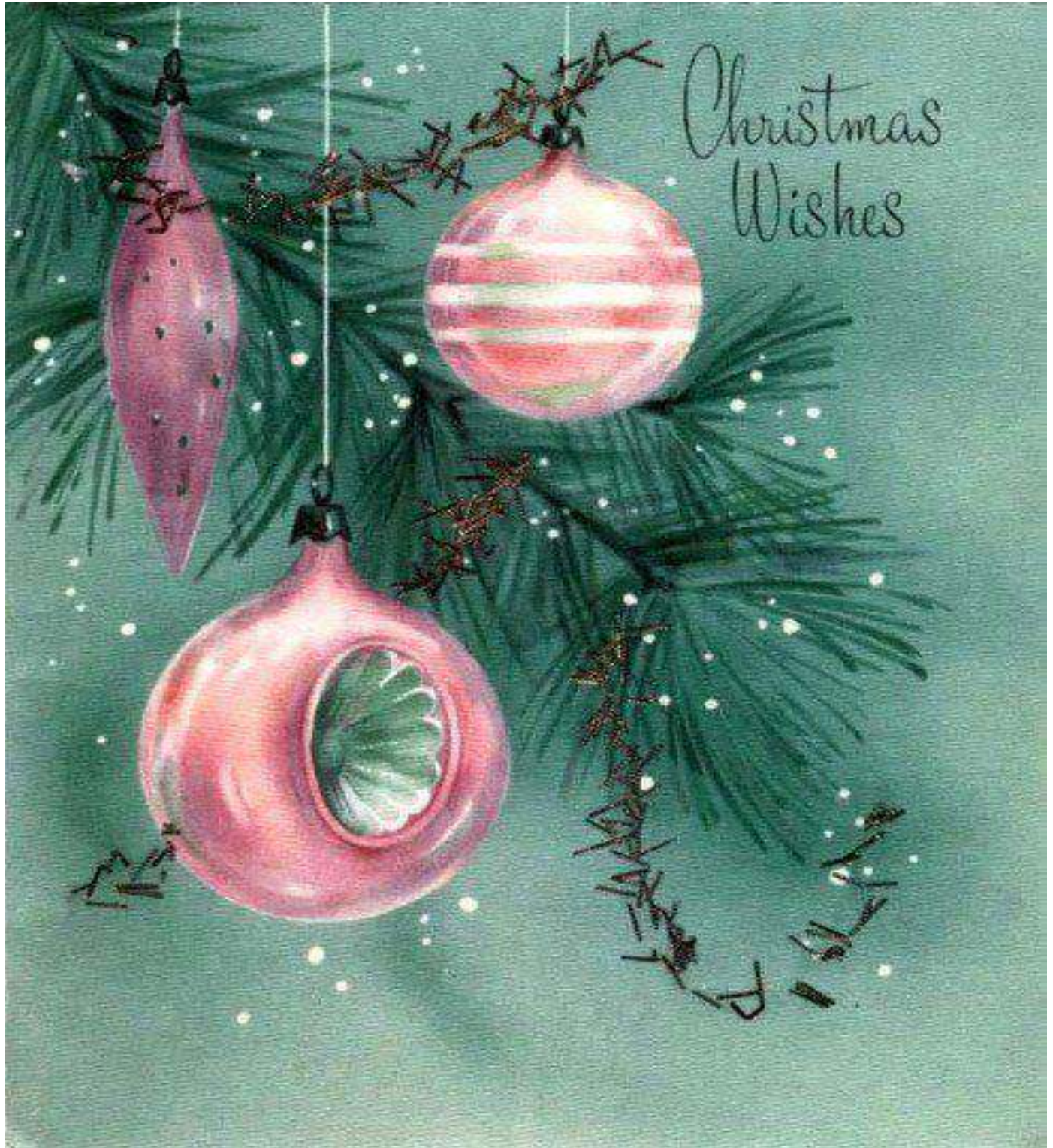


NEWSLETTER

Editors: Jan Andresek and Connie Speiser December, 2017 Volume No.21



DATES TO KEEP IN MIND DECEMBER, 2017

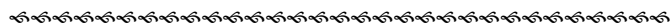
HS-Coffee	7th
HS-Board Meeting	11th
HS-Christmas Dinner	14th
First Day of Winter	21st
Christmas Day	25th
New Year's Eve	31st



DECEMBER BIRTHDAYS

1	Norman Kroeger	#267
2	Nancy Horan	#268
8	Jerry Stollenwerk	#515
9	Jim Semler	#255
9	Katherine Reimer	#306
11	Del Clay	#367
15	Pat Lorenzen	#266
25	Nancy Ritter	#368
26	Larry Gradl	#502
28	Donna Guberud	#318

If you want your date(s) noted, please add to the calendars on the bulletin board or e-mail to Jan Andresek or Connie Speiser



DECEMBER ANNIVERSARIES

01~51	Hal & Joan Miller	#409
07~57	Bob & Shirley Musbach	#206

If you want your date(s) noted, please add to the calendars on the bulletin board or e-mail to Jan Andresek or Connie Speiser

SUNSHINE REPORT

By Pat Dopki

A get-well card was sent to
Rose Engerson #503

If anyone knows of a resident that is hospitalized, not feeling well, or a death of a resident or "immediate" family of a resident please contact
Pat Dopki at 673-054

**Don't forget to turn in your
CHRISTMAS DINNER
reservations & checks
By December 4th**

Sunday Social

**THERE WILL NOT BE A
SUNDAY SOCIAL
THIS DECEMBER**

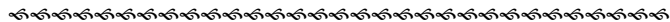
Our next Social will be in January.

We would like to get some volunteers to help with our SOCIAL each month.

Jim & Jean Bell and Jan Andresek
have done this for a long time.

All you have to do is put out the SOCIAL signs on Wednesday and pick them up after the SOCIAL, make sure the tables are wiped off and the garbage bags are taken out.

We will post a signup sheet at the Clubhouse.
Thank you so much for your help.



COFFEE SOCIAL

**HOSTS: Nancy Horan and Mary Ryan
Nancy & Mary will be going on their
Annual KRINGLE run to Racine.**

**Thursday, December 7th
At 9:00 am.**

At the Clubhouse, join everyone for
coffee, donuts, hard rolls
and a chat with neighbors.

Please feel free to bring your own coffee mug,
otherwise we will use the Styrofoam cups.



HOSTS ARE NEEDED

**There is a signup sheet for
Coffee Hosts in 2018 so please sign up.**

CLUBHOUSE REPORT

Second reminder -- Walking path in the hall must be kept open. There are residents who use that path as part of their Physical Therapy treatments. If you use tables or chairs in those areas, please see that they are off the black lines when you are finished. Thank you.

I have made some additional paper box "plugs" so no flyers are left there if you don't want them or if you go on vacation. They are on the shelf in the garage by the overhead door.

Lee Jones, Clubhouse Co-Chair

Hartford Square Book Club

will meet at **2:00 pm**

Thursday, December 21, 2017

at **Culver's**

1570 E. Sumner St., Hartford



We will be discussing:

December 21: **The Whole Town's Talking** by Fannie Flag

Everyone is Welcome.

EUCCHARIST

If you would like to receive the Eucharist, at your unit on Sunday mornings, call Ken Schultz @ 670 8517 by the Saturday before. Ken lives at the square and is a Eucharist Minister at Saint Mary of the Hill and Holy Hill and would love to a serve if needed.

LIBRARY NOTES

Ken and Ellie Hyland
Librarians

New Arrivals

Title

Author

Fiction

<i>Friction</i>	Sandra Brown
<i>Visions of Sugar Plums</i>	Janet Evanovich
<i>Splinter Cell</i>	Tom Clancy
<i>Skipping Christmas</i>	John Grisham
<i>Eight Days to Live</i>	Iris Johansen
<i>And Then You Die</i>	Iris Johansen
<i>Skeleton Crew</i>	Stephen King
<i>The Face</i>	Dean Koontz
<i>Private Paris</i>	James Patterson
<i>NYPD Red 4</i>	James Patterson
<i>Second Honeymoon</i>	James Patterson
<i>Easy Prey</i>	John Sandford
<i>The Unwanted</i>	John Saul
<i>The Innocents Club</i>	Taylor Smith
<i>The Widow's Club</i>	Brad Taylor

Non-Fiction

<i>Let's Roll!</i>	Lisa Beamer
<i>Please Stop Laughing at Me</i>	Jodee Blanco

Please do not leave catalogs, advertising fliers, coupons, etc. in th4e library. Share these items on a one-on-one basis. Thank you!

DRYER VENT CLEANIG

It has been suggested, by a couple of residents, to get a group set up for dryer vent cleaning like we had a year or so ago. As a group, we may be able to get a better deal. Is there anyone out there willing to take on this task? If you are, please post a sign-up sheet on the bulletin board at the clubhouse and run with it. If you do not see any posting for this, you will need to make your own arrangements. It is each owner's responsibility to take care of maintaining the inside of their unit.

Hartford Square Condominium Owners Association, Inc.
Directors Meeting Minutes
November 13, 2017
UNAPPROVED

Present were: Jim Semler-Vice President & Chief Financial Officer, Connie Speiser-Treasurer, Claudia Kollenbroich-Secretary, Sally Oswald-Assistant Secretary, Ken Schultz, Lee Jones and Steve Otten. Bob Burgardt was unable to attend. Meeting was called to order at 7 p.m. by Vice President Jim Semler in the absence of Bob Burgardt-President.

Nancy Horan unit 268, Mary Ryan unit 518, and John Budney unit 257 were also present.

The meeting began with resident presentations. Mary Ryan wished to explain what would be done about an extra vehicle that has been parked at her residence. Mary also addressed how she planned to monitor the pets of visiting relatives in order to keep the area free of pet waste. John Budny came to the meeting to hear of any updates regarding his damaged patio doors. Ken explained to him that the window vendor would be here this week to evaluate and price the situation.

SECRETARY'S REPORT Claudia presented the minutes from the November 13, 2017 meeting. Motion was made by Lee, second by Connie to accept the minutes as presented. Motion carried.

TREASURER'S REPORT Jim Semler presented the report. There will be a meeting of the Investment Committee early December to create a plan for investing some of the funds currently in the Money Market fund. Our investments have done very well with an average 6% gain. Normal operating expenses for the month.

CONCERN FORMS/BUILDINGS AND ROADS The concern log was reviewed. The process of skylight replacement is ongoing at this time. Brian the handyman is following up after the skylight installs with sealant and paint. During inspection of some skylights that owners thought was leaking, it has been found to be a condensation problem instead. There is too much humidity within the condo unit.

Bob's Glass will be here at the end of the week to address several window issues. They will also be replacing the damaged window in the pool area. Windows that appear to have frost on the interior when the blinds are opened on a winter morning are not leaking. The issue is caused by the humidity within the unit.

One of our handymen, George, will not be working for the Association this winter due to other obligations.

LANDSCAPE REPORT Presented by Rod. Allar has finished improvements on the west berm. The gutters on the west side have been cleaned out by Allar. Normal fall cleanups have also been done.

Rod has completed maintenance on the golf cart such as oil change and gas treatment.

It was noticed that at the west entrance to the Square, someone has knocked down a sign post. No one has reported the incident. Rod and Lee will put up a new metal post which we have on hand.

CLUBHOUSE REPORT Lee has put a notice in the newsletter and is reminding everyone to keep the walking area in the main hall free of tables and chairs. If the tables are moved to play shuffleboard or cards, please return them to a position where they do not interfere with the path of those who walk indoors.

Lee created a revised contractor list. Board members are to review it and make necessary corrections/additions

The urinal in the men's shower room is repaired. Lee is attempting to get the proper tool from a plumbing supply company that makes access easier to the flushing mechanism and batteries. The local plumbers and supply company have been less than helpful in this matter but Lee will continue his quest.

Regarding a Knox box on the outside of the clubhouse, Lee spoke with Brian Wirth from the Fire Department and has been given instructions as to the correct box to purchase. With the Knox box, in the case of an emergency, the fire department and their EMTs will be able to enter the clubhouse at any time to render assistance.

Lee has been told that 15 old tables and their cart have been sold. Five oval tables have been ordered. They were more expensive than previously thought. The clubhouse committee has added \$100 to help with the purchase.

Insulation was put in the ceilings of the shower rooms last summer. However, there is still moisture around the lights. The contractor who did the job met with Lee and will be back to add more insulation. The contractor recommended that the doors to the shower rooms be kept closed to getting a better understanding of how much heat is being retained or lost.

Discussion was held about how often the entryway carpets should be changed by ITU. The schedule will remain the same.

NEW BUSINESS The board discussed the need for vacant units to be maintained and that the heat in those units must be kept at 58 degrees or more to prevent the freezing of water pipes and furnace condensation pipes. Going through the list of vacant units, two of the six were cause for concern. One of which is a foreclosure and will be looked in on by Jim and Ken.

Lastly, if not done already, a letter will be sent to a resident who is parking their truck on their driveway advising them that it must be in the garage overnight per declaration 8.07 of the condominium documents book.

Motion made by Claudia, second by Sally to adjourn. Motion carried. Meeting adjourned at 9:02 p.m.

The next meeting of the Board of Directors will be December 11, 2017 at 7 p.m.

Respectfully Submitted,

Claudia Kollenbroich – Secretary

Merry
CHRISTMAS AND A HAPPY
New Year

HARTFORD SQUARE CONDOMINIUM OWNERS ASSOCIATION

Balance Sheet

As of October 31, 2017

11/08/17

Oct 31, 17

ASSETS

Current Assets

Checking/Savings

105 - FIRST NATIONAL BK HARTFORD	3,113.87
107 - FIRST NATIONAL BANK MONEY MARKE	72,478.40
108 - CASH IN BANK-CD'S	
108.26 - Union Bank 8/30/18 S&P 500	25,000.00
108.27 - JP Morgan ETF 6.75 yrs to 5/2022	50,000.00
108.29 - Wells Fargo S&P 500 to 8/2022	50,000.00
108.30 - JP MORGAN 5% DUE 10/25/2023	33,500.00
108.31 - J.P. MORGAN 6.0% 9/29/2023	50,000.00
108.32 - J.P. MORGAN EFFCT + 7/05/2014	30,000.00

Total 108 - CASH IN BANK-CD'S 258,500.00

111 - Investment portfolio

109.0 - FRANKLIN TEMPLETON FUNDS

109.03 - MUTUAL GLOBAL DISCOVERY FUND"A"	18,105.15
109.05 - FRN HIGH YIELD TAX FREE A	34,112.18
109.10 - FRN FED INTER TAX FREE C	38,210.82
109.12 - Federal Muni Tax Free "C"	123,013.00
109.13 - Mutual Global Discovery "C"	171,512.25

Total 109.0 - FRANKLIN TEMPLETON FUNDS 385,053.40

109.14 - VANGUARD WEL LINGTON FUND	49,603.70
109.15 - VANGUARD HIGH YIELD TX FREE BND	50,611.56
109.16 - Vanguard REIT Index Admiral	40,140.80
110.12 - AMERICAN FINANCE TRUST INC 4843	18,250.78
110.13 - HEALTHCARE TRUST INC 4845	13,763.40
110.16 - CARTER VALIDUS MISSION REIT	12,662.32
110.17 - INLAND REAL ESTATE INCOME TRUST	20,409.50
110.18 - PHILLIPS EDISON REIT	20,583.71
110.19 - COLE OFFICE & INDUSTRIAL REIT	20,451.73
110.20 - EATON VANCE ADVANTAGE FUND	30,237.00
111.1 - UnRealized Investment gain/loss	11,320.35

Total 111 - Investment portfolio 652,400.15

Total Checking/Savings 1,016,493.33

Total Current Assets 1,016,493.33

TOTAL ASSETS

1,016,493.33

LIABILITIES & EQUITY

Liabilities

Long Term Liabilities

211 - CAPITOL RESERVE FUND

211.1 - Unrealized gain/loss reserve	-18,200.47
211 - CAPITOL RESERVE FUND - Other	1,012,071.10

Total 211 - CAPITOL RESERVE FUND 993,870.63

Total Long Term Liabilities 993,870.63

Total Liabilities 993,870.63

Equity

282 - equity reserves transferred out	-230,953.00
283 - RETAINED EARNINGS	248,745.94
Net Income	4,078.76

Total Equity 22,871.70

TOTAL LIABILITIES & EQUITY

1,016,493.33

NEW RESIDENT PROFILE

By: Joanne Burgardt

Dettman, Barbara #657 Phone # 414-218-7576

I'd like you to meet our newest resident, Barbara Dettman. Barbara moved into unit 657 at the end of October. She most recently resided in Cottage Grove, Wisconsin for the past 14 years.

She has two children, a daughter lives in Texas, and her son lives in Wauwatosa. She also has two grandchildren living in Texas.

Barbara graduated from the Milwaukee County School of Nursing, and has retired from nursing most recently from St. Mary's Hospital in Madison.

When asked about her hobbies or interest, she indicated that she loves the outdoors, loves being in nature. She also likes to read and knit, along with traveling.

She was familiar with Hartford and the area, so when she decided that she wanted to be closer to her son and sisters (one sister lives in Hartford, and one in West Bend), she started looking, and found unit 657 open and available.

Barbara, we are glad you found us, and look forward to seeing you and getting to know you. Welcome to Hartford Square!

VOLUNTEERS NEEDED

We are looking for volunteers to fill in delivering the newsletters when Ed & Irene Sutrick are not available. Please contact one of the editors, Jan Andresek or Connie Speiser to sign up. Thank you, Ed & Irene, for doing this much needed task.

SAFETY VISIBILITY NOTICE

Over several months it has become clear that simple visibility safety measures need to be considered by residents walking during DARK HOURS.

Living at 661, I travel the entire length of 'The Square' to get home. Along the way, I occasionally meet a walker who scares

me half-to-death, because I DO NOT SEE YOU until it's ALMOST TOO LATE!! I've clear eyesight. YOU are UN-expected and UN-marked. Drivers don't expect you out there in the dark.

My most recent encounter was on Wed. Nov. 15, at 5:15pm, after a rain which left a glare on the asphalt. I drove around 'the long way' and something told me 'be extra careful today'. Sure enough, just as I was almost home, about to round the final corner to our unit, there was a male neighbor coming toward me. Dark jacket, hood up, dark pants, dark shoes. Even though I was 'watching carefully' he gave me a start! Walking at a good clip, leaning into the blustery wind, and BARELY VISIBLE against the glare of my headlights in the road. If I'd been over a few more feet, he would have been forced onto the irregular, rocky southern edge of the road, lined by trees. HIGHLY UNSAFE!!

Thank you, walkers, for correctly moving *facing toward oncoming traffic*, but **PLEASE MAKE YOURSELF SEEN!** Examples of 'cheap health insurance'...

- * reflective vest or scarf
- * reflective arm/leg bands or decals
- * clip-on strobe LED lights
- * arm/leg bands w/ LED lights
- * carry a light – even a small, powerful LED flashlight will do (Hartford's Hahn ACE Hardware store has a 4 in., 6-bulb model, easy-to-hold, lightweight, rubber-cased in bright colors, just \$1.99!!) Hold it on the side closest to traffic; the swinging of your arm will create a moving light and attract drivers' attention
- * neon-bright or light-colored clothing would be a 'plus'; those I encounter are darkly-dressed

Where to buy?

Google it! One of many choices to click on: "Top Night Visibility Items by Verywell". Great ideas for you AND your dog!

Other options... visit a bicycle shop, or the sporting goods accessory aisle of a favorite store.

Mills FleetFarm has a very good selection of Neon Yellow vests with reflective strips, sizes S-5X to fit over bulky, seasonal clothing! Prices range from \$5.00 to \$25.00. Their on-line selection offers 3M Tekk safety vests, neon yellow retractable dog leash and dog vest.

Remember... YOU can see ME coming MUCH EASIER than I can see YOU! *69% of 5,000 annual pedestrian fatalities occur in NEIGHBORHOODS - U.S. Federal data*

We ALL must take positive ACTION now to keep Hartford Square residents SAFE! **Walkers** – identify yourselves; **Drivers** – slow down, be alert & cautious
Please 'reflect' on this and 'light-up' for safety!

*****KEEP FIT – DON'T GET HIT*****

~ Caring for your safety, Dona Schaller

Hartford Square
On-Going Activities

Sunday

6:30PM Sheepshead

Monday

9:00AM Women's Water Aerobics

10:00AM Mahjong

1:00PM Bridge

6:30PM Dominoes

Tuesday

9:00AM Stretch & Strengthen

10:00AM Shuffle Board

1:00PM Hand and Foot

1:00PM Billiards Tournaments

6:30PM Hand and Foot

Wednesday

9:00AM Women's Water Aerobics

1:00PM Dimes

6:30PM Sheepshead

Thursday

9:00AM Stretch & Strengthen

10:00AM Shuffle Board

1:00PM Sheepshead

6:00 PM Darts

Friday

9:00AM Women's Water Aerobics

1:00PM Dimes

6:30PM Euchre

Next Month Deadline

December 22, 2017

Jan Andresek ~ unit #217 ~

262-397-8487

e-mail: jandresek33@gmail.com

Connie Speiser ~ unit #410 ~

414-510-0403

e-mail: mstpacfan@ymail.com

If you are not currently getting a newsletter delivered to your paper box and would like one delivered, please contact Jan or Connie either by phone or email listed above. Thank you.

