Welcome to the Vintage Place Condominium Homeowners Association

Thank you for purchasing a condo in Vintage Place. We all look forward to getting to know you. Please read the tips below for helpful information and if you have any questions, feel free to ask a neighbor or contact a Board member.

Association Board Members

President	Dan Johnson	608 444-8298
Vice President	Paul Kastning	920 810-1093
Treasurer	Amelia Brideson	916 769-9398
Secretary	Cathy Klein	262 373-8928
Board member	Peg Mayer	414 232-9899

Board meetings are held monthly during the summer and all unit owners may attend. Unit owner comments or questions are welcome before the Board meeting begins.
Association communication is sent by email. Please ensure that the Secretary has a current email address. A Vintage Place directory of unit owners is updated and provided to all unit owners annually. Let the Secretary know if you do not wish to have your phone number and/or email included in this directory.

HELPFUL THINGS TO KNOW

By-Laws and Declaration

You should have received copies of the Vintage Place By-Laws and Declaration at your closing. Please read these documents to familiarize yourself with the Association's general rules and regulations. If you need another copy, the Secretary can send you an electronic copy.

Association Dues

All Vintage Place Condo Association payments are due to the Treasurer no later than the 1st of the month. Late fees (10%) will be applied to unpaid balances on the 10th of the month. Place your check made out to the Vintage Place Condo Association in the mailbox mounted on the wall outside unit 4894's garage (the west end of Building 4) or mail it to

Vintage Place Condominium Association, Inc
C/O Amelia Brideson
W159N4894 Graysland Dr.
Menomonee Falls, Wi 53051

Members of the Vintage Place Condos are also members of the Graysland Homeowners Association. Graysland HOA dues are billed by them in Spring and must be paid by the end of May.

Garbage Collection

Garbage is collected Monday morning around 7:00 am. Your carts can be lined up at the street Sunday evening. Please do not remove carts from your garage before 5:00 pm (Nov-Mar) or 7:00 pm (Apr-Oct). All carts should be 3 feet apart so that the trucks can lift them for emptying into the trucks. Recycling is picked up every other week. Carts should be returned to your garage by the end of the day on Monday. If Monday is a holiday, put your receptacles on the street Monday night for Tuesday pick up. Garbage and recycling carts should be labeled with your unit number.

If you prefer, there is an option of private garage side collection at an additional monthly cost. It is picked up every other week on Monday between 7:00 AM and 2:00 PM. If you are interested in this, please contact the Board Treasurer. With a doctor's note indicating you are unable to take your bins to the street, you can request the village pick up the bins at your garage.

Lights

Outside lights on patios and garages are the responsibility of each owner. Please replace burned out lights promptly. We try to have consistency in lighting so "60-watt, soft white" bulbs are recommended.

Parking

All unit owner vehicles must be parked inside their garage. Guests can park their vehicles on the common driveways. Guest overnight parking is limited to the front of your garage. No outside storage of boats, trailers, etc. on property.

Patio

The patio and deck for upper units is for patio furniture. No bike, toys, grills or other items may be stored outside. Personal plantings can be in hanging pots or planters on the patio or deck. Nothing can be planted in the ground. Keep in mind that the landscapers need access to cut grass, trim bushes, and blow debris off the cement.

Grilling can be done outside your garage, a safe distance from the building and trees. No grilling can be done on the upper decks or inside garages.

Pets

Pets are allowed once you have submitted an application to the Board and received Board approval. Each unit may have either 2 cats or 1 dog. There is a weight limit of 20 pounds for all dogs. Dogs must be kept on a leash at all times when outside.

Rummage sales

The board will assign dates for neighborhood rummage sales at the April Board meeting. A sale may be scheduled in May or June and another in August.

Vents

The Board will arrange for each unit's drier vents to be cleaned every other year. Owners are responsible for providing access to each unit. The board will notify you when this is scheduled.

Water

Residents are responsible for personal water usage and will be billed by the Village of Menomonee Falls. Outside water is billed to the Association. Hoses are available on all buildings. This outside water will be turned off each winter to avoid freezing damage. There is a building water shut off valve in the garage on one unit in each building. If your garage has the water valve, you are required to give the Association President the key code to your garage for access.

Responsibilities

Owner

- Actively participate in the Vintage Place Condo Association by paying dues on time, voting in annual elections, volunteering to serve on the board and assist with special projects.
- Maintain the inside of the condo. When replacing hot water heaters, it is recommended that a tray be installed underneath all water heaters to ensure any leaks drain into the floor drain, especially owners of the upper units.
- Replace any damage done by contractors hired to work on unit. For example, if replacing windows, unit owner is responsible for repairing or replacing trim or siding if damaged.
- As a good neighbor, be mindful of noise and resolve issues with neighbors by talking to them first.

Association

- Contract for landscaping and snow removal.
- Arrange for pest control, as needed.
- Maintenance of buildings and property including trim trees, repair or replace concrete and asphalt, paint the buildings, replace roof shingles.
- Review the maintenance needs and reserve fund annually. Adjust dues to avoid an extra assessment when possible, for maintenance projects that can be anticipated.