

ENCOMPASSING
289 RESIDENCES
IN HUDSON, WI



Stonepine OVERALL

HOMEOWNERS ASSOCIATION

Townhouse 1 Association • Townhouse 2 Association
Estate Association • Executive Homes

June 2019

ANNUAL NEWSLETTER

President's Message

by Doug Gates

The Stonepine Overall Association has had a good 2018-2019 year, even with the record snows. As we move into the future, we are continuing the theme of maintaining and saving as we plan for the projects that lie ahead of us.

Completed projects this year include:

- 1) Changing insurance companies and policies to be compliant with the Bylaws and Rules & Regulations, as well as increasing amounts of coverage for current replacement*
- 2) Repair of center-front archway and signage (tuck pointing of brick)*
- 3) Upgrade and repair of electrical service to front entryway*
- 4) Addition of lighting inside Vine Street entrance's two side archways*
- 5) Painting of ceilings in archways*
- 6) New signage on Wisconsin Court*
- 7) Repair, painting of sign on Hunter Hill Road (Wisconsin Street entrance)*
- 8) Removal of gazebo's rafter overhangs*
- 9) Repair of gazebo stairs and railings.*

At this time, all buildings and signage are in good physical condition and should be as close to maintenance free as possible for the next five years.

Current projects include additional improvements on the entryway garden area (Vine St.) and continuing mailbox and mailbox post repairs.

Longer term, the goal is to save money in our reserve account for future repairs, as well as an expected assessment for future curb and gutter replacement on Hunter Hill Road.

As mentioned at last year's Annual Meeting, our annual dues will continue to increase at 5 percent until we are at \$220/year, at which time the board will reassess the Overall's needs. Dues for the 2019-2020 fiscal year will be \$190.73.

Hope to see everyone at the Overall Meeting!

New location for annual Potluck Picnic



For easier access and parking, this year's annual picnic will be in the front yard of 1901-1915 Hunter Hill Road (Stonepine Townhouse 1). This is the center unit of the three one-story condo units. Parking will be along Hunter Hill Road and the guest parking lots at the two surrounding units.

Stonepine's Annual Potluck Picnic will be held **Tuesday, Aug. 13** at 6 p.m. on the grounds of Stonepine Townhouse 1's middle condo unit. Rain date will be Wednesday, Aug. 14.

Brats and hot dogs will be served. Utensils, napkins and cups will be provided.

Please bring your own beverage and a dish to share, plus a lawn chair or blanket for your comfort. A new feature this year will be a porta potty for picnickers' convenience.

Volunteers are needed to help set up; if you can come early to pitch in, please contact Doug Gates at 651-442-1099.



City development update at Annual Meeting

Guest speakers for our Annual Meeting will be Hudson Community Development Director Mike Johnson and Hudson Mayor Rich O'Connor. Each will give us an overview of current and future development projects in Hudson.

The meeting will begin at 7 p.m. Wednesday, June 19 in the lower level of St. Patrick Church.

Door-to-door chats

Administered by Board Member Sheri Chaffee-Johnson, Stonepine Overall's Facebook presence is growing more active and becoming the "go-to" place to learn the latest neighborhood happenings and post news to share with one another. Join today!

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