

# The Courtyards Quarterly

2701 E. Main Street, Reedsburg, WI 53959 ~ ph (608) 524-4717 ~ fax (608) 768-4717  
email: the-courtyards@rucls.net ~ www.the-courtyards.com

## **WELCOME**

---

*We're excited to welcome many new families to The Courtyards Community!*

The Berndt Family, Lot 15

The McKittrick Family, Lot 21

The Murphy/Kasmarek Family , Lot 22

The Hoff Family, Lot 41

The Burdick Family, Lot 42

The Thao Family, Lot 43

The Berndt Family, Lot 73

The Rauch Family, Lot 77

The Schultz Family, Lot 105

The Meister Family, Lot 120

The Michel Family, Lot 144

The Roeder Family, Lot 150

## **FALLFOCUS**

---

It's that time of year when we need to start cleaning up and getting ready for the winter months!

*Garden Hoses* It is extremely important to disconnect, drain and store your garden hose for the winter. If left connected, the water cannot drain from the faucet and will freeze and damage not only your hose but that part of the faucet that is outside the home.

*Yard Cleanup* Please take time to remove any leaves from your yard. Residents should rake, and bag, mulch or even use garbage cans to collect the leaves. Mulching saves time and is highly recommended as it is good for your lawn and "greener" in that you are not buying and wasting lawn bags. However, if mulching is not an option, residents are encouraged to save on the cost (and waste) of bags by collecting the leaves in a garbage can. Make sure your can is labeled with your lot number and we will return it to you. Place the bagged leaves or filled garbage cans on the curb and we will deposit them at the city disposal. We offer this as a convenience to our residents as we know most of you do not have access to a hauling vehicle. Therefore, please be courteous to us and DO NOT mix any regular garbage, tiles, baskets, etc. with the leaves.

*Hanging Baskets* When disposing hanging flower basket, please *separate* the basket from the plant to be discarded. The basket should go in your garbage or recycling bin and we will collect the plants and take them to the city disposal. Please do not leave them for us to separate.

*Prepare Flower Beds* All dead plants, flowers and weeds should be removed from your flower beds. Bag or can them and place them on the curb. The Courtyards will deposit them at the city disposal.

*Gutters* Make sure gutters are free of leaves and other debris so they don't back up or freeze during the rainy and winter months. Clogged gutters may cause ice-damming which may lead to serious roof/water damage to walls and ceilings.

*Summer Toys and Sports Equipment* (*Boats, campers, trailers, motorcycles, motor homes, jet-skis, etc*). All summertime sports equipment, recreational vehicles, play equipment and toys must be stored out of sight for the winter! The Courtyards has space west of Lot 163 for storage of recreational vehicles. This is not secure storage and we are not liable for items stored there, however, it is offered as a convenience to our residents. Please line them up in an orderly fashion and let us know if you put something in that area.

## **WINTERFOCUS**

---

*TAKING TIME TO PREPARE YOUR HOME FOR THE WINTER MONTHS WHILE THE WEATHER IS STILL NICE, MAY SAVE YOU HEADACHES, FRUSTRATION & FREEZE UPS DURING THE WINTER MONTHS.*

It is *extremely* important that you have heat and electricity in your home during the winter months and the heat tape is working properly to avoid frozen pipes! Make sure your HEAT TAPE is plugged in and warm to the touch and the GFI (orange) light is lit.

Make sure all FAUCETS and TOILETS are drip-free. Continuous, slow running water will only build up in the sewer pipes and cause the sewer pipe to freeze.

SEWER LINE should have a continuous slope from the point at which it leaves the house to where it goes into the ground to drain completely and prevent freezing. Occasionally pipe supports tip or settle. Any low area in the pipe in which sewage can stand is subject to freezing.

Snow and Parking Areas All parking spaces **MUST** be cleared of snow this winter! If you share a parking area with your neighbor, please work together to remove the snow from the extra space in that area! **NO VEHICLE SHOULD BE LEFT SNOWED IN ALL WINTER!** It is not fair to other residents or visitors when looking for an open space to park. NOTE: Any vehicle parked in The Courtyards that has not been registered with management and does not belong to a tenant listed on the lease is trespassing and will be towed. Any applicable towing fees will be the responsibility of the offending person. Space is limited, please be considerate!

**Remember to clear the snow from your back stairs and under and around your gas meter!**

## COMMUNITYNEWS

---

OUR CONDOLENCES We are sad to have lost two very special tenants in The Courtyards: Cecilia Mason, who lived in the park for 20 years and Florence Kruetzer who lived in the park for 24 years. And though they both lived long, wonderful lives, time is never enough and they will both be greatly missed! Our thoughts and prayers go out to the family and friends of these special ladies. May the blessings of fond memories, laughable moments and love give you strength during this difficult time.

Just a Note... Thank you to those tenants that help to be our eyes and ears around the park. We can't be everywhere and see everything and your calls are greatly appreciated! Please don't ever feel that your calls are bothersome! You help to make The Courtyards a great place to live!

Stuff on and around Decks Nothing should be stored on or around your deck unless it is flower pots (filled), patio furniture, a grill or a garbage can. Everything else should be stored in your shed or under your home. This includes lawnmowers and bicycles! If there is any question as to what constitutes acceptable to leave on or under the deck, please call us and we will be happy to analyze the items with you.

Slow Down and no fiddling with cell phones while Driving! We have a lot of people in the park, young and old, that enjoy walking or riding bikes while the weather is still nice. Whether you are coming or going, please watch your speed (and the speed of your visitors) while in the park.

Also, just the other day, a young boy on his bicycle was almost hit by a driver who was fiddling with a cell phone. Unless you can afford to live with the consequences of either taking someone's life or being sued, we would suggest taking time to slow down to the posted 15 mph speed limit, stop at the stop signs, yield at the yield signs, look both ways and stay off the phone!

Website News We are in the process of changing our website provider and updating the site. Any ideas of information you'd like to see on the website please let us know. Our website does not only have to be geared toward attracting new people to the park. I'm thinking a 'tenant only' section might be a great idea, a place where you can log in and find information pertaining to you. Any suggestions would be greatly accepted. Give Robin a call or email the-courtyards@rucls.net with your ideas. We'd love your input!

**DANGEROUS DOG BREEDS** The following is a list of dog breeds that have been categorized as dangerous dogs:

Akita	Doberman Pinchers
Alaskan Malamute	German Shepard
Boxer	Golden Retriever
Bullmastiff	Great Dane
Chihuahuas	Jack Russell Terriers
Chow Chow	Labrador
Dachshund	Presa Canarios
Pit Bull	Rhodesian Ridgeback
Rottweiler	Schipperkes
Shar-Peis	Siberian Huskies
Wolf-Hybrids	

Obviously many of these dogs are not eligible to live in The Courtyards due to their size. However, there are some smaller breeds listed that we have a right to require a tenant to remove from the premises if we have not approved the dog. To remind you of our current Rules:

***PETS Section 6.e (USE) of the lease***

1. All pets (dogs, cats, etc.) shall first be approved in writing and then registered with the park management. Large dogs such as German Shepards, Dobermans, Pit Bulls or any that mature at over 15" height at the shoulder or exceed 30 lbs. In weight are unlikely to be approved.
2. The number of pets per site shall be limited to one dog and one cat, or two cats.
3. A monthly charge per pet shall be paid per *Section 14 (ADDITIONAL CHARGES) of the lease*.
4. Pets of any type must be kept in the home at all times except when being exercised on short leash in the company of their owners. Outside housing or the tying of animals outside the home for extended periods, more than 15 minutes or when the pet's owner is not on the premises shall not be permitted.
5. Pet droppings are to be confined to the pet owner's site and shall be picked up and disposed of regularly.
6. Noisy pets (continuous barking, chirping, etc.) shall not be tolerated.
7. Guests shall not bring their pets onto the premises unless approved by management. If permission is granted the visiting pets shall conform to and be subject to the same rules as the pets owned by registered occupants.

If a tenant has a pet, that has not been approved by the park, the tenant risks termination of their lease and immediate removal from the premises.

Management reserves the right to make changes or exceptions to these rules on an individual basis. However, this shall not be construed to assume that an individual exception applies to any other than the exception.

**CONTRACTOR**

Mead Construction, Kurt Mead, (608) 963-7073

**SUPPLIERS**

Manufactured Housing Products, (800) 903-3478

Riverside Supply, (608) 562-3000

**SERVICE**

Schindler's Mobile/Manufactured Home Repair & Leveling, Dan Schindler, (608) 477-3315

**RENTAL ASSISTANCE ORGANIZATIONS**

Rural Housing, Inc., 4506 Regent Street, Madison, WI 53705

*Applications available at The Courtyard's Office*

Community Action in Wisconsin, 1000 Hwy 13, Wisconsin Dells, WI 53965, (608) 254-8353

The next issue of The Courtyards Quarterly will be distributed in January. If you would like to include information, please contact Robin at 524-4717 or the-courtyards@rucls.net.

**Be the change you wish to see in the world!    Gandhi**