

Hartford Square Condos.com

# NEWSLETTER

Editors: Jan Andresek and Connie Speiser

September, 2019

Volume No. 23

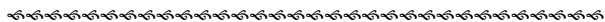
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# DATES TO KEEP IN MIND

## SEPTEMBER, 2019

Labor Day Picnic	2 <sup>nd</sup>
HS Board Meeting	9 <sup>th</sup>
HS Coffee	12 <sup>th</sup>
HS Social	22 <sup>nd</sup>



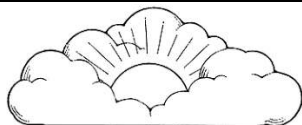
### SEPTEMBER BIRTHDAYS

2 Claudia Kollenbroich	#460
5 Helen Robbe	#465
7 Joan Ebert	#606
8 Loretta Mendoza	#308
10 Ed Sutrich	#370
12 Dolly Buschke	#458
13 Mary Westell	#501
19 Lynda Viner	#454
20 Frank Tumianiec	#468
26 Jan Andresek	#217
30 Joanne Burgardt	#414



### SEPTEMBER ANNIVERSARIES

22-62 Ed & Irene Sutrick	#370
07-63 Fred & Gloria Morris	#602
20-03 Larry & Rosie Gradl	#502



### SUNSHINE REPORT

Get-well cards were sent to:  
Mary Bessette, Bob Burgardt  
and Cleo Roering

A Memorial was sent to the family of:  
Karel Bretsch

A sympathy card to:  
Chirstine Ortlieb  
on the passing of her mother

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.



## MONDAY SEPTEMBER 2, 2019 LABOR DAY PICNIC

From around 3:30 on.  
If the weather is nice, we will  
have Snacks & Drinks on the patio.  
The grills can be turned on around 4:30.  
Then we will eat inside around 5:00.

Please BYOB, your own place setting and a dish to  
share and anything you care to grill. You can bring  
an appetizer, main dish or a dessert, whatever you  
like. Everyone is welcome.



Thursday, September 12, 2019  
At 9:00 a.m.

HOSTS: Jean Bell  
and Joan Ebert

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.



SEPTEMBER 22<sup>ND</sup>

5:00 to socialize, eat at 5:30 pm

Please BYOB, your own place setting and a dish to  
share. You can bring an appetizer, main dish or a  
dessert, whatever you like. Everyone is welcome.

# the. President's message

Dear Hartford Square Friends,

For those of you who haven't heard, I have been elected to be the new Hartford Square Condo Association President by the board at large. Let me start by thanking everyone for their confidence, and ask for your help and maybe a few prayers. Actually, I don't think the management of Hartford Square is really that insurmountable a job when everyone is pitching in and working together.

The big news moving forward is that we will be replacing one of our roofs soon. Our thought is that starting with one will give us the opportunity to audition the contractor we have chosen. We've all heard for years that this day was coming.....this is what we've been saving for. Now the day is here and due to excellent planning and management, we have the funds. No assessments!



That being said, I'd like to thank Bob Burgardt for his many years as president of our association. I can't imagine a condo association anywhere that could be more financially secure. It is my goal that our association of the future will remain as secure and well run. We have a very excellent board of smart and dedicated people.

If anyone would ever like to meet with me, just let me know. If you have a concern, I would be happy to **meet**. That being said, here's something about me. I agree with a business communications class I once took that said "**email**" is the worst form of communication. I think meeting, in person, is always better!

Joe Konrad

## REMINDER

**Just a reminder, especially for those who were not in attendance at the annual meeting, that the monthly condo dues will be \$240.00 starting September 1, 2019  
Thank you!**

## PLEASE REVIEW THIS IS AN UPDATED ACTIVITIES SCHEDULE

If the information on your activity is incorrect,  
please contact  
Darlene at 262-673-4482

## 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 Yoga for Active Seniors

1:00PM Hand and Foot

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 Yoga for Active Seniors

1:00PM Sheepshead

### Friday

9:00AM Women's Water Aerobics

1:00PM Dimes

6:30PM Euchre

## Next Month Deadline

**September 23, 2019**

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 Condominium Owners Association, Inc.**  
**Directors Meeting Minutes**  
**August 12, 2019**  
**UNAPPROVED**

Joe Konrad-President, Dan Filzen-Vice President, Jim Semler Chief Financial Officer, Sally Oswald - Secretary, Ken Schultz, Rod Berger were present, Lee Jones was unable to attend. No residents were present.

Joe called meeting at 7:00PM

**SECRETARY'S REPORT – Sally**

No new information to report. Sherry Linstedt #216 was appointed interim secretary to replacing<sup>e</sup> Sally Oswald by Ken Schultz, second Rod Berger, motion carried.

**TREASURER'S REPORT – Jim**

Jim went over the financial report, He mentioned that we have more money in the money market than usual because we have the roof to do in building 18. As soon as that is done we will invest the funds, We have \$1,233,000.00 in reserve. Motion to accept the report by Sally Oswald, second by Rod Berger, motion carried

**CONCERN FORMS/BUILDINGS AND ROADS – Ken**

Reviewed log. Most of the concerns were done. He going to follow up with Shawn to see when his forms will be done.

**CLUBHOUSE-Lee**

Lee was not present due to a family matter,

**LANDSCAPE – Rod**

Rod had survey done, Trees on west side are dead the board will check to see how many belong to us . 4 ash trees need to be taken down at a cost of \$1000 a tree. 4 trees are dead on the south end. Questions about the wall which is the horseshoe pit will also be looked at by the board.

A motion to adjourn by Dan Filzen, second by Sally Oswald, Motion carried. Meeting ended at 8:30pm

Respectfully submitted,

Sally Oswald  
Secretary

08/05/19

# HARTFORD SQUARE CONDOMINIUM OWNERS ASSOCIATION

## Balance Sheet

As of July 31, 2019

	Jul 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
105 · FIRST NATIONAL BK HARTFRORD	955.13
107 · FIRST NATIONAL BANK MONEY MARKE	86,737.44
108 · CASH IN BANK-CD'S	
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 7/21/2020	25,577.43
108.36 · JP MORGAN CD 7% 10/31/2025	34,000.00
108.37 · JP MORGAN CHASE CD 11/20/2025	30,000.00
108.38 · 1st Natl Hart CD 2.97 5/13/2020	25,159.71
Total 108 · CASH IN BANK-CD'S	388,237.14
111 · Investment portfolio	
109.0 · FRANKLIN TEMPLETON FUNDS	
109.03 · MUTUAL GLOBAL DISCOVERY FUND"A"	20,236.50
109.05 · FRN HIGH YIELD TAX FREE A	36,862.87
109.10 · FRN FED INTER TAX FREE C	37,556.75
109.12 · Federal Muni Tax Free "C"	129,587.32
109.13 · Mutual Global Discovery "C"	211,254.26
Total 109.0 · FRANKLIN TEMPLETON FUNDS	435,497.70
109.14 · VANGUARD WELLINGTON FUND	58,080.69
109.15 · VANGUARD HIGH YIELD TX FREE BND	54,027.36
109.16 · Vanguard REIT Index Admiral	43,624.02
110.12 · AMERICAN FINANCE TRUST INC 4843	19,357.32
110.13 · HEALTHCARE TRUST INC 4845	19,854.58
110.16 · CARTER VALIDUS MISSION REIT	14,560.21
110.17 · INLAND REAL ESTATE INCOME TRUST	22,245.83
110.18 · PHILLIPS EDISON REIT	22,732.70
110.19 · COLE OFFICE & INDUSTRIAL REIT	22,829.12
110.20 · EATON VANCE ADVANTAGE FUND	65,467.17
111.1 · UnRealized Investment gain/loss	-15,855.69
Total 111 · Investment portfolio	762,421.01
Total Checking/Savings	1,238,350.72
Total Current Assets	1,238,350.72
<b>TOTAL ASSETS</b>	<b>1,238,350.72</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
211 · CAPITOL RESERVE FUND	1,222,820.24
212 · Defured Income Charter Comm.	10,710.00
Total Long Term Liabilities	1,233,530.24
Total Liabilities	1,233,530.24
Equity	
282 · equity reserves transfered out	-230,953.00
283 · RETAINED EARNINGS	233,538.54
Net Income	2,234.94
Total Equity	4,820.48
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,238,350.72</b>