

Condo Comments

June 2026

Cherokee Garden Condominium Association, Inc.

Dear Residents,

The Garden Condominium annual meeting is this weekend, Sunday June 14th at 7:00 pm at St. Peter's Church on Sherman Ave. Our staff dropped off and/or mailed the informational packets to each owner last week. Please take a moment to look over the information in your annual meeting packet. Your 2026-2027 fee schedule along with the financial information is in this packet. The annual meeting requires 291 units present or represented by proxy to hold a meeting. Please be sure you take a moment to return your proxy if you are not attending the annual meeting.

The 2026-27 budget includes a \$35 per month maintenance fee increase. The fee adjustment is primarily the result of significant increases in the association's property insurance premiums, which have risen substantially due to conditions affecting the overall insurance market. In addition the association has experienced notable increases in water and sewer utility costs. These two expenses were the main drivers of our fee increases.

We have worked hard to control costs where possible; however, these increases in essential operating expenses made the adjustment necessary. This increase will help ensure the association remains financially stable and continues to properly maintain and protect our community's assets. We will seek ways to try to contain insurance costs by utilizing recommendations from our insurer and studying other possible ways to help reduce premiums.

The American Family Insurance Golf Tournament next door went exceedingly well again and the guests attending the event created no problems for our neighborhood nor was parking an issue inside our private parking lots. The tournament generates approximately \$2,000,000 annually for charity through the Steve Stricker American Family Foundation with the primary beneficiary being the UW Children's Hospital which has received nearly \$11,000,000 since the tournament's inception. I also want to thank everyone for their cooperation and patience with the parking passes during the tournament, it was much easier than last year.

Sincerely,

Tom Martin,

General Manager

Air Conditioning Season!

It is very important for owners to keep their air-conditioning systems in good condition to avoid cooling issues or leakage as a result of dirty filters or improper maintenance. On hot humid days be sure to check the furnace or air handler in your laundry area to be sure there is no leakage. A clogged drain pan or a system low on refrigerant can cause water leaks. Furnace owners be sure your drain tube for your furnace/AC is completely in the drain and not leaking on the floor which could work its way into other units.

Maintenance

Garden Condominiums sCondominium Annual Meeting is Sunday, June 14th, 7:00 PM St. Peter's

Cherokee Townhouse Condominium Annual Meeting is June 22nd, 6:00 PM St. Peter's Church

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.

Book Club: July 23 - TBD

Contact Margo with questions - veitchworld@yahoo.com

For Sale

Karen's Big Dress sale (Look and try on), June 11th, 12:00 to 4:00 PM. 1524-G Wheeler Road. Many sizes available.

Ninja Cooker pressure cooker with crisper

New this year never used in original packaging cost \$260 Now \$235

608-222-0851

Mark's Tip Of the Month

During the busy summer season leave messages on our shop phone between 7:00 am and 8:00 am at 608-241-4747. We cover a lot of ground this time of year and we can typically respond faster and connect with owners sooner than by email.

Office Phone: 608-244-8144 cherokeegc@gmail.com Maintenance Phone: 608-241-4747
www.cherokeegardencondos.com