Sunset Homes Homeowner Update Notice

Good afternoon, Homeowners,

We hope this message finds you well. We would like to share an update on several projects and initiatives that the Board and Management Company have been working on to improve and maintain our community.

Property Repairs and Maintenance

Over the past several weeks, we have been evaluating various maintenance and repair needs throughout the property. Recently, we met with a contractor and conducted a walkthrough of the community to identify items requiring attention, including siding and exterior roofing concerns. We are currently awaiting proposals for the repairs that were identified and look forward to sharing additional information as it becomes available.

Water Billing Update

We understand that water billing has been an ongoing concern for many residents, and we appreciate your patience as we work toward a long-term solution. Management has been working with ATI, a company that can utilize the existing Badger meters installed at each unit to collect accurate usage data.

ATI will receive the monthly utility invoices from Waukesha Water Utility and compare them to the meter readings, allowing water charges to be calculated based on each unit's actual consumption. Once implemented, water usage invoices will be issued monthly to each homeowner.

Owner Concerns and Community Communication

Management has also been working closely with the city to address concerns that have been reported and to help prioritize community needs. While we appreciate the City's assistance, we encourage homeowners to direct concerns and maintenance requests to **milwaukee@sentrymgt.com** to allow valuable resources, expenses, and time to address the concerns rather than being allocated to the city.

By communicating directly with Management, concerns can be tracked more efficiently, addressed more quickly, and help ensure that Association resources are focused on resolving issues and improving the community.

Looking Ahead

The Board and Management Company remain committed to moving the community forward. Current efforts include finalizing the budget, obtaining proposals for projects planned for next year, addressing homeowner concerns, prioritizing necessary repairs, and identifying practical solutions that will benefit all owners.

We are also aware of several additional community matters that require attention, including plumbing concerns, parking violations, and property cleanup efforts. These items remain on our radar, and updates will be provided as progress is made.

We appreciate the time, dedication, and volunteer efforts of your Board members, who continue to work diligently alongside Management on behalf of the entire community.

Thank you for your patience, support, and commitment to making our community a great place to live. We value your input, ideas, and feedback, and we encourage everyone to work together toward solutions that enhance the appearance, functionality, and value of the community we all proudly call home.

Thank you,

Joseph Endemann
Community Association Manger
Sentry Management
c/o Sunset Homes Condominiums Board of Directors