



THE WILLOW BRANCH

June 26, 2025 Edition, Newsletter

We've had a fun season so far and there is so much more to come! Last Saturday the annual election was held to fill two positions on the board of directors.

The Election Committee counted the votes, and the results were as follows:

Lisa Connell – 129 votes

Ralph Smith – 117 votes

Ann Deakins – 30 votes

Ed Plante – 5 write in votes

Afterwards the Pork Chop Dinner was held to raise money for the park fireworks on July 5, with music provided by Cedar Sons. Everyone worked together to make it a truly fantastic day!

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, cdymek@sbcglobal.com

Vice President – Joann Christensen, joannc.wr@gmail.com

Secretary – Lisa Connell, ljconnell44@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 in for
inclusion in the next 2025 newsletter. Thank you!

MESSAGE FROM THE PRESIDENT:

Welcome to the Dog Days of Summer!

What a wonder filled Saturday for all our neighbors. Great food, company and entertainment. Pork Chop Dinner has made our 4th Of July Experience possible for another year. Thanks to a wonderful committee with beautiful cooperation of families.

Let us continue in the spirit of good neighbors and be safe this season.

Remember to put the numbers on your RV and golf carts and follow the rules regarding drivers. Yes, there are rules but without rules there is chaos. If you have not seen a current rule book, check the Website or the office for a new copy.

GLASS IN THE POOL IS FORBIDDEN. If you did not see the article on the message signs this has been a rule since day one. Anyone with glass will be asked to take the glass outside the fence and a second offense or refusal will be subject to denial of pool use for the safety of all the neighbors.

As we come to the holiday weekend, we must remind you that fireworks other than on the lake are forbidden. It has been a rule, and some people just do not know the danger of these fireworks in a campground environment. Fire can happen so fast and spread extensively through the community. So, please enjoy the professional displays over the lake and leave the fireworks in the hands of those who are experienced and conducting the display with safety. The calendar will post all the activities for all to enjoy.

The members of the Board are Connie, Joann, Lisa, Ralph and Dave. We take turns to be available in the office on Saturdays and Tuesdays from 10:00 am to noon. On meeting Saturdays, we are available after the meeting until 2:00 pm. If you have questions, please ask a Board member as they may have the necessary and accurate information you may need or know the proper source of information
Enjoy our beautiful season in our great park.

Enjoy our beautiful season in our great park!

Respectfully, Connie Dymek, President

From the Treasurer

Financials for May were in great shape. Income was \$238 greater than budget, and \$305 less than last year.

Expenses were \$12,000 less than budget, and only \$662 greater than last year. We have several items that we have not yet spent money on that are planned. We delayed spending \$1,800 for refurbishing the front gate area, \$3,200 because we have not been able to hire a part time maintenance person, \$3,700 for not yet needing to repair Aerators, and \$600 for septic field maintenance. Garbage Disposal was \$900 lower as we worked off a credit from John's, from the fourth quarter of last year, and Maintenance Payroll was \$900 lower as hours worked were about half of what was budgeted.

Over the months of May through September, the park historically spends more money than it takes in. I have built up a balance of \$69,000 in Operational funds to cover the park overdrafts during this time frame. We have a Reserve balance of \$254,000 to which we contribute \$3,765 (\$15 times 251 units) every month. This is where the funding of capital projects, like the tennis/pickle ball courts this year, and the pool and road repairs last year, comes from.

Munson arrived the week before last to install the net posts for the new tennis court and two pickle ball courts. Next on the plan would be to eliminate any depressions and elevations in the new surface, install center tie downs, a four-foot fence 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 and I am hoping for this project to be completed around the 4th of July. Just last week we processed a check of \$70,080 as the first installment.

One thing which I shouldn't need to point out is that the tennis/pickle ball courts are meant for FOOT TRAFFIC only. In fact, there is a sign on the entrance gate that says No Wheels and No Pets. It was very disappointing to see a picture of a motorcycle within the enclosure a couple of weeks ago. I must stress that everyone needs to stay off the surface until it is completed. Any defects found are Munson responsibility to fix. Any damage that we may cause would at our expense to repair.

Oh, by the way, thank you to all of the 117 owners who voted for my re-election to the Board of Directors for another two years. I very much appreciate the confidence you have in me.

From The Secretary:

Thank you all for welcoming me as part of the Willow Run Board. I don't have much to report having been on the job for only a few days, but as I met with Joan in the office yesterday, we will be working on navigating the changes in the website, along with creating additional options for timely communication.

Numerous owners have already met with me about some of their individual concerns and suggestions and I appreciate their candor. I ask that you be patient with me as I learn this job and know that I am listening to you (and writing it down in my notebook!) and will work hard to support the positive growth and sense of community that has been a part of Willow Run for over 40 years.

Thank you again! Lisa Connell

Park Project Updates:

- **Park Main Entrance** – Thank you to Peter Arnold for heading this project up and working on our landscaping. We have a little more to go with lighting and new flags, but we are looking great thanks to him!
- **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!
- **WE Energies Transformers**– WE Energies is still making its way through the park replacing the old transformers with new ones. This necessary updated is badly needed and we appreciate their communication as we get this taken care of. When
- **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.

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.



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.



Start of Season Reminders

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.****

- **Monthly Dues** Your payment of \$125 is due by the 1st of each month.
 - Payments must be sent to PO Box 566, Elkhorn, WI 53121 or electronically by Zelle to 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 ASAP. You can choose to not have your email published in the directory but will receive correspondence from the office.
- **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
 - This includes sheds.
- **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.
- **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.

9 Things you shouldn't pour down the drain or garbage disposal

1. **Eggshells:** Eggshells cause blockages. Sharp, hard edges of the shell will stick to the drain.
2. **Grease:** Grease will stick to the inside of your pipes and the pipes going out into the street. This will cause the entire pipe to become clogged.
3. **Flour:** The flour will coagulate when mixed with water. This can clog your pipes by coating the edges and catching other bits of disposables trying to make their way down the pipe. Throw flour in the garbage.
4. **Produce stickers:** When washing fruit, do not forget to take the sticker off so it doesn't fall into the sink. They will stick to the pipes and cause a buildup.
5. **Coffee Grounds:** Grounds build up in your pipes and cause blockages. Grounds are the most common cause of drain problems.
6. **Products claiming to be "flushable".** Flushable products such as certain brands of cat litter and wipes are a high risk for clogging. Flushable wipes also don't break down properly and get caught on other things, creating large clogs in pipes.
7. **Paint:** Do not pour paint, or wash paintbrushes in sink. It will cause stickiness and create a condition for possible backup.
8. **Paper Products:** They are bulky and don't breakdown. They will attach themselves to other buildup in the drain. And finally....
9. **Expandable Food:** Foods made from flour like pasta will continue to expand and attach itself to other elements in the pipes.

4 Easy homemade Drain Cleaners

- Pour ½ cup baking soda, followed by ½ cup vinegar down drain.
- Plug drain and let sit for one hour
- Then, pour a pot of boiling water down drain. Repeat if necessary

- Pour ½ cup baking soda, followed by ½ cup lemon juice down drain.
- Plug drain and let sit for one hour.
- Finish with a pot of boiling water.

- Mix ½ cup table salt and ½ cup baking soda together and pour down drain.
- Let sit for about 30 minutes (or overnight if clog is tough).
- Follow with a pot of boiling water.

- Pour ½ cup baking soda, ½ cup salt and 2 tablespoons cream of tartar in a jar that seals.
- Close jar and shake to combine ingredients.
- Pour half the jar's contents down the drain and save the other half for later.
- Let drain sit for one hour. Then run tap water to rinse any remaining solution.

Over the counter recommendations by plumbers:

- Instant Power Septic Shock
- Bio-clean Drain Septic 2#
- Green Gobbler – Drain and grease trap cleaner
- Drain Fix and Septic Restorer
- Liquid Plumber

Can be purchased at Menards, Home Depot, Wal-Mart and Amazon

Please Note: Only use "septic safe" toilet paper in your toilet.
(compiled and submitted by Sharon Bibro)

Grilled Hot Dogs & Brats

Saturday, June 28th, 11:30-12:45 at the clubhouse

Hotdogs \$4.50

Brats \$5.00

Both include chips and a drink

Potato Salad and coleslaw also available

Please bring exact amount or small bills. All proceeds go to the clubhouse fund.

Wellness Wednesdays

CPR/AED Training

On Wednesday, **July 2, 2025**, at **1pm**. Ashley Burden from Walworth County Community Preparedness will present hands only CPR before the ambulance arrives here. Anyone can do it and learn about our AED in the laundry room. Please register with the wellness Wednesday committee to have an idea of space and manikin needs. You won't be disappointed. **I will put a sign-up sheet in the clubhouse.**

On **July 16th, 2025**, at **1 pm** we will be working with a DVD to strengthen our knees as well a DVD on chair **YOGA**.

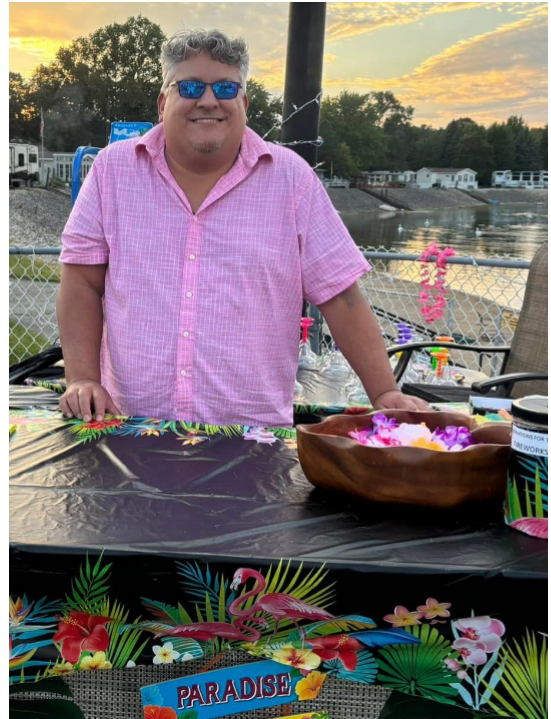
**Please join us
both Wednesdays....**



Polynesian Fling Pool Party

Save the Date for the
return of the ADULTS only
pool party on Friday, July
11 at 7pm

More details
to come!



Dot Art Mandela Class

Taught by artist Lynn Decker

Tuesday, July 15th from 1:00 to 3:00 pm.

We will spend about 45 minutes learning and practicing dot art. Then the rest of the time will be spent painting the wine bottles, which can be lighted or used as vases. Lynn will supply all the supplies needed: paints, tools, and wine bottles. Price for the class \$20.00 per person. She will also include instructions for how to bake your bottle to permanently cure the paint to make it waterproof. There will have a sign-up sheet in the clubhouse to make sure that there are enough supplies for everyone.



Celebrate America!



Saturday, July 5

8:00am Pancake Breakfast

**12:00pm Line up & Judging
for golf cart parade**

1:00pm "Pirate" Parade starts

3:15pm Ice Cream Social

7:00pm Bingo

**Dark – Fireworks Display
over the main lake**

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, June 28, 11:30am Hot Dog & Brat Lunch**
- ⇒ **Wednesday, July 2, 1pm Wellness Wednesday CPR class**
- ⇒ **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**
- ⇒ **Thursday, July 10, 4pm Thirsty Thursday (location TBD)**
- ⇒ **Friday, July 11, 7pm Polynesian Fling Pool Party**
- ⇒ **Saturday, July 12 1pm Bake Sale**
- ⇒ **Saturday, July 12, 10am Board Meeting**
- ⇒ **Tuesday, July 15, 1pm Dot Art Class**
- ⇒ **Wednesday, July 16, 1pm Wellness Wednesday, Chair Yoga**
- ⇒ **Saturday, July 19th 11:30am-12:45pm Hot Dog Lunch**
- ⇒ **Thursday, July 24, 4pm Thirsty Thursday (location TBD)**
- ⇒ **Saturday, July 26, Christmas in July (details to come)**
- ⇒ **Wednesday, July 30 Ladies Lunch (details to come)**
- ⇒ **Wednesday, August 6, 1pm Wellness Wednesday**
- ⇒ **Friday, August 8, 7pm Yacht Pool Party (tentative)**
- ⇒ **Saturday, August 9, 10am Board Meeting**
- ⇒ **Saturday, August 16, 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**
- ⇒ **Saturday, September 13, 10am Board Meeting**
- ⇒ **Plus, much, much more!**