

Hartford Square Condos.com

NEWSLETTER

Editors: Jan Andresek and Connie Speiser October, 2018 Volume No.22



DATES TO KEEP IN MIND

OCTOBER, 2018

HS Board Meeting	8th
Columbus Day	8th
HS Coffee	11th
Sweetest Day	20th
HS Social	28th
Halloween	31st

OCTOBER BIRTHDAYS

1	Pat Dobbe	#210
4	Ruth Kaphingst	#319
5	Tom Minor	#215
8	Maury Kools	#301
13	Don Roering	#307
30	Gloria Morris	#602

OCTOBER ANNIVERSARIES

03-53	Ken & Ellie Hyland	#553
21-67	Bob & Joanne Burgardt	#414
01-94	Floyd & Shirley Theis	#363

Sunday Social

OCTOBER 28, 2018

5:00 to socialize, eat at 5:30 P.M.

Please BYOB, bring your own place setting and a dish to share. This can be an appetizer, main dish or a dessert, whatever you like.

Everyone is welcome.

At our October Social, we will have a
SPECIAL CELEBRATION

To honor all those who served in the military. If you can't attend the 5:30 dinner come at 6:00 for the **SPECIAL HONOR PROGRAM**.

We have a **special gift** for all who have served.

Please be sure all military of Hartford Square have signed up on the Clubhouse bulletin board.

COFFEE SOCIAL

Thursday, October 11th, 2018

At 9:00 a.m.

HOSTS:

Connie Thoma & Judy O'Brien

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

Please sign up on Bulletin Board.

Remember that when we have a Thursday coffee, the hosts are reimbursed for what they have spent and any left-over money goes to the Clubhouse Committee. This money is used for the hard rolls, the coffee, paper products and other supplies needed. So please be generous when you come to the monthly coffee on Thursday mornings.

Book Walk

During the October 11th coffee, and through the weekend.

Books will be on the tables at the end of the hall. Take as many as you like. Do not return.

IMMUNIZATION CLINIC

October 11, 2018

9:00 am to 1:00 pm

At the Clubhouse

We are coordinating this with our October monthly coffee social. You can get your shots anytime during this period. There is a sign-up sheet posted on the bulletin board in the clubhouse. If you sign up ahead of time, the pharmacist, Jeff, from Walmart, will have your paperwork ready to go. Please feel free to stop in, **without signing up in advance**, during this time for your flu shot.

October 1, 2018

Bob's Corner

Surely everyone has heard the phrase "When you see something, say something" That same phrase applies to Hartford Square. On Saturday September 22nd a board member just happened to go into the club house. She immediately recognized a very strong smell of gasoline. With the assistance of another board member the source of that very strong smell was identified as being the golf cart parked in the garage. We chose to open the walk-in garage door to the side yard, roll up the overhead door, manually, push the golf cart out onto the driveway, and proceeded to open several more doors with the intent of drawing fresh air through the building. We then washed the floor mat beneath the golf cart, and swept the water and some evaporated gasoline fumes out the door. Not a particularly big deal this time as gas fumes generally evaporate into the ambient air. At this writing, I do not know exactly when the golf cart gas tank was filled, however, I am thinking it may have been Friday the 21st. I also don't know if it was filled inside or outside the garage; however, I would hope it was done outside. What I feel rather certain of however, is that other people were in and out of the club house on Friday afternoon and evening, and on Saturday morning, but nobody contacted any director, or anyone else to alert us of the smell of gasoline. That is what I mean by "See something, Say something."

By this point, some five weeks after our annual meeting, and two months after the Charter / Spectrum upgrade to our bulk contract service has been implemented, I would like to believe that everyone has found their television and internet service to be functioning as expected. While I did get a few calls in this regard immediately after the meeting, I believe that Charter did a good job of implementing the conversion and that Mr. Dale Vang, of Spectrum, did a good job of presenting it to our annual meeting attendees. I actually haven't even seen a Charter service truck in Hartford Square for some time now. If, however, issues remain, please proceed to deal directly with Charter by calling them at 888-345-7139 to obtain assistance. Whenever you do call, be sure to tell Charter that you are covered by the Hartford Square Bulk Service Contract. If that doesn't resolve the issue, please bring it to my attention. If I get involved, as the law

firm commercial goes, they will know that "I MEAN BUSINESS".

No doubt everyone has recognized that the North sides of several buildings were recently washed by an outside contractor and on the association's dime. This was done because the North sides of those buildings were beginning to show signs of mold and mildew. Clearly that had to be cleaned off before it became a serious issue that may have led to a health problem. That then begs the question, "is the association going to wash the remaining outside walls of each building?". The answer is that that service is not currently in the plans; as such washing would merely be a cleaning project exclusively for aesthetic purposes. So, if you want your building to look nice and clean, you or your kids can get out the soap and water. Those items along with a little elbow grease can get the building clean in a few hours. Please remember when doing so, do not use water pressure of any kind (not even a garden hose) in an upward trajectory as that will allow water to penetrate below and inside the vinyl siding and lead to mold behind that siding.

Just one more item and that seems to come up constantly; speeding and blowing through our stop signs. I have written about this, and it has been talked about many times. Our residents and their guests frequently drive too fast through Hartford Square. I just don't know what more to do in this regard, beside continue reminding people of our rules. I don't like the idea of establishing a system of fining violators, nor do I like the idea of restricting violators from bringing their vehicles onto our private roads, there must be a better way. The first and easiest suggestion would be simple compliance by all residents.

As we are now about to enter into the beautiful Wisconsin fall season, I encourage everyone to get out and enjoy the fall colors and cool dry air, especially after the first frost when the mosquitoes will be gone.

Best regards,



Robert C. Burgardt
President

Hartford Square Condominium Owners Association, Inc.
Directors Meeting Minutes
September 10, 2018 6:30 p.m.
UNAPPROVED

Bob Burgardt-President, Jim Semler-Vice President and Chief Financial Officer, Sally Oswald-Assistant Secretary, Ken Schultz, Joe Konrad were present. Connie Speiser–Treasurer, Claudia Kollenbroich–Secretary, and Rod Berger were unable to attend. There were no resident presentations.

The meeting was called to order at 7 p.m.

Bob began the meeting by welcoming Joe Konrad to the board as the newest elected member serving as Clubhouse Director.

SECRETARY'S REPORT – Sally - The minutes from the July 11, 2018 were presented for approval. Motion made by Jim, second by Sally to approve the minutes as read. Motion carried. The subject of searching for a candidate to replace Claudia and Sally as recording secretary next August 2019 was addressed. Sally expressed the willingness to continue in that position. Bob will review further as to whether Sally would be completing what would have been a three-year term or does Sally have to go through the election process.

TREASURER'S REPORT – Jim - The balance sheet was reviewed by the board. As of August 31, 2019, there is \$621.08 in the checking account, \$31,234.41 in the Money Market fund. The current total assets are \$1,093,266.77. \$1,089,048.66 of that amount is in the Capitol Reserve Fund. Total Equity stands at \$4,218.11. Jim brought to the attention of the board that due to several condo units being sold, there was an abundance of income checks received for transfer fees as well as those who preferred to pay their condo fees by check during the transition from current owner to new owner. There was also an occurrence that required an owner to reimburse the association for work done to the unit that was the owner's responsibility. REITS 110.18 Philip Edison and 110.12 American Finance are paying interest to the association monthly. All other expenses and income were normal and expected. Motion made by Ken to accept the financial report as presented. Second by Sally. Motion carried.

CONCERN FORMS/BUILDINGS AND ROADS – Ken - The board reviewed the concern log. Rain has delayed some of the repairs. Water intrusion in the garage between units 605 and 607 will be investigated by our roofer Shawn. There are a few skylights to be addressed as well. In another unit, a ceiling will need to be painted after damage was incurred from a roof leak. The owner will be instructed to find a vendor of their choice to paint. The quote should be submitted to the board for approval and the owner would then be reimbursed. Unit 359 had a power outage. HFR Electric repaired the outside circuit breaker at a cost of \$179.00. Bob will check as to whether the Hartford Utility should have repaired the circuit even though the first technician sent out by them said it was the association's responsibility. Road patching has been completed. There are no plans at this time to clean and fill road cracks. Regarding the mildew on the north sides of some buildings, estimates are being acquired. One estimate from the Algae Man is to do the cleaning at a rate of \$90.00 each for the 10 buildings with the most mildew growth. Another company, Greenway Solutions, gave an estimate of \$100.00 per building. Both vendors have been advised that cleaning cannot be done with a power washer. Ken will try to get references for the Algae Man. The subject of damaged trim and siding, presumably damaged by Allar, was brought to the attention of the board through concerns. A list will be made and Ken will work with Rod (Landscape) and Dan Allar to correct these situations. Bob explained that the 6 family buildings have trim very close to the sidewalk which causes the trim to buckle with the weather-related movement of the sidewalk

LANDSCAPE – Jim - A wall near the horseshoe pits is beginning to bow outward. It will be evaluated to understand the need and the process of repairing the wall. Rod will be informed upon his return.

CLUBHOUSE – Bob and Joe - When the annual pool cleaning is done, the tile around the pool needs to be specifically cleaned thoroughly. Joe will inform Brian Wirth of the situation. George and Pat Mayer have volunteered to test the pool when Brian Wirth is unavailable to do so. The clubhouse main hall floor has been refinished. A part has been ordered to repair the treadmill that is out of order. A concern has been received about faucets in the pool area needing to be replaced. Because they are still in working order, a plumber will be called when there is more than one task for him to complete. This plan will save the association money in alleviating multiple trip charges. The fins on the outside air conditioning units are deteriorating from the salt being put out during icy conditions. Joe will try to create a solution with a removable barrier, possibly of vinyl material, in the near future.

PRESIDENT'S REPORT - Bob - Bob reminded the board that at this time we have two Charter telephone lines coming into the clubhouse. It is his opinion that because the office no longer has or needs a fax machine, the office line is not needed and should be removed. The board agreed and Bob will speak to Charter. Joanne Burgardt, who goes through the orientation with the new owners, will update the 'Welcome' letter that is included in that orientation. It currently contains some outdated information.

NEW BUSINESS A verbal review was done to determine at what point the Clubhouse Committee should pay for items or when the Association should pay for items having to do with the operation or decoration of the clubhouse. A motion was made by Ken to afford an amount not to exceed \$150.00 per year to the Clubhouse Decorating Committee. Second by Joe. Motion carried, 4 in favor, 1 opposed.

There will be a flu immunization clinic at the clubhouse Thursday, October 11th during the monthly coffee. As in the past, the clinic is provided by the Walmart pharmacy. Sign-up sheet is on the bulletin board.

Lastly, the board went into closed session regarding operating policies and procedures.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,
Claudia Kollenbroich



09/05/18

HARTFORD SQUARE CONDOMINIUM OWNERS ASSOCIATION

Balance Sheet

As of August 31, 2018

Aug 31, 18

ASSETS

Current Assets

Checking/Savings

105 · FIRST NATIONL BK HARTFRORD	621.08
107 · FIRST NATIONAL BANK MONEY MARKE	31,234.41
108 · CASH IN BANK-CD'S	
108-26 · Union Bank 9/28/18 S&P 500	25,000.00
108.27 · JP Morgan ETF 6.75 5/31/22	50,000.00
108.29 · Wells Fargo S&P 500 to 8/31/22	50,000.00
108.30 · JP MORGAN 5% DUE 10/05/2023	53,500.00
108.31 · J.P. MORGAN 6.0% 9/29/2023	50,000.00
108.32 · J.P. MORGAN EFFCT + 7/05/2024	30,000.00
108.33 · JP MORGAN CD due 1/3/2025	20,000.00
108.34 · JP MORGAN CD DUE 1/3/2025	20,000.00
108.35 · 1st Natl Hart CD 1.85 7/21/22	25,112.16

Total 108 · CASH IN BANK-CD'S 323,612.16

111 · Investment portfolio

109.0 · FRANKLIN TEMPLETON FUNDS	
109.03 · MUTUAL GLOBAL DISCOVERY FUND"A"	18,885.03
109.05 · FRN HIGH YIELD TAX FREE A	35,222.95
109.10 · FRN FED INTER TAX FREE C	36,751.17
109.12 · Federal Muni Tax Free "C"	125,830.36
109.13 · Mutual Global Discovery "C"	201,616.31

Total 109.0 · FRANKLIN TEMPLETON FUNDS 418,305.82

109.14 · VANGUARD WELLINGTON FUND	53,041.63
109.15 · VANGUARD HIGH YIELD TX FREE BND	52,060.13
109.16 · Vanguard REIT Index Admiral	41,615.72
110.12 · AMERICAN FINANCE TRUST INC 4843	18,908.26
110.13 · HEALTHCARE TRUST INC 4845	19,451.42
110.16 · CARTER VALIDUS MISSION REIT	13,940.91
110.17 · INLAND REAL ESTATE INCOME TRUST	21,106.55
110.18 · PHILLIPS EDISON REIT	21,627.14
110.19 · COLE OFFICE & INDUSTRIAL REIT	21,438.78
110.20 · EATON VANCE ADVANTAGE FUND	62,058.86
111.1 · UnRealized Investment gain/loss	-5,756.10

Total 111 · Investment portfolio 737,799.12

Total Checking/Savings 1,093,266.77

Total Current Assets 1,093,266.77

TOTAL ASSETS 1,093,266.77

LIABILITIES & EQUITY

Liabilities

Long Term Liabilities

211 · CAPITOL RESERVE FUND 1,089,048.66

Total Long Term Liabilities 1,089,048.66

Total Liabilities 1,089,048.66

Equity

282 · equity reserves transferred out -230,953.00

283 · RETAINED EARNINGS 246,042.92

Net Income -10,871.81

Total Equity 4,218.11

TOTAL LIABILITIES & EQUITY 1,093,266.77

NEW RESIDENT PROFILE

By: Joanne Burghardt

Christine Ortlieb #304

Phone # - Cell - 262-385-5406

On a rainy Tuesday I met with Christine Ortlieb. Christine moved into Hartford Square on August 16, 2018. She has been busy having painting and other improvements done to her unit, so it took a while to get together.

Christine comes to us from Menomonee Falls. She has two sons and 5 grandchildren. One son lives in Menomonee Falls and one in Colorado, so some of her grandchildren are a far away.

She went to UW Oshkosh and graduated with a degree in special education. She worked as a teacher in the Milwaukee School system, and is now retired.

Christine enjoys gardening and traveling. When asked what brought her to Hartford, she said she wanted to get closer to her brother, who lives in Hartford, and her mother, who resides at Serenity Villa in Slinger. We are so happy she is here, and hope to see her at our many functions within Hartford Square.

Welcome to Hartford Square, Christine.

NEW RESIDENT PROFILE

By: Joanne Burghardt

Linda Mason #466

Phone # - 262-670-9882

I'd like to introduce you to one of our newest residents, Linda Mason. Linda moved into Hartford Square on September 4, 2018. She has lived in Hartford for 15 years, but having recently lost her husband in April, 2018, she decided she would like to move. She found out about Hartford Square from her son, whose in-laws live in Hartford Square, so she is happy to know someone here already.

Linda has one son, Jeremy who lives in Iron Ridge, and one granddaughter, Kira, who is 5 years old.

She last lived in a condo on Airport Drive in Hartford. In the past she attended MATC, and worked as a daycare provider., from which she is now retired. She enjoys swimming, walking, and cross-country skiing.

We are happy Linda chose Hartford Square, and hope she enjoys our community.

Welcome Linda.

Please note on your condo directory that Lee Jones phone number is 262-227-5327. Thank you.

SUNSHINE REPORT

By Pat Dopki

A Memorial was sent for:

Nancy Jones #203

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 673-0548.

LIBRARY NOTES

Joyce Griswold
Sharon Zeidler
Librarians

New Arrivals

<u>Title</u>	<u>Author</u>
<i>Dark Matters</i>	Blade Crouch
<i>Reacher</i>	Lee Child
<i>40 short stories</i>	Beverly Lawn
<i>Returning to Earth</i>	Jim Harrison
<i>Tyonesse</i>	Sam L Lewellyn
<i>Mr. Bligh's Bad Language</i>	Greg Denny

Book of the Month

The Store
By: James Patterson

Jacob and Megan Brandeis have gotten jobs with the mega-successful, ultra-secretive Store. Seems perfect. Seems safe. But their lives are about to become anything but perfect, anything but safe.

Next Month Deadline

October 24, 2018
Jan Andresek ~ unit #217 ~
262-397-8487
e-mail: jandresek33@gmail.com
Connie Speiser ~ unit #410 ~
414-510-0403
e-mail: mspacfan@ymail.com

HARTFORD SQUARE ONGOING ACTIVITIES

Sunday

6:30PM Sheepshead

Monday

9:00AM Women's Water Aerobics

10:00AM Cribbage

1:00PM Bridge

6:30PM Dominoes

Tuesday

9:00AM Stretch & Strengthen (in pool)

10:00AM Shuffle Board

1:00PM Hand and Foot

1:00PM Billiards (main hall)

6:30PM Hand and Foot

Wednesday

9:00AM Women's Water Aerobics

10:00AM Mahjong

1:00PM Dimes

1:00PM Bridge

6:30PM Sheepshead

Thursday

9:00AM Stretch & Strengthen (in pool)

10:00AM Shuffle Board

1:00PM Sheepshead

6:00PM Darts (seasonal)

Friday

9:00AM Women's Water Aerobics

1:00PM Dimes

6:30PM Euchre

THURSDAY NIGHT DARTBALL

Come join your neighbors for a fun-filled evening of dartball.

New players are always welcome
No experience necessary.

Practice starts at 6:00
First game starts at 6:30

We meet the 1st, and 3rd Thursday of the month
Our first night of the 2018-19 season starts

THURSDAY, OCTOBER 4th