

Condo Comments

April 2025

Cherokee Garden Condominium Association, Inc.

Dear Residents,

Most of you have heard by now TPC is hosting the American Family Champions Professional Golf Tournament in Cherokee between June 2nd and June 8th . This will represent a traffic challenge for owners entering our development. For security reasons, Madison Police will have two checkpoints. One at the intersection of Comanche and Wheeler Road, and one on Sherman Avenue on the north side of the intersection of Sherman Ave. and Wheeler Road. No vehicles will be allowed without proper identification through the checkpoints. They will however allow delivery vehicles, caretakers, emergency vehicles and homeowners through. The American Family tournament will be mailing or delivering two passes per unit to get through the checkpoints. Driveways along Wheeler Road will not have a checkpoint . **Watch your mail for your resident passes!** We will keep you posted for more information. These passes are only to get through the checkpoints and to identify your cars.

To avoid unauthorized parking by non-residents in our private roadway system, we will be requiring vehicles parked in the outdoor parking lots, driveways and roadways during the tournament will need to have their resident pass displayed on the dash of their vehicles to avoid being towed. Am Fam will also provide us some signage.

This tournament will have over 5,000 people attending and the economic impact for the area is in the millions of dollars. The tournament has raised over 19 million dollars from proceeds from the event so the money raised for this event goes to many good causes. There will be hundreds of volunteers working at this event so hopefully the weather holds up and the event is a big success. The Association will change staff schedules to ensure we have a constant presence on our grounds during the week and on the weekend. The busy days will be June 6, 7 and 8. If everyone exercises a little patience during the event we should have few problems.

Spring is here! The pools have been cleaned out and we are preparing the fountain systems and grounds for summer. The staff really appreciated the mild winter and we were able to get good start on equipment maintenance, mulch, and spring clean up, so 2025 is off to a great start.

Have a great month!

Tom Martin,
General Manager



Annual Meeting is June 1st!

Due to conflicts with the Golf Tournament dates and Father's Day we are holding the annual meeting a little earlier this year. Watch of the annual meeting packet of information 10 days before the meeting. Anyone interested in running for the board needs to plan on sending in their bio to the office no later than May 4th.

If you cannot attend the meeting be sure to send in your signed proxy to help us obtain the required quorum! Each year we barely make a quorum so please take a minute to fill out your proxy.

ANNUAL MEETING

The Cherokee Garden Condominium 2025 annual meeting will be held at St. Peter's Church on Sunday, June 1, at 7:00 PM. Please mark your calendars today!

Upcoming Cherokee Events

Monday Bridge: Bridge card players start every Monday at 12:45 pm. For information or questions contact Rosemary LaBounty at 608-772-0111.

Euchre Club: The Cherokee Garden Euchre group will meet the first and third Tuesdays of the month, at 7:00pm in the Clubhouse. Please contact Yvonne at ypawlow@yahoo.com or (608) 334-8062 for more information.

Cherokee Book Club meets :

Thursday, April 24th 1-2pm We plan to discuss the following book: *While Justice Sleeps*, by Stacy Abrams

Thursday, May 29th 1-2 pm We plan to discuss the following book: *Janesville: An American Story* by Amy Goldstein

For Sale

For Sale-2014 Hyundai Santa Fe Sport AWD -\$9700

128,000 miles. Loaded-Navigation, leather heated/cooled seats, panoramic sunroof, power driver

Rule of the Month

Unit owners are prohibited from advertising or operating a tourist rooming house as defined by the Wisconsin Statutes, or offering their unit or any part of their unit, for short term or vacation rentals. **Fines for violating this rule are \$100/ day, plus the cost for re-keying the common entrances.**



Parking Stalls for Rent!

IMPORTANT: If you do rent out your stall, you **MUST CONTACT THE OFFICE** to let us know the name, address, and phone number of your renter in case we need to contact them in an emergency situation. Thank you for your cooperation.

Office Phone: 244-8144

Maintenance Phone: 241-4747

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

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