

ENCOMPASSING  
287 RESIDENCES  
IN HUDSON, WI



# Stonepine OVERALL

HOMEOWNERS ASSOCIATION

ANNUAL NEWSLETTER

OCTOBER 2010

## Board hires bookkeeper



Robin Schick, an accountant with 22 years experience, began bookkeeping duties with Stonepine Overall on July 13 as an independent

contractor. Hiring a bookkeeper was discussed at the annual meeting last May when a majority of homeowners agreed with the board's recommendation to seek financial expertise.

Schick is responsible for preparing annual budgets and monthly financial statements, creating and mailing billing statements, receiving and depositing revenues and paying all bills. Her wage is \$20/hr. and the job is expected to require 2-3 hours a week on average. The projected Association expense is \$3,000 a year.

## Popular Mutt-Mitts® program continues to be in good hands



A program designed to eliminate dog poop from lawns and walking paths will continue with the purchase of 2,400 plastic mitts, enough to last about a year at a cost of \$226. Four dispensers are located in Stonepine. A special thanks goes to Kevin O'Neill who keeps them stocked.

"It's definitely a worthwhile program," said Linda Larsen. "A clean neighborhood always adds value."

## Board of Directors

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John (Jack) Alberg  
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Back row (l to r): Jack Alberg, Ron Troyer, Frank Brodniewicz  
Front row (l to r): Linda Larsen, Colleen Callahan

## Tennis courts have been cleaned, repaired, resurfaced

No more cracks on the tennis courts! C & H Sport Surfaces of Minnesota repaired and resurfaced the two courts in August. The company spent four days power spraying, patching, filling cracks, and sealing the surface with two layers of black filler and two layers of green coating at a cost of \$6,295.

Because no water is available in the immediate area, workers connected

300 feet of hose to Kevin O'Neill's water source, located near the courts.

Tim Carlson, C & H owner, recommends resurfacing every four years. The Association courts, 10-12 years old, were last resurfaced in 2004.

"It was a lot of work," said Ron Troyer. "And we're very grateful to Kevin for giving us water access that the contractors needed to complete the project."



BEFORE



AFTER

Photos by Peter Verstegen

## \* IMPORTANT NOTICE \*

Stonepine Overall Association will increase its annual dues to **\$145, effective Jan. 1, 2011.**

The Board unanimously approved the \$7 increase to cover rising costs and to hire financial professionals. The last increase was in 2007.

"This was not something we wanted to do, especially during these difficult economic times," said Ron Troyer. "But it's necessary to ensure sound fiscal management and meet rising maintenance costs."

The latest financial statement is enclosed in this newsletter.

## Tax returns to be filed

It's been eight years since the Overall Association filed income tax returns. Even though the Association does not pay taxes, it is obligated to file state and federal returns as a non-stock corporation registered in Wisconsin.

The Board hired Greg Vack of Gregory Vack & Associates to prepare eight years of returns at a cost of \$300, and to conduct external audits and train Board members on QuickBooks for \$380 annually for two years.

Vack's company of Stillwater, Minn., provides business counseling and tax preparation for small businesses in the St. Croix Valley.

## Board to enforce restrictions on vehicle, boat storage

Private driveways and common areas are off-limits to vehicle or boat storage, according to the Bylaws of Stonepine Overall Association (Article VII, Sec. 7).

Recent violations have been brought to the attention of the board and reminder letters have been sent to the homeowners.

Board members voted to begin strict enforcement of the parking regulations in January 2011.

If you would like a copy of the Association Bylaws, please contact Board Secretary Frank Brodniewicz at [fbrodniewicz@earthlink.net](mailto:fbrodniewicz@earthlink.net)

## Gazebo gets makeover at discounted price

Overgrown bushes were cleared and trees were trimmed around the gazebo and playground in August by St. Croix Tree Service for \$400.

In September the wooden structure was power sprayed, stained and sealed. After receiving two bids, Ron Troyer obtained a 10% discount from Roof-to-Deck Restoration, reducing the cost to \$2,244. The last time the gazebo was cleaned and stained was in 2004.

A special thanks to Amy Coulter for providing contractors with water access needed to complete the project.



## Overview of Stonepine Overall

The Overall Association comprises four sections:

- Stonepine Estate Homes
- Stonepine Townhouse I
- Stonepine Townhouse II
- Executive Homes

*(Note: Each of the first three sections also has its own association. These homeowners belong to both the Overall and their individual association.)*

Responsibilities of Stonepine Overall include:

- Collection of annual dues
- Annual payment of \$1,700 property taxes on Common Areas
- Payment of insurance premiums for the Common Areas
- Filing of tax returns
- Payment of lien expenses, post office box rental, and water bill for Common Area sprinklers
- Wages for bookkeeper and financial consultant
- Maintenance of tennis courts, gazebo, playground area
- Lawn maintenance of public medians
- Snow removal on walking paths
- Maintenance of mailboxes in the Mailbox Easement Areas
- Purchasing of office supplies

## Board working to resolve ice problems on walking path



Board President Ron Troyer has met with Tom Zeuli, director of Hudson Public Works and Parks, to discuss ice problems on the walking path at the corner of Grandview Drive and Hunter Hill Road.

The city has marked both corners for new, safer pedestrian ramps, and is consulting with contractors to regrade 75 feet of asphalt approaching the north corner in an attempt to alleviate freezing water that collects on the walking path.