

Executive Summary (07/12/2026)

The purpose of the Executive Summary is to highlight essential information about the condominium for prospective buyers.

The goal of the Executive Summary is to provide information in clear, plain language or to provide specific references to the condominium documents where the topics are addressed. A copy of the Executive Summary is distributed to each unit owner on a periodic basis.

Caution:

Read it thoroughly, it will answer frequent questions, and supply some of the information that a buyer should consider when contemplating the purchase of any condominium unit. The Executive Summary does not replace a buyer's review of the condominium declaration, bylaws, or other condominium disclosure materials. **It is not a substitute for a professional legal review of the condominium documents.**

Executive Summary Legal Requirements Per Wis. Stat. 703.33 (1m)

The Summary must appear in the condominium disclosure material along with the real estate condition report (**RECR: Report prepared by the seller disclosing the condition of the property**) **this is required under Wisconsin law and is mandatory in any transactions scheduled to close after June 1, 2006. This information is better to give to the prospective buyer before an offer to purchase is written.**

Seller should:

1. Make sure that the materials delivered to a buyer are up-to-date.
2. Provide the buyer, **at the seller's expense**, the condominium disclosure materials no later than 15 days before closing. Wis. Stat 703.20 (2)
3. The association must furnish the seller with the required disclosure materials within 10 days of the seller's request.
4. Make sure that the buyer receives a book Entitled **"The Dalles Condominium Association"** from you (the Seller) or your Real estate Agent.

The following Executive Summary: was last revised **10/24/2024**, and newly updated **07/12/2026**.

1. It was completed based on a current set of the condominium disclosure material.
2. Obtaining a current copy of the condominium disclosure materials will help to avoid the legal issues that may arise if the seller gives the buyer an incomplete or outdated set of documents.

The Dalles is a corporation consisting of 32 units in 2 buildings. (12 units in Phase I and 20 in Phase II).

Condominium Name: The Dalles Condominiums

Location: Main St. Menomonee Falls, WI 53051

For More Information contact:

President: Duane Wesenberg email: dwesenberg@wi.rr.com

Responsibilities that come with the purchase of a Dalles Condo

Our property is 35 years old and has had major improvements done recently.

1. The update Second Amended and Restated Declarations and By Laws for the Dalles Condominium Association were approved by the owners on August 15, 2023. The documents were registered on November 2, 2023 with Waukesha County, WI Register of Deeds. Printed copies of Declaration and By-laws are \$60.00.
2. The Phase II building **installed new carpeting in April, 2024** in common areas.
3. The **Phase II Balcony Project** installed new composite boards flooring and new railings **January, 2024.**
4. Our common area **parking lot** has been updated with new concrete and asphalt, June, 2023. And was recently sealed in August, 2024.
5. The **Phase II new ramp, stairs and railing** has been updated with new concrete, stone work repair, and railing in 2021/22.
6. The Phase II installed **new Garage Ventilation System in 2019.**
7. Phase I had **new Roof/Gutters/Skylights** project completed **8/2025.**
8. **Phase I and Phase II exterior painting was completed 8/2025.**

Some Expenses That are Common to Both Phase I and Phase II

- Accounting service, Office Supplies, Postage, Building Insurance, Funding Reserve Account.
- Basic Lawn Services (Grass Cutting/Weed Control, Special Lawn Services, Removal of Bad Trees
- Special Landscaping Services, Snow Removal, Pest Control
- Asphalt/Cement Maintenance/Replacement, Power Washing, and Striping
- Deck/Balcony Repair, Painting, and Integrity Inspection
- Repairs and Maintenance to Building's Exterior Surface, Painting, Soffit Repair
- Roof Repair/Replacement, Rain Gutter, and Down Spout Cleaning /Repair/Replacement
- Electric and Water Bill for the Common Areas

Expenses Common to Phase II

- Dryer Vent Cleaning, Ventilation Equipment Maintenance
- Replacement of all Common Area light Bulbs /Fixtures, electrical

- Yearly Elevator Inspections, Elevator Phone Bill, and Eventual Repair/Replacement
- Yearly and 5yr. fire Sprinkler inspection, Alarm, and Fire Extinguisher Inspections
- Replacement of Common Area Glass, Upkeep/Cleaning of Common Hall Area
- Electric Wall Heater Maintenance/Replacement
- Interior Building Update - Paint, flooring replacement
- Garage Door and floor maintenance

Homeowners Pay for all repairs and replacements on the inside of their Unit.

- **Phase I Monthly Assessments are \$275.00 for 2026.**
- **Phase II Monthly Assessments are \$300.00 for 2026.**
- Monthly Assessments go toward operating cost, property maintenance and fund the reserve.
- The Reserve Account monies are planned to pay for major repairs and replacements.
- If the Reserve Account is not adequate, owners will be assessed.
- **Monthly Dues** will be updated in December to address increases with costs based on operating budget. Yearly Monthly Dues are annually announced by December and are activated by January 1st of each year.

How is the Dalles Managed? Self-Managed/plus an outside accounting service.

What are the parking arrangements at The Dalles? Varies by Phase.

Are parking assignments reserved or designated on the plat or in the condominium documents?

All vehicles must be covered with insurance and up-to-date with State Registration.

Phase I – Yes. A single car garage is part of owner's unit. Parking lot has 16 unassigned spots for owners, residents and guests. You will find this on the building Plat located on the last pages of The Dalles Condominium Association Book.

Phase II - Yes. 20 owners have an assigned parking stall in the underground parking of the Phase II building. 6 underground parking spots are available for annual rental when available. Parking lot between buildings has 16 unassigned spots.

Where do visitors park? Visitors may park wherever parking is available on Main St., in our lot, or on the residential street behind the Dalles.

Are there restrictions and limitations on pets? As of 2024, we are allowing pets.

The Dalles allows One (1) Dog or (2) Cats per unit. Domestic birds in a cage and fish in a tank.

Prohibited Animals: livestock, poultry, ferrets, reptiles, or any exotic animals regardless of the number cannot be raised, kept, bred, or used for any commercial purpose anywhere in or on the Dalles property. The rest of the Dalles pet rules and Village pet rules will be available soon.

The property included with your unit: Common Elements & Limited Common Elements.

Common Elements: Property that all unit owners have access to.

Limited Common Elements: Property reserved for the exclusive use of one (1) or more, but less than all, of the Unit Owners.

Who is responsible for maintenance of the Common Elements and Limited Common Elements? The Board plans and contract services for common elements and some limited common areas.

How are repairs and replacements of Common Elements and Limited common elements funded? People hired by the Association maintain our property and are compensated using our monthly dues, special assessments, and our reserve fund. All unit owners are monetarily responsible for the common areas and limited common areas. Major projects are voted on by owners.

*****May I rent my condominium unit?** Yes, after one year of occupancy. The Board monitors the number of rentals to keep property insurance cost low.

Owners are required to carry personal property insurance for your unit.

Does this condominium have any special amenities (swimming pool etc.)? None.

May I alter my unit? You may do anything to the inside of your unit that doesn't compromise the soundness or safety of the building. Window and door replacements must be approved by the Architectural Committee.

May I enclose any limited common elements? No alterations are allowed without the Board's permission. For specific information about unit alterations and limited common element enclosures review **Declaration** pgs. 13 thru 17 In **The Dalles Community Condominium Association Book**.

What are the maintenance and repair responsibilities for my unit?

Refer to page 2 of this document for owner responsibilities.

This is your home, and you need to maintain everything located inside your unit. Which includes your windows and doors. You also own a percentage of all common and limited common areas and are responsible for their care.

Does the association maintain a reserve fund for the replacement of the common elements and limited common elements?

Note: A "Statutory Reserve Account" is a specific type of reserve account established under Wis. Stat. § 703.163 and is used to repair and replace the common elements in a residential condominium.

The association started to fund a separate reserve account in **(June 2018)**.

The current Phase I Reserve Fund balance is \$34,775.46 (05/2026).

The current Phase II Reserve Fund balance is \$112,741.30 (05/2026).

Past Assessments have been used to fund major projects.

Will repairs/replacements need additional Owner funding? Major projects, yes.

Can condominium material be amended in a way that might affect an owner's rights and responsibilities?

Wisconsin law allows the unit owners to amend the condominium declaration, bylaws, and other condominium documents if owners have the required number of votes to do so. Changes could alter legal rights and responsibilities regarding your condominium unit. Also, As WI. state Condominium laws change so will our responsibility to uphold them. Our Lawyer has updated our documentation In The Dalles Condominium Association Book and re-distributed in November, 2023.

Are there any future repairs or replacements needed? Yes

The following relates to Phase I and Phase II

1. A roofer has indicated that we will need to replace PHASE 2 in 2 to 3 years.
2. Rain gutters, fascia, and heat tape are monitored for maintenance or replacement.
3. Landscaping is monitored and are continually being updated.
4. The Board will be looking into hiring a firm to do a **Reserve Study** to help us budget yearly for future Repair and Replacement in the future.
5. Phase 2 Building Entrance stone and cement work is required for safety.

Does the board have the first right to purchase a unit? See Bylaws Article XIII Pg. 17
Board may purchase property, but Article doesn't say first right.

Does the association charge a fee in connection with a transfer of ownership of a unit and the amount of the fee: Yes, the seller must pay a \$500.00 transfer of ownership fee to the Dalles Condominium Association at closing.

Does the association charge a fee for providing disclosure materials, and the amount of the fee? They will do a fee for the reprinting of the original Dalles Condominium Association Book that was given to an owner when their property was first purchased. The amount of the fee will be whatever the printer charges the Association.

Prepared by: _____ **Title:** _____ **Date:** _____