, \$850/month, 262-215-6890
Lot 10, for Sale, \$84,500, 847-571-0943
Lot 87, for Sale, \$78,000, 312-406-7996
Lot 136, for Sale, \$75,000, 262-212-9250
Lot 145, for Sale, \$115,000, 941-773-3642
Lot 157, for Sale, 262-949-5106
Lot 189, for Sale, \$147,000, 262-758-0925
Lot 216, for Rent, 708-205-2610

WILLOW RUN ANNUAL DINNER WITH FATHER ORIOL

Come One, Come all!!

Our annual potluck dinner to meet, socialize & eat delicious food with Fr. Oriol, much loved pastor of St. Patrick Church.

Friday, August 15 from 4:30-6:30pm in the clubhouse.

Bring a dish to pass & your own beverage. (water will be provided)
Hope to have many Willow Run friends join in the fun!

Ongoing Weekly Activities

⇒ **Mondays**

- 10am Water Aerobics (when air temp is over 70 degrees)
- 7pm Texas Hold'Em

⇒ **Tuesdays**

- 10am Wacky Waterball
- 6pm "Nickels" Night or Board Games (alternating weeks)

⇒ **Wednesdays**

- 10am Water Aerobics (when air temp is over 70 degrees)
- 1pm Bunco
- 1pm Wellness Wednesdays (starting June 4, 1st & 3rd Wednesday of the months)

⇒ **Thursdays**

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

⇒ **Fridays**

- 10am Wacky Waterball
- 1pm Pinochle

⇒ **Sundays**

- 10am Wacky Waterball

Important Dates & Upcoming Events

(see the WR website for a calendar view)

- ⇒ **Saturday, July 19th**
 - **11:30am-12:45pm Hot Dog & Brat Lunch**
 - **1pm Bake Sale**
- ⇒ **Thursday, July 24, 4pm Thirsty Thursday (location TBD)**
- ⇒ **Friday, July 25, 6pm Christmas in July – Tree trimming and decorate the clubhouse...with a very special guest possible!**
- ⇒ **Saturday, July 26, Christmas in July**
 - **10am Children’s Crafts & Letter to Santa**
 - **2pm-4pm Cookie & Recipe Exchange**
 - **All day, decorate you units before dark to win prizes**
 - **At dark, Golf Cart Parade to view unit Christmas Decorations and vote on your favorites**
 - **At dark, FIREWORKS over the big lake! (rescheduled from July 4th)**
- ⇒ **Sunday, July 27, 11am Finish up Crafts and Letters to Santa**
- ⇒ **Wednesday, July 23, 11am Ladies Lunch at East Troy House, meet at clubhouse. Sign up in clubhouse by Monday night.**
- ⇒ **Wednesday, August 6, 1pm Wellness Wednesday**
- ⇒ **Friday, August 8, 7:30pm – 11pm Yacht Rock Pool Party (adults only)**
- ⇒ **Saturday, August 9, 10am Board Meeting**
- ⇒ **Saturday, August 9, 12pm – 6pm Clubhouse rented**
- ⇒ **Thursday, August 14, Thirsty Thursday (location TBD)**
- ⇒ **Friday, August 15, 4:30pm-6:30pm Dinner with Father Oriol**
- ⇒ **Wednesday, August 20, 1pm Wellness Wednesday**
- ⇒ **Saturday, August 23, 11:30am-12:45pm Hot Dog Lunch**
- ⇒ **Wednesday, August 27, Ladies Lunch (details to come)**
- ⇒ **Thursday, August 28, 4pm Thirsty Thursday (location TBD)**
- ⇒ **Saturday, August 30**
 - **8am Pancake Breakfast**
 - **7:30pm Bingo**
- ⇒ **Sunday, August 31, 1pm Golf Cart Races**
- ⇒ **Wednesday, September 3, 1pm Wellness Wednesday**
- ⇒ **Thursday, September 11, 4pm Thirsty Thursday (location TBD)**
- ⇒ **Saturday, September 13, 10am Board Meeting**