Danell Heights Condominium Association
Menomonee Falls, Wisconsin

This **Executive Summary** highlights certain information relating to the Danell Heights Condominium Association and explains where the information can be located. It is not intended to be complete and the Condominium disclosure materials will need to be reviewed for an accurate and complete description of unit owners' rights and responsibilities.

Condominium Information

The name of the condominium is Danell Heights Condominium Association.

Expansion Plans

The Declarant does not have the right to expand the Condominium in the future. The Developer turned over the Condominium to the owners in 1992.

Governance

The Condominium is governed by the Danell Heights Condominium Association (the "Association") through its Board of Directors and its Standing Committees: Design Review and Landscape Enhancement.

(a) The contact person for the Association is:
Bea Pamperin, President
bpamperin@sbcglobal.net
N81W13586 Wedge Ct
Menomonee Falls, WI 53051
(262) 255-0875

(b) The Association is not a party to any management contract.

(c) You may contact the following person regarding purchase, lease, loan and refinance documents, as well as the Condominium in general:
Mary Blair, Treasurer
Mblair210@gmail.com
N81W13278 Fairway CT
Menomonee Falls, WI 53051
(818) 515-9616

Special Amenities

None.

Association Website

danellheights.weebly.com. From the beginning of Danell Heights Condominium Association in February, 1984, each of the 128 units has had a permanent white ring binder holding governance information. With recent multiple changes, it has become expensive and nearly impossible to keep them up-to-date. Our website provides an all-digital, on-line resource as the common reference for all owners of all units. Realtors, mortgagors, lenders, prospective owners, insurance

agents, inquiring neighbors can all take advantage of the information and answers it affords. The website is completely searchable to easily locate of relevant information.

Maintenance and Repair of Units Each owner is responsible for the maintenance and repair and replacement of certain portions of the Condominium, which, generally, includes their own unit and the limited common elements and items appurtenant to, attached to or serving the unit. A description of the unit owner's maintenance repair and replacement responsibilities can be found in Section3(a) of the **Declaration** and in Section 11(b) of the **Bylaws**, as restated. Each month, $25 of the dues is deposited in a reserve account. This money belongs to the unit, not to the owner, so upon sale, the account is transferred to the new owner. Each unit has a reserve account that can be used for most repair, maintenance and replacement described. Roof replacement and exterior painting must be agreed upon and cost split by both owners when needed.

Maintenance, repair and replacement of common elements The Association is responsible for the maintenance, repair and replacement of common elements and limited common elements, which are not an individual owner's responsibility, of the Condominium. Repair and replacement of common elements and limited common elements, which are not an individual unit owner's responsibility, will be funded from unit owner assessments. Extraordinary repairs and replacements will be funded from reserves to the extent they are available; otherwise, they will be funded from unit owner assessments. A description of the Association's responsibilities can be found in Section 4 of the **Declaration** and Article V, Section 11(a) of the **Bylaws,** as restated. Consult the **Design Review Committee Guidelines** regarding maintenance, repair and replacement requirements. The Design Review Committee chair is Tom Jacobi, (414) 614-6204; ttjacobi@wi.rr.com.

Rental of units Information regarding leasing of units can be found in Article VII, Sections 1 and 5 of the **Bylaws.** Few, if any, units are leased. The Association must be given the name and contact information of any tenant by notification from the owner.

Unit alterations The information on a unit owner's authority to alter their unit can be found in Article V, Section 14 of the **Bylaws.**

Parking Each unit in a two-unit building includes a two-car garage. The inner units in four-unit buildings have a one-car garage and an assigned outer space, as shown on the condominium plat.

Pets	A description of the rules relating to unit owners' restrictions regarding pets can be found in the Association's **Operations and Rules Information**.
Reserves and Budgets	The Association maintains reserves for repairs and replacement beyond routine maintenance. The Association does not maintain a separate statutory reserve account as allowed under Wis. Stat. Sec. 703.163(5) for repairs and replacements beyond routine maintenance. Current **Association FY Budget** and reserves can be found at the **Budget** tab of this section.
Amendments	A unit purchaser's rights and responsibilities may be altered by amendment to the **Declaration** or **By-Laws**. The process and requirements for amendments are found at Section 13 of the **Declaration** and Article XI of the **By-Laws**.
Insurance	Most current **insurance policies** are held by State Farm through our agent, Rog Rogers Agency in Menomonee Falls, (262) 251-5222. Contact his office directly for any current documentation; they will happily provide it. Workers Compensation coverage is held by West Bend Mutual Insurance.
Dues	Current **monthly dues**: $210-$250 depending on size of unit and building, billed quarterly on January 1, April 1, July 1 and October 1. Dues cover insurance, snow removal, lawn mowing, minimal landscaping maintenance, turf maintenance (weed control and fertilizing), and tree service by an arborist. Dues are payable upon receipt.

Current as of July 28, 2024