

Condo Comments

Cherokee Garden Condominium
Homes Inc.

DECEMBER

2025



MERRY CHRISTMAS

Dear Residents,

December started off with some tough Wisconsin winter weather. Winter presents challenges to the staff dealing with snow, freezing rain, ice, cold temperatures and strains on the building systems. The roofs so far have held up very well with no reports of leakage. When we replace roofs we really put an emphasis on waterproofing the roof deck with top quality underlayment in critical places under the shingles. These details make a big difference in the type of weather conditions we are facing this winter.

The cold has also caused a couple of frozen pipes this year. In one case a zone valve failed and the heating pipe between first and second floor froze and split near the outer wall of the unit. Reminder, if your heat ever goes out in very cold weather, call us right away to get your unit heating again before any pipes freeze.

In one building we had an electrical short in a bath fan that caused a smoldering type fire. Fortunately the owner of the unit noticed some smoke and did everything right. The owner pulled the fire alarm pull station in the hallway and contacted 9-1-1. The fire department arrived while it was still smoldering and quickly put it out without a fire hose. We checked other fans in the building and didn't find anything wrong except some were covered in quite a bit of dust. If you notice one of your fans, or any appliance for that matter, are making a noise or sounding different, turn it off and call maintenance or an appliance expert for advice. Some of these appliances are getting old, so we suggest upgrading appliances if possible before they fail because none of us know exactly *how* they will fail.

With Christmas approaching and many people buying presents online, an enormous amount of boxes and packaging materials will need proper disposal. The big culprits are boxes. We have to put boxes in the trucks completely flattened. Boxes need to be cut and bundled tightly. Also, styrofoam is not recycled by the City; put it in a regular trash bag. We have a very unique trash collection process and it helps tremendously if you take the time to break everything down properly especially on the biggest trash days of the year.

On behalf of the Maintenance Staff,

Happy Holidays!

Tom Martin, General Manager



Eric's Maintenance Tip of the month: Heat Setting

In buildings with hot water heat, remember during extremely cold weather do not set your heat low at night. Hot water heat has a difficult time catching up when temperatures dip below zero. Eric

Upcoming 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: Will meet at the Clubhouse from 1-2 pm on the following dates and discuss these books.

*January 22 – *Wishful Drinking: By Carrie Fisher*

*February 26 – *The Snow Birds: By Christina Clancy*

*March 26 – *American Ramble: A Walk of Memory and Renewal by Neil King Jr.*

*April 23 – *Finding Me by Viola Davis*

Questions, contact Margo at veitchworld@yahoo.com

New:

A proposal for a multi-session discussion group on the topic of “Growing Older Gracefully” using the book, ***The Gift of Years*** by Joan Chittster, as a resource. Tentatively the group would meet twice a month in the Clubhouse, January through March or April, at a time convenient for those who are interested. Contact Herb and Jean Kolbe at hkolbe52@gmail.com or 412-427-3740 to express interest or ask questions.

Assistance Wanted

Retired gentleman requests basic help with new desktop with upgrade from Windows 10 to Windows 11. Call Paul at 608-222-0851

Parking Spaces for Rent

Parking space for rent Bldg. 6, call Rick at 608-516-5510

Parking space for rent \$40 Bldg. 5, call Mary at 608-244-3035

Office Phone: 244-8144
Maintenance Phone: 241-4747

 **Cherokee Garden**
CONDOMINIUM HOMES, INC.

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