

# EAST BLUFF NEWSLETTER

## November 2023



### **Monthly Meeting Notice**

The next regular monthly board meeting will be on **Wednesday, January 17, 2024 at 6 pm** in the Maintenance Office, #309. *There will not be a regular meeting or newsletter in December.*

Please let us know any concerns you have for the board beforehand to allot time in the agenda for the discussion and allow us to do any necessary research before the meeting.

### **New Rules and Regulations**

The Board has been working to update the Rules and Regulations for East Bluff, incorporating fines and fees into it so that there is a formal policy, especially now that residents have access to their accounts. Copies of the Rules and Regulations will be printed and sent to each unit soon when they are finalized.

### **No Bumpers Over the Lot Curbs**

Mowing lawns in summer and clearing snowy sidewalks in winter is our Maintenance Crew's #1 priority. This is harder to do when your vehicle's bumper hangs over the sidewalk/curb in our parking lots. While we have decided not to paint sidewalks, note that parking with your bumper over the curb may result in you accruing a fine. Please do not brush snow from your car onto already-cleared sidewalks.

### **New East Bluff Website**

East Bluff has a new website: Please bookmark this page,

<https://eastbluffcondos.com/> for future use.

All information has been moved from the old site, and this new website is much easier for the management company and board to edit, is more user-friendly, and has built-in access to the "Resident Login" on the front page. It also

has a new Notices page to highlight notices to make it easier to navigate. By December, the old website will be unavailable. If you cannot find what you need on the new site, please contact Superior Property Management.

### **Mouse Traps Around Buildings**

Elite Pest Control has installed mouse traps outside of each building.



### **Tree Pruning to Start Jan 8**

Tree pruning of all trees at East Bluff will start approximately January 8. This will include trimming of trees in common areas as well as private areas/yards. Emailed notices will be sent to all units with an associated email address. Residents and homeowners, who have a tree in their yard scheduled to be trimmed, will be given a print notice either in their mailbox or sent to their address if not at East Bluff.

### **Winterizing Highlights**

Winter will soon be on its way. Here are some tips to help prepare you and your condo before the snow falls.



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You are responsible for closing the exterior water source valve for the winter and shutting off the water to that valve. Any damages resulting from failure to do so are the financial responsibility of the owner. Please contact the office if you are unsure of where the valve is in your basement.

Remove your car within 72 hours of snowfall so your stall can be cleared. The main driveways will be cleared first. The stalls are cleared later in the day when most cars are gone. On weekends staff do not clean the parking stalls.

Motorcycles and mopeds may not be stored over-winter anywhere in the parking lots. This includes all designated areas for parking cycles. These areas are needed to pile snow. Cycles and mopeds must be removed from the lots before winter starts or risk having them towed.

All private sidewalks are to be shoveled to the main sidewalk by the homeowners. Remember

that the mail carrier needs to get safely to your mailbox or stoop with mail & packages. We will again be putting out new sand barrels in all four (4) East Bluff parking lots with attached flip-top lids when winter starts. Please close the lid after you are finished sanding or if you see an open lid

### Other Pre-Winter Tips

- Oscar is still collecting leaf and yard clippings every other Friday. Yard debris will only be removed if it is piled nicely in a spot where it is visible from the sidewalk.
- Make sure that your furnace is working properly. Inspect furnace flues, pipes, and in homes with gas furnaces, carbon monoxide detectors are strongly recommended.
- Make sure your smoke alarms are working.
- Change filters at the beginning of the heating season. Then, check them monthly to make sure there is adequate airflow.

Sources: \*<https://www.grangeinsurance.com/tips/10-tips-to-winterize-your-home> \*<https://www.cityofmadison.com/residents/winter/residents/cold.cfm>

### CONTACTS

**Superior Property Management** ~ *Jared Pinkus* – 833-387-8737 ~

[Office@superiorpropertygroup.org](mailto:Office@superiorpropertygroup.org) ; 2414 Independence Lane, Madison, WI 53704

The **East Bluff office** is staffed 10:00 - 4:00 pm Mon., Tues. & Thurs. (*Future hours may vary*)

Please call 833-387-8737. In case of **emergency maintenance after business hours**, call 833-387-8737 & select the extension for after-hours emergencies.

**Parking Coordinator** ~ *Patrick* -- 608-590-3064 ~ [Ebluffparking@gmail.com](mailto:Ebluffparking@gmail.com) (6-9pm)

### EAST BLUFF BOARD MEMBERS

**President** ~ *Nancy Michalski* (2022-2024) [nanashmich@yahoo.com](mailto:nanashmich@yahoo.com)

**Vice President** ~ *Dennis Peterson* (2022-2025) ~ [mlkhmn2019@gmail.com](mailto:mlkhmn2019@gmail.com)

\* *remaining 2 years of term for board member who resigned*

**Treasurer** ~ *Mitch Johnson* (2022-2025) ~ [johnson.mitch33@gmail.com](mailto:johnson.mitch33@gmail.com)

**Secretary** ~ *Tina Marie Maes* (2022-2024) ~ [tmmaes.scls2@gmail.com](mailto:tmmaes.scls2@gmail.com)

**Member At Large** ~ *Wayne Svec* (2022-2024) [rwsvec@wisc.edu](mailto:rwsvec@wisc.edu)

Our **Alder (District 18)** ~ *Charles Myadze*: [district18@cityofmadison.com](mailto:district18@cityofmadison.com), or at <https://www.cityofmadison.com/council/contact/?alder=5224>

**NEW ADDRESS!** Visit us on the web: <https://eastbluffcondos.com/>

Check us out on Facebook at **East Bluff Homeowners**