



THE WILLOW BRANCH

August/September 2025 Edition, Newsletter

The end of the season is coming up quick but there is still fun to be had! **Like this Friday's Dinner with Father Oriole and the Yach Rock Pool Party!** (read the rest of the newsletter for the details)

As a reminder, the park will officially close for the 2025 season on October 15. Please note the water turn off instructions on pg. 4. Starting October 12th, you will need your gate card to both enter and exit the park. Plus, the Amazon key will be removed from the gate lockbox the last weekend of October, so you will not be able to receive Amazon deliveries to your door after that.

If you would like to help plan an activity for next season, please fill out an activity request form from the website so the office can reserve your date on the calendar. And don't forget to look for your Fall packet which will be sent out in early October.

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**
(After 9/3 closed Wednesdays)

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 newsletter. Thank you!

MESSAGE FROM THE PRESIDENT:

Less than two months of camping season left and so much to do!

We need numbers on our Units, our golf carts and maybe our shed. We need to vote for the Declaration for our Association to be in compliance with Wisconsin Statutes for Condominiums and up to date with Walworth County Zoning rules. We have meetings and parties to share with our neighbors. Fish and keep our catch over Labor Day weekend. We look forward to cool evenings to have a campfire. One more Pancake Breakfast and Bingo during the Labor Day Weekend. Some warm evenings at the pool or just one more water aerobics or Wacky Waterball Game.

Your Board of Directors will be preparing next year's budget, seeking new ideas for activities for 2026, putting the Fall Packet together to distribute and/or mail to some owners we may have missed. But for now, we would still enjoy our time together around a campfire, the pool or the meeting hall. Let us keep our fun sharing until we must pack up and leave our summer home for our winter dwelling.

If you have a new neighbor introduce yourself and invite them to our next activity, even if it is only meeting a board member in the office to answer any questions or concerns on Tuesdays and Saturdays.

(Check posted hours).

Once I read that Campers know how to do everything and now, I know that campers do best as great neighbors. We have had a very trying season due to weather conditions, serious illnesses that fell upon many of our neighbors and we supported the widows who lost their spouses this past season. All these days have made us a stronger and a more loving community.

Respectfully, Connie Dymek, President

From the Treasurer

July Year-to-Date Revenues are \$11,200 over Budget. This is due to the sale of our plow truck, plow, and grasshopper lawn mower. Year-to-Date Expenses are \$27,500 less than Budget. This is primarily due to reduced Maintenance costs, as we have not yet spent any money for various items that were budgeted, or in some cases, we will not spend any at all. Here are some of the items that have not yet been expensed:

Clubhouse Enhancements – Very little needed - \$1,600 under budget

Grounds Beautification – Front Gate Delayed - \$4,100 under budget

Maintenance Supplies and Equip Repairs – Very little needed - \$6,300 under budget

Beaches & Lakes - Aerator Repairs Delayed - \$9,600 under budget

Septic Fields – Delayed – \$4,500 under budget

Fuel – No longer needed - \$1,900 under budget

Net Income for the YTD is currently at \$86,000. We should end up the year with a Net of \$59,000. This compares favorably to the \$30,500 Budget.

Monthly Dues –

I need to remind everyone, especially the new owners, that by rule, the office is not allowed to handle dues payments. There are two options to making payments. 1) Checks for dues should be sent by the owner, or by their bank, to PO Box 566. 2) Pay your dues through Zelle, if your bank supports it.

Dues are due on the FIRST day of the month. If you are paying for a month, within the month after the 1st, make sure you send them in at least a week before month end, otherwise they may be received late, and you will be assessed a \$40 late fee. The checks need to be in the hands of our accountant by the last day of the month. Better still, pay your dues in the month prior.

Zelle payments are instantaneous. I monitor the checking account daily, so I know when a payment is deposited, a day or two before the check clears. You will be credited on the received date. I can help anyone who wants to use Zelle. I will not see your bank account number; I only need an email address and a phone number. By using Zelle, you can set up payments automatically.

Water Turn Off for the Season

*The park will be turning off water on the following dates:
Oct. 4, Oct. 11, Oct 18, and Oct 25.*

- The park will turn off the Buffalo Box and winterize the stem only. There is no cost for this.
- The park does NOT winterize your unit. You will have to either do it yourself or pay your own contractor to do this part.
- You must email **dave@lvconstruction.com** with the date that works for you, and you will be added to the spreadsheet.
- If you want to turn it off at the buffalo box yourself or with someone other than park staff, you will be required to email dave@lvconstruction to prove that it was turned off.

Extended Water Usage

- If you want to have continuous water usage or the ability to turn it on and off yourself, in your unit throughout the off-season (November 1st to March 31st) you are **REQUIRED** to fill out the Extended Water Usage Form available at the office or on the website.
- You will need to return this form and a \$250 flat fee to the office by November 1st, 2025. This fee and rule is in the Willow Rules, Appendix A and will be enforced this offseason.
- If you do not have the park staff turn your water off or prove to park staff that you have it turned off, you may be sent a warning to turn in the Extended Water Usage Form and fee.

Helping Make it Happen: The Secretary's Report

It's August and here we are!! As we move through the month, we continue to move forward to improve the park.

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

Web Design -

Good News! We have found a web designer that can work on our particular platform. We will be signing a contract with this firm and will be ready to update our website, making it more user friendly and better organize our information. We hope to eventually have forms that you can fill out and submit directly online, along with making information easier to find.

Warning and Fine Notices -

In response to feedback from our owners, we are working hard to be consistent in enforcing the rules at Willow Run. As a result, after having discussions with numerous owners, we have been issuing warning letters and eventually fines to residents who have been in continual violation of rules and regulations in the park. Although we are a group of four volunteers, we are doing our best to work with our owners to rectify these issues.

As Connie has said, please know that we are listening to your concerns both in person, on your comment forms and in our Grievance Committee.

In the months of July and August, we have sent two fine letters and several warning letters, along with having many personal conversations with owners to help solve existing issues.

Vacant Properties -

This year there have been numerous sales and purchases of Willow Run properties. We have been receiving feedback from new and old owners that during the time that some properties have been vacant, items have been taken out of their yards, including plants and bushes being dug out of flower beds in the transition. Please, please understand that these properties and their contents still belong to an owner. Let's be respectful neighbors!

The Pool -

We continue to improve your experience at the pool. The umbrellas have been secured, so please leave them in the tables. We are also trying our best to keep the pool open on Saturdays and Sundays during September, with tentative hours 10:00 am - 6:00 pm. We are waiting to see if we have enough guards to complete the shifts. Fingers crossed!

A reminder that if you have guests at the pool, please brief them on rules and acceptable behavior while they are there.

Lisa Connell, Secretary

We need your feedback!
The board is looking for suggestions for the
2026 Season from all unit owners!

On the list already for 2026:

- The big lake will be getting new aerators and air lines and valve
- Fix the pipe between the little lake and the big lake
- Possible patching of roads to resume
- Big lake swim area to get new buoys and ropes
- Public beaches need to be raked or rototilled better than this season, working on options with contractors
- Improve weed control at public beaches and on rocks
- Start a committee to work on more bands/music nights (there is money budgeted for activities already)
- Casino night event?
- More steak or pork chop dinners?
- Set up tools and materials in park garage as a lending library. Need a committee to figure out rules and monitoring.

Please email the board with any suggestions and ideas. It's your park and we want to make it the way you want it!



FOR SALE OR RENT IN WILLOW RUN

check the WR website for complete details.

Lot 10, for Sale, \$84,500, 847-571-0943

Lot 54, for Sale, \$75,000, 608-778-9991

Lot 87, for Sale, \$78,000, 312-406-7996

Lot 103, for Sale, \$110,000, 262-716-7576

Lot 157, for Sale, 262-949-5106

Lot 189, for Sale, \$147,000, 262-758-0925

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

⇒ **Thursdays**

- 10am Water Aerobics (when air temp over 70 degrees)
- 1pm Mahjong and Hand & Foot

⇒ **Fridays**

- 10am Wacky Waterball
- 1pm Pinochle

⇒ **Sundays**

- 10am Wacky Waterball

TOO YACHT TO HANDLE!

Willow Run's first ever
Yacht Rock themed pool party! Grab your
best nautical themed gear and join us for
drinks, music and games at the pool!
Come for the tunes, stay for the fun!

Date: Friday, August 15th, 7:30-pm - 10:30

All Pool rules in effect. Ages 21 and older.

Suffleboard and Corn Hole tournaments with cash prizes for each!

*8 teams per tourney; signup sheets in the Clubhouse

Bring some \$\$\$ for raffles; \$ donations get you a fun surprise!

Welcome Committee!

If you are a new owner
look out for a visit from
Nancy, #209
and
Becky, #73

Sunshine Ladies

If you know someone that could
use a pick-me-up contact
Shirley, #74
and
Tara, #243

Willow Run

Name the Lakes Contest

Who's interested in naming our lakes? We are forming a committee to name the lakes. Please submit your name if you would like to help. So far, we have Chris, #36 and Diane, #169 but we would like to have at least 3 more volunteers.

Please send your suggestions for each lake by email. The committee will narrow down and put together a contest for everyone in the park to vote on next season!

#1 _____ Big Lake
#2 _____ Small Lake
#3 _____ Fishpond

Rules:

- Suggested names cannot be in honor of someone
- suggested names are not to be confused with nearby lakes or river names
- We want fun names for our lakes

If you would like to help or to submit your suggestions, please email jqstudent@yahoo.com

Important Dates & Upcoming Events

(see the WR website for a calendar view)

- ⇒ Friday, August 15, 4:30pm-6:30pm Dinner with Father Oriol
- ⇒ Friday, August 15, 7:30pm – 11pm Yacht Rock Pool Party (adults only)
- ⇒ Saturday, August 16, 1pm Hands Only CPR training
- ⇒ Saturday, August 23, 12-3pm Volunteer Lunch in the Clubhouse served by board members to thank everyone who has helped make our park great this year! Contact Connie to RSVP by August 19th
- ⇒ Wednesday, August 27, Ladies Lunch at Mars Resort. Meet at the clubhouse at 10:30am sharp. (sign-up sheet is in the clubhouse)
- ⇒ Thursday, August 28, 4pm Thirsty Thursday (location TBD)
- ⇒ Saturday, August 30
 - 8am Pancake Breakfast
 - 7:30pm Bingo
- ⇒ Saturday, September 6, 12-3pm Girlfriend's Birthday Bash to celebrate everyone's birthdays. Theme is Comedy Club so bring a joke to share. Prizes, games, good food and lots of laughs. Sign-up sheet will be in the clubhouse.
- ⇒ Thursday, September 11, 4pm Thirsty Thursday at Jean & Ken Swett #247
- ⇒ Saturday, September 13, 10am Board Meeting
- ⇒ Thursday, September 25, 4pm Thirsty Thursday at Lori & Dave Soderberg #68 and Sandy & Chuck Klein #67
- ⇒ Saturday, September 27, Trick or Treating in the back parking lot. Bring candy/treats to hand out to kids from your golf cart. Line up at 1:45. Pet's Costume Contest 1:45, Kids Costume Contest 2pm.
- ⇒ October 12, Gate card needed to enter AND exit the park
- ⇒ October 15, Park officially closed for the season