RULES/GUIDELINES for TAMARACK VILLAGE CONDOMINIUMS
December 1, 2025

CONTACTS:
Victoria Fox: Elite Properties, Inc.
Website: https://www.eliteprop.org
Phone: 262-373-1777
E-Mail: vfox@eliteprop.org
Homeowner Login: https://elitepropertiesinc.appfolio.com/connect/users/sign_in

CONDO BOARD:

Sue Jeskewitz, President	414-659-3037	suejess931@gmail.com
Collette Christensen, Vice President	262-993-8283	collettejean13@gmail.com
Linda Zylka, Secretary	414-678-8829	cillaalso@aol.com
Michael Bloedorn, Treasurer	262-293-9397	lmbloedorn@twc.com
Jeff Surges, Sergeant at Arms	262-293-9653	jsurges6@wi.rr.com

GENERAL INFORMATION
Anything outside the unit is the responsibility of the association and anything inside the unit is the responsibility of the owner.

1. For all repairs/maintenance work, either email, or call, the Property Manager at Elite Properties, Inc. or open a Maintenance Request online via the Homeowner Login (see above under CONTACTS).

2. Your condo Board meets monthly to handle Condo business. Residents are invited to attend. Check with a Board Member as to date, time, location, and call Elite Properties, Inc. to place an item on the agenda.

3. Periodically, representatives from the Condo Board/Maintenance Committee will do an outside inspection of all buildings to identify needs for repairs or maintenance that may not have been reported.

4. Once a year, a roofing company does an inspection of the roofs and determines if repairs need to be done. The roofing company cleans the unit gutters once a year.

5. Your Condo Board will approve and arrange to replace dead, damaged, or diseased trees and shrubs (unless planted by the unit owner). Unit owners may request a different replacement with the Board's approval; however, if there is a difference in cost, the resident will be responsible for the difference. The Board has a list of acceptable shrubs; however, if a shrub has been planted elsewhere in the association, owners can request approval from the Board for that plant.

6. Landscaping services and snow removal costs are the responsibility of the Condo association.

    a. Snow removal service begins at 1 inch. Salt will be applied on the driveways and sidewalks. After initial snow plowing, the owner may clear any drifting snow.
    b. Driveways will not be plowed or salted if vehicles are parked there, to avoid possible damage. The unit owner must clear their own area.
    c. If a resident needs to leave early in the morning, call our property management company to inform them 24 hours in advance.
7. If the locks are changed on your condo, please take a spare key to Member at Large in case there is an emergency at your unit.

8. Garbage: Tuesday weekly, Recycling: Early AM Tuesday by-weekly. Garbage and Recycling containers must be stored in garage. To avoid missing a pickup, place receptacles at the curb at least 3 feet apart.

Rules:

1. Nothing can be screwed or anchored to the exterior of the building.

2. Painting the outside of the front door (excluding the screen door) and service door of the garage is the owner's responsibility. They must be the same color. Owners have a choice of 4 approved colors. Any questions on that, contact the Architectural Committee. For color consistency, painting the exterior of the overhead garage door is the Association's responsibility. Any other maintenance or repair or replacement of the overhead garage door is the owner's responsibility. If an owner decides to paint any door, they must follow the respective guidelines for that painting project. They should get approval from the Architectural Committee who will forward it to the Board.

3. No planting of shrubs or trees is allowed without approval of the Board. Owners purchasing their own plants - According to our property manager, if an owner puts in an approved plant at their own expense, the landscaping company will maintain it.

4. Do not install HDTV antennas or roof vents. Dishes must not be attached to the exterior; they must be placed on a pole near the home and positioned to avoid interference with lawn mowing.

5. To avoid over application of fertilizer do not apply to shrubs, trees, or lawn.

6. Report any broken, dead, or diseased trees or shrubs to Elite Properties, Inc.; do not remove them.

7. Report any damage to concrete surfaces, patios, and sidewalks to Elite Properties, Inc.

8. Rummage sales and Estate sales must be approved by the Board.

9. The Board must approve all replacements or additions of outside screen doors, French doors, front and side doors and windows. The frame around a window or door, whether inside or outside is the owner's responsibility to maintain, repair or replace. The exterior trim around a window or door is the Association's responsibility to maintain, repair or replace. Installing new windows – Replacement of the windows is the owner's responsibility. Prior to starting the project, approval must be requested, by the owner, from the Architectural Committee (who will forward it to the Board). Specs must be submitted to the Architectural Committee when contacting the vendor. The Board recommends casement windows. The windows should be the same style in the same building. The windows should be the same size and design as what is being taken out. The color must match what's already on the building. Double hung windows are not permitted. The garage window must look the same as the rest of the house with trim down the middle of the window. If owners don't get a new garage window they could paint the trim to match the color of the other windows' trim.

10. If an owner wants to replace their mailbox for decoration purposes, it is the owner's responsibility. If the mailbox or mailbox post is damaged the Association will be responsible for maintenance, repair or replacement. The Board has approved magnetic covers for the mailboxes.

11. All work outside must have approval by the condo Board to ensure that the work meets the specifications of Tamarack Village.

12. Flagpoles, signs and garden art must be placed in gravel areas to avoid interference with lawn mowing.

13. IN ORDER TO REDUCE THE POTENTIAL OF A FIRE, open flame cooking devices, charcoal burners, LP gas grills and outdoor fireplaces ARE NOT ALLOWED WITHIN 10 FEET OF ANY BUILDING, near a combustible structure, in an enclosed area such as a garage, or under an overhang.

14. Animals: A unit owner may have up to (2) dogs or indoor cats. A domesticated bird or a fresh or tropical fish aquarium is also permitted. All animals shall be kept in accordance with Chapter 14 of the Village of Menomonee Falls Code of Ordinances. Refer to the 2024 Amended and Restated Tamarack By-Laws in Article 7, 7.3 (g) for further details.

15. Homeowners are responsible for all pest control inside and outside their unit. Tamarack Village Association will not be responsible for critter control as of May 1, 2023. Contact a critter control company to manage rodents etc. in your home.

16. A broken exterior pipe that is part of the sump pump is the Association's responsibility to maintain, repair or replace.

17. Feeding the birds is allowed in Tamarack Village with the condition that owners keep the feeder and area around it neat and tidy. All stored seed must be kept in a metal container with tight fitting cover in your garage, not your basement. Any owner not following this rule may be asked to remove their feeder permanently.

18. Normal sized patio is the Association's responsibility. Any extension of this patio is the owner's responsibility.

19. Replace outside light bulbs with similar voltage; do not exceed fixture limits which are indicated inside each fixture. It is the owner's responsibility to replace the light bulbs in the exterior fixtures.

20. All windows within a Unit open to exterior view shall be either uncovered or treated with draperies or curtains properly hung on drapery or curtain rods, shades and/or window blinds. For purposes of uniformity of exterior appearance, the Association may from time to time determine and specify the type, quality, and appearance of draperies and window treatments which shall be visible from the exterior of the Unit. With respect to installation of awnings, sunshades, screen doors and other minor installations exterior to any condominium Unit, the prior written approval of the Board shall be exercised with a view to promoting uniformity.

21. No owner may keep or store, or permit to be kept or stored a junked, inoperative, or unlicensed vehicle on any portion of the Common Elements or Limited Common Elements, including but not limited to all driveways.

22. In order to keep residents current, changes to the Guidelines will be posted on AppFolio as they come up. The updated Guidelines will be dated and sent in a mass email once a year, sometime after the June Annual meeting. The document will be sent through snail mail to those without computer access.

(Additional Rules and Regulations may be found in the By- Laws.)

SUGGESTIONS FOR ASSOCIATION RESIDENTS:

1. Look outside for small openings around vents, pipes, outlets etc. and contact Elite Properties, Inc. for sealing.

2. Please leave your water on so that your landscaper can water new plants, trees and lawn seed for the first watering. Water shrubs, trees and grass when needed.

3. Plant flowers in pots before placing them in or on stone areas.

4. Spray for bees and ants.

5. Remove debris from window wells and weeds from stone areas.

6. Cover window wells. This will help keep your basement dry and cause less strain on your sump pump.

7. Turn off outside water in the fall (at the hose bibs or at the second water meter) and drain/open outside faucet.

8. Inspect sump pump float and toilet floats monthly to insure they are working properly.

9. Change your furnace filter at least every six months.

10. Lubricate your garage door using a silicone or Teflon product.

11. Clean out dryer vents annually.

12. There is no heat vent in the laundry room. Below zero temperatures can cause pipes to freeze. Recommendation is to leave your laundry room door open and utility sink door open during these conditions.