



**Date & Time:** Wednesday, June 1, 2022 @5:30 pm  
**Subject:** Gardens at Swan Creek Board Meeting  
**Location:** Zoom Video Conference

1. Approve meeting minutes from prior meeting
2. Review follow-ups from last meeting
  - a. Riverstone Painting update (Kelley)
    1. Peter sent progress spreadsheet on 5.25.2022
  - b. 81-83 Tree work
    1. Peter had My Tree Guy evaluate whole property (bid attached)
  - c. Fitchburg Fire – no concerns regarding equipment & access (Peter)
  - d. Address #'s (Kristin)
3. New Business
  - a. Rental units / communications (Melissa)
  - b. Crack filling bid from Expert Concrete
  - c. Restriping lots
  - d. Property walk notes attached from 5.13.22
4. Financial Review
  - a. April 2022 review (Chuck)
5. Management Updates
  - a. Summary of work done in past month
    1. Cold patched drive
    2. Gutter repair (23)
    3. Ganshert landscape work completed
  - b. Resident issues/complaints
  - c. Sales since last meeting
    1. See attached
  - d. Work scheduled to be done before next meeting
    1. Garage Cleaning scheduled for 6/13
    2. Sprinkler re-charging – scheduling in process
    3. Ace – finish porch roof replacement (bld #4)
  - e. Bids in progress
    1. Ace – caulk around windows set brick
    2. High Point Masonry – Peter reviewed during walk through
6. Review annual checklist

Quote 6/1/2022

River Stone Painting LLC  
 riverstonepaints@gmail.com  
 608-628-8591



Kelley Still, Senior Condominium Mgr.  
 The Gardens at Swan Creek  
 1086 S. Gardens Way  
 2761-2799 Crinkle Root Dr. Fitchburg, WI 53711  
 Madison Property Mgmt. 608.251.8777



Start date June-July 2022

	AREA/ROOM - OUTSIDE BUMPABOUTS BLDG 1	COST
x	Wall Panel	
x	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
x	Paint - SW Emerald Paint Exterior	TBD
x	Rollers, Brushes, Tape, other	
x	Labor per unit (Supplies included except paint)	\$ 200.00

DESCRIPTION
Prep (wash, patch, sand) prime, bumpouts behind AC Unit
- Paint 2 coats
-Emerald Paint Exterior Sherwin-Williams
- 6 Units at Bldg 1 @ \$200 panel=\$1200

	AREA/ROOM -	COST
	Doors/Windows/Trim/Frames	
	Repairs/patching> large	
	Holes> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor per door (Supplies included except paint)	

DESCRIPTION
-------------

	AREA/ROOM	COST
	Doors/Windows/Trim	
	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor	

DESCRIPTION
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Interior paint jobs from River Stone Painting LLC come with a warranty good for 3 years which covers 100% of all workmanship including cracking, peeling, or chipping paint. The warranty from the paint manufacturers varies depending on the quality of the paint selected but is typically in the range of 2-8 years from purchase. This warranty excludes any damages caused by water leaks, fire, damage caused by the house shifting or structural damage. Each warranty claim is reviewed on a case by case basis to determine materials covered for remedial work.

MATERIALS	TBD
LABOR	\$ 1,200.00
SUBTOTAL	
*DEPOSIT 30%	-
TOTAL	

30% Deposit is due prior to start of the project. Check can be made to: River Stone Painting LLC

www.riverstonepaintingllc.com

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	AREA/ROOM - OUTSIDE BUMPOUTS BLDG 2	COST
x	Wall Panel	
x	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
x	Paint - SW Emerald Paint Exterior	TBD
x	Rollers, Brushes, Tape, other	
x	Labor per unit (Suplies included except paint)	\$ 200.00

DESCRIPTION
Prep (wash, patch, sand) prime, bumpouts behind AC Unit
- Paint 2 coats
-Emerald Paint Exterior Sherwin-Williams
- 6 Units at Bldg 2 @ \$200 panel=\$1200

	AREA/ROOM -	COST
	Doors/Windows/Trim/Frames	
	Repairs/patching> large	
	Holes> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor per door (Suplies included except paint)	

DESCRIPTION
-------------

	AREA/ROOM	COST
	Doors/Windows/Trim	
	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor	

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Start date June-July 2022

	AREA/ROOM - OUTSIDE BUMPABOUTS BLDG 3	COST
x	Wall Panel	
x	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
x	Paint - SW Emerald Paint Exterior	TBD
x	Rollers, Brushes, Tape, other	
x	Labor per unit (Supplies included except paint)	\$ 200.00

DESCRIPTION
Prep (wash, patch, sand) prime, bumpouts behind AC Unit
- Paint 2 coats
-Emerald Paint Exterior Sherwin-Williams
- 6 Units at Bldg 3 @ \$200 panel=\$1200

	AREA/ROOM -	COST
	Doors/Windows/Trim/Frames	
	Repairs/patching> large	
	Holes> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor per door (Supplies included except paint)	

DESCRIPTION
-------------

	AREA/ROOM	COST
	Doors/Windows/Trim	
	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor	

DESCRIPTION
-------------

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MATERIALS	TBD
LABOR	\$ 1,200.00
SUBTOTAL	
*DEPOSIT 30%	-
TOTAL	

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Start date June-July 2022

	AREA/ROOM - OUTSIDE BUMPOUTS BLDG 4	COST
x	Wall Panel	
x	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
x	Paint - SW Emerald Paint Exterior	TBD
x	Rollers, Brushes, Tape, other	
x	Labor per unit (Suplies included except paint)	\$ 200.00

DESCRIPTION
Prep (wash, patch, sand) prime, bumpouts behind AC Unit
- Paint 2 coats
-Emerald Paint Exterior Sherwin-Williams
- 6 Units at Bldg 4 @ \$200 panel=\$1200

	AREA/ROOM -	COST
	Doors/Windows/Trim/Frames	
	Repairs/patching> large	
	Holes> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor per door (Suplies included except paint)	

DESCRIPTION
-------------

	AREA/ROOM	COST
	Doors/Windows/Trim	
	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor	

DESCRIPTION
-------------

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MATERIALS	TBD
LABOR	\$ 1,200.00
SUBTOTAL	
*DEPOSIT 30%	-
TOTAL	

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Quote 6/1/2022

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Start date June-July 2022

	AREA/ROOM - OUTSIDE BUMPOUTS BLDG 5	COST
x	Wall Panel	
x	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
x	Paint - SW Emerald Paint Exterior	TBD
x	Rollers, Brushes, Tape, other	
x	Labor per unit (Suplies included except paint)	\$ 200.00

DESCRIPTION
Prep (wash, patch, sand) prime, bumpouts behind AC Unit
- Paint 2 coats
-Emerald Paint Exterior Sherwin-Williams
- 8 Units at Bldg # @ \$200 panel=\$1600
\$

	AREA/ROOM -	COST
	Doors/Windows/Trim/Frames	
	Repairs/patching> large	
	Holes> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor per door (Suplies included except paint)	

DESCRIPTION
-------------

	AREA/ROOM	COST
	Doors/Windows/Trim	
	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor	

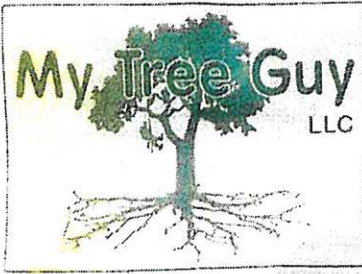
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MATERIALS	TBD
LABOR	\$ 1,600.00
SUBTOTAL	
*DEPOSIT 30%	-
TOTAL	

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www.riverstonepaintingllc.com



Make Check Payable To:  
 My Tree Guy, LLC  
 5420 Broken Bow Road  
 Sun Prairie, WI 53590

Eon Dinauer  
 ISA Certified Arborist  
 WI-8040A  
 608.358.7423  
 Edinauer@gmail.com  
 www.MyTreeGuy.com



TO *Madison Property Management*

ADDRESS *1202 Regent St  
 Madison, WI 53715*

PHONE NO., E-MAIL *Kelley Still - 251-8777*

DATE ORDERED *5-13-22* ORDER TAKEN BY *Eon*

JOB LOCATION *The Gardens*

JOB PHONE

MISCELLANEOUS

- #2781 - Dead Ash, Remove - \$60
- #86 - x2 Maples, Full Prune - \$450
- #76 - Maple, Full Prune - \$350
- #70 - Crab apple, BC, skirt - \$125
- #71 - skirt, prime ash - \$75
- #77 - Oak (Fall only), Full prime - \$150
- #81 - Crab Apple, lawn mower clearance - \$125
- #85 - Crab Apple, lawn mower clearance - \$50
- #87 - Maple, full prime - \$75
- #67 - Crab, skirt height - \$50
- #67 - Maple, full Prune - \$350
- #63 - Maple, Full Prune - \$75
- #51 - Maple, Full Prune - \$50
- #41 - Maple, Full Prune - \$30
- #47 - Maple, Full Prune - \$50
- #47 - Dying Pine, possibly Remove? - \$500
- #47 - Prune 2-3 Pines for lawn mower clearance, - \$150
- #27 - x3 crab apples, skirt height - \$250
- #27 - x2 bushes, BC - \$100
- (#25-13) - x3 crab apples, skirt height, clearance - \$275
- #11 - Maple, Full Prune - \$100

DESCRIPTION OF WORK	
• BC - Building Clearance	
• "skirt" height over ground	
• Full Prune - subordination	

LABOR	HRS	RATE	AMOUNT
All options -			4,365 <sup>00</sup>

DATE ORDERED

DATE COMPLETED

Bills unpaid are subject to a 5% late fee one month from completion date, and every month after until paid in full.

CUSTOMER APPROVAL SIGNATURE

X

TOTAL LABOR	
TOTAL MATERIALS	
DISCOUNT	
SUBTOTAL	
TAX	
TOTAL DUE	

JOB INVOICE

White - Customer • Yellow - Office

(19-20) 23 (with gift) gift done by Mrs. Feb - \$250

1924 - Apple, Full Price - \$200

1925 - 279 - 2795 - Home Utilities, Ins., phone - \$100

1926 - Apple, Full Price - \$200

1927 - Apple, Full Price - \$200



Peter,

Sorry I didn't get to this before the weekend.

There is a bigger pine removal that was requested by one of the owners while I was walking the proper, it is starting to decline, but not an emergency by any means.

If people aren't concerned about some of the bushes and smaller trees skirt height or clearance for lawn mowers then that could be done later.

Most of the estimate is the many maples with poor overgrown structure, the sooner they get some corrective pruning the better the chances of them being viable longer into the future, personally I would make that the priority knowing the statistics of failure rate with or without the corrective pruning.

Ideally, we would like to start this train pruning when they are even younger, but they are not past the point of no return yet fortunately.

Let me know if you have any other specific questions.

Thank you,

Eon



# EXPERT CONCRETE CARE LLC.

## Estimate

Sealing – Epoxy Coating – Coloring – Crack-filling

Jacob Jankowski - President

Phone: (608) 712-3090

Address: 5816 County Rd K, Waunakee, WI. 53597

Web: [www.expertconcretecare.com](http://www.expertconcretecare.com)

E-mail: [jacob@expertconcretecare.com](mailto:jacob@expertconcretecare.com)

Name / Address Kelley Still  
Madison Property Management  
1202 Regent St.  
Madison, WI 53715

E-mail [kelleys@madisonproperty.com](mailto:kelleys@madisonproperty.com)

Rep

Phone 608-237-7674

PROJECT ADDRESS: 30 S Gardens Way  
Fitchburg, WI 53711

Estimate # 22140

Date 5/13/2022

Description	Qty	Total
see attached sheet for breakdown		
Mileage & Travel expense to and from jobs. Discount applied for less actual mobilizations. Additional Mobilizations will be billed at \$.55 Per mile.	1 48	1,731.00 28.08

This is a proposal for the services named above, subject to the conditions noted below. Unless noted otherwise the unit prices above are based the entire lump sum, any modifications above may result in unit cost modifications.

**Total** \$1,759.08

Conditions: Customer agrees to provide electrical and water access to ECC, if operations require it. Expert Concrete Care will make the most accurate quote possible; however certain circumstances may rarely change final cost. If additional cost is associated with the job, the customer will be subject to pay final cost. If additional costs are not paid, customer will be subject to legal consequences. ECC can only honor this price for 30 days after quote date. Excessive surveillance by the customer may result in lost productivity by ECC, if this occurs ECC reserves the right to bill an hourly rate for time lost resulting from this.

Limited Warranty: All materials are guaranteed to be as specified. Expert Concrete Care LLC. agrees to correct any faulty labor for a period of 6 months. Materials needed to correct for such defective labor will be at no cost to the customer. This is Expert Concrete Care LLC.'s sole and exclusive workmanship warranty. The customer's sole remedy for any defect materials (including labor and supplies necessary to repair or replace defective materials) shall be to the manufacturer's warranty and is strictly with the manufacturer, not with Expert Concrete Care. Expert Concrete Care shall have no obligation to perform under this warranty unless paid in full on this contract and provided actual notice and opportunity to perform its warranty repair obligations, during warranty period. THE EXPRESS LIMITED WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY, HABITABILITY, OR FITNESS FOR PARTICULAR USE OR PURPOSE

Payment, Interest, and Collection: Payment is due in full within 7 business days for homeowners, and 15 days for contractors, of date billed. Billing will occur upon completion. Any unpaid bill will incur a 1.5% compounding penalty interest each month until paid in full. This penalty is at the discretion of ECC. Customer further agrees to pay Expert Concrete Care LLC.'s actual witness and attorney fees or for any dispute relating to this transaction. Payments on overdue accounts are applied first to costs of collection, then to interest, then to principal.

Epoxy Disclaimer: When applying an epoxy coating to a floor, it is crucial a concrete surface does not have a vapor drive. ECC can test any floor at the request & expense of the customer which appear not to have a vapor barrier for a vapor drive. If a vapor drive does exist ECC LLC. will require a signature prior to installation of an epoxy floor. Due to the risk of a vapor transmission existing after testing, ECC LLC. and our suppliers require a sign off for all epoxy products used in floors without vapor barriers. If a vapor drive of less than 5 lbs. exists product should perform normally. In rare instances moisture may reduce the bond between a coating and the concrete, causing a floor to fail. While this is not common we do require a signature of understanding. Concrete may also expand and contract due to the harsh temperatures concrete floors in Wisconsin endure. Due to the nature of concrete ECC LLC and our product manufacturers cannot guarantee that a floor will not crack and move with a concrete slab. Although rare instances can exist where the coating will crack in concrete control joints. The below signed understands the inherent risk of applying a coating to a floor. Customer understands ECC LLC. has made all necessary efforts to make customer aware of these concerns and require this document be signed prior to installing any floor. Customer has no right to exercise legal action against Expert Concrete Care LLC. for a floor which shows damage due to moisture. ECC LLC. will assume no responsibility for coatings which do not perform normally due to a moisture or expansion/contraction related issue.

Sealing Disclaimer: Expert Concrete Care LLC. will take all precautions necessary to insure a surface is ready for sealing operations. This includes water penetration testing, spot treatments, or pressure washing the substrate, ECC reserves the right to do any combination of tests to insure a quality seal job is completed. In rare circumstances particularly with some newer concrete slabs an undetectable amount of cure and seal may exist on the surface. In some cases this may cause temporary yellowing. ECC's sole and only remedy to this is to allow it to wear to normal color over a period of a few years. If a customer wants the sealer removed due to discoloration this service can be provided at an additional fee.

Chemical Use Disclaimer: Expert Concrete Care LLC. performs many services which require the use of chemicals to complete. Some of these chemicals can become harmful to children, pets, and plant life. Customer is subject to ask about risks associated with a particular service if there is one associated with the work being performed. ECC will provide an SDS sheet to any individual who is interested. In high traffic areas ECC provides caution tape to mark off areas with uncured chemicals present. When working with products that may harm plant life customer understands that by receiving the named service they are the sole responsible party for any damages to plants. ECC is under no circumstances required to replant, repair, or replace any plant

Acceptance: Customer understands that by signing this contract and/or receiving the above specified work pursuant to this contract, the customer accepts all terms set forth above. When accepted this contract becomes the parties' full, final and only contract. Any oral representations made during prior negotiations or jobs not embodied in this bill, are not intended to be part of our contract, can no longer be relied on, and are not binding.

Acceptance of this proposal by Customer shall be acceptance of all terms and conditions.

All credit card payments will be billed 3.5% after the payment unless the invoice already includes a credit card charge.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Visit our website: [www.expertconcretecare.com](http://www.expertconcretecare.com)





The Gardens

Site Tour with Kristen, Chuck, Melissa, and Peter

05/13/2022

Explained scope of High Point Masonry needs.

Mulch – currently every two (2) years but maybe go annually? (Especially around little trees.)

#27 has a tree touching the building.

Why is grass not mowed around the retention pond?

#85 / #87 – plaster vs. insulation on bottom of building.

- 3" of insulation or less showing? Cover with mulch?
- 12" of insulation or more? Remove Insulation?
- "What about the 4" – 11"?" No answer.

#81 – tree along bike path could poke out someone's eye.

Is there a rule or bylaw that explains which annual or perennial's owners can plant?

Mailboxes should be on trapezoidal concrete slabs. Re: car's driving up ruin grass.

- When entry drive is cold patched, can some cold patch be laid to make the concrete slabs trapezoidal?

The drain tile between Bldg.'s 3 and 4 (outside of 2791) clogs!

Dryer Vents outside Bldg. 2 have their "spikes" falling off.

We would like to consider having a weekly maintenance guy to pick up trash, weed, etc...

"Where should the Dog Stations be placed?"

Can the buildings be "spot pressure washed", i.e. area between #15 and #17?

# Balance Sheet

Property: The Gardens at Swan Creek  
As of 04/30/22 (accrual basis)

## ASSETS

### Bank

1100 Cash in Checking	
11594 GARD - Checking	23,544.20
1100 Total Cash in Checking	<u>23,544.20</u>

### 1128 Money Market

112802 Park Money Market	194,050.07
1128 Total Money Market	<u>194,050.07</u>

Total Bank 217,594.27

### Accounts Receivable

1230 Fees Receivable	1,536.16
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Total Accounts Receivable 1,536.16

**TOTAL ASSETS** 219,130.43

## LIABILITIES & EQUITY

### Liabilities

#### Accounts Payable

2100 Accounts Payable	2,098.32
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Total Accounts Payable 2,098.32

#### Other Current Liability

2230 Prepaid Fees	6,313.77
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Total Other Current Liability 6,313.77

#### Long Term Liability

2245 Certaineed - Future Siding Replace	281.99
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Total Long Term Liability 281.99

**Total Liabilities** 8,694.08

### Equity

3100 Retained Earnings	210,073.22
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3999 Net Income	363.13
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**Total Equity** 210,436.35

**TOTAL LIABILITIES & EQUITY** 219,130.43

# Profit & Loss MTD Comparison

Property: The Gardens at Swan Creek  
01/01/22 - 04/30/22 (accrual basis)

	Month to Date 04/01/22 - 04/30/22	01/01/22 - 04/30/22
<b>INCOME</b>		
4105 Condominium Income		
410501 Condo Fees	20,700.00	82,800.00
410504 New Owner Fees	0.00	450.00
4105 Total Condominium Income	20,700.00	83,250.00
4300 Late Fee/NSF Income	50.00	185.00
4650 Interest Income	7.62	31.58
<b>TOTAL INCOME</b>	<b>20,757.62</b>	<b>83,466.58</b>
<b>EXPENSE</b>		
5175 Cleaning		
517502 Apt/Bldg Cleaning - Other	79.13	316.52
517507 Vent Cleaning	0.00	5,520.00
5175 Total Cleaning	79.13	5,836.52
5180 Condo Fees	0.00	24.00
5200 Fire Prevention		
520002 Sprinkler Inspections/Repairs	0.00	2,058.75
5200 Total Fire Prevention	0.00	2,058.75
5301 Grounds Care - Other		
530104 Snow Removal	525.00	28,973.05
530110 Lawn Care Contract	2,695.53	2,695.53
5301 Total Grounds Care - Other	3,220.53	31,668.58
5350 Insurance	2,664.77	10,498.67
5400 Legal/Professional	0.00	140.00
5424 Licenses/Fees		
542401 Online Pmt Fees	0.00	73.40
5424 Total Licenses/Fees	0.00	73.40
5500 Management Fees	1,978.00	7,912.00
5600 Pest Control	228.00	456.00
5700 Repairs & Maintenance - MPM		
570005 General Repairs	69.30	144.45
570007 Inspections	132.00	397.05
570010 Plumbing Repairs	0.00	198.00
5700 Total Repairs & Maintenance - MPM	201.30	739.50
5712 Nonrecurring Project Expense	0.00	3,678.40
5725 Supplies & Materials		
572502 Supplies & Materials - Other	6.32	377.66
5725 Total Supplies & Materials	6.32	377.66
5765 Trash Removal	1,412.37	6,289.41
5775 Utilities		
577501 Electric	381.87	1,425.40
577507 Water & Sewer	1,963.03	3,921.16
5775 Total Utilities	2,344.90	5,346.56
<b>TOTAL EXPENSE</b>	<b>12,135.32</b>	<b>75,099.45</b>
<b>NOI</b>	<b>8,622.30</b>	<b>8,367.13</b>
<b>NON OPERATING EXPENSE</b>		
6150 Reserve Expense	0.00	8,004.00

	Month to Date	
	04/01/22 - 04/30/22	01/01/22 - 04/30/22
<b>TOTAL NON OPERATING EXPENSE</b>	<u>0.00</u>	<u>8,004.00</u>
<b>NET INCOME</b>	<u>8,622.30</u>	<u>363.13</u>

**NET INCOME SUMMARY**

Income	20,757.62	83,466.58
Expense	<u>-12,135.32</u>	<u>-75,099.45</u>
Net Operating Income	8,622.30	8,367.13
Non Operating Expense	<u>0.00</u>	<u>-8,004.00</u>
<b>NET INCOME</b>	<u><u>8,622.30</u></u>	<u><u>363.13</u></u>

**TOTAL**

**HIGH LOW AVG MED**

LISTING COUNT: 4

DAYS ON MARKET: 35 3 19 19

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	\$283,000	\$269,000	\$275,450	\$274,900	\$1,101,800
SOLD PRICE:	\$265,000	\$265,000	\$265,000	\$265,000	\$265,000

PicCount	MLS #	Status	Class	Address	Unit #	Location	Price	Beds	Full Baths	Half Baths	FinSqFt
38	1923068	Sold	Condo	2787 Crinkle Root Dr		FITCHBURG - C	\$265,000	3	2	1	1,848
50	1932716	Offer-Show	Condo	38 S Gardens Way		FITCHBURG - C	\$269,000	3	2	1	1,848
44	1932873	Offer-No Show	Condo	41 S Gardens Way		FITCHBURG - C	\$279,900	3	2	1	1,683
43	1933006	Offer-No Show	Condo	27 S Gardens Way		FITCHBURG - C	\$283,000	3	2	1	1,848





[Virtual Tour](#)

[Video Tour](#)

**1923068**      **Sold**      **Condo**      **Price: \$269,900**  
**2787 Crinkle Root Dr**      #      **City** Fitchburg      W19  
**Fitchburg WI 53711**      **County:** Dane  
**Project:** Gardens at Swan Creek

-----  
**Bedrooms:** 3      **Est Above Grade SqFt:** 1,672  
**Full Baths** 2      **Part/All Below Grd SqFt:** 176  
**Half Baths:** 1      **Est Total Finished SqFt:** 1,848 Assessor  
**Floor:** 1      **Year Built:** 2004 Assessor  
**Units in Building:** 20      **Condo Fee:** \$ 230

[Open House Info](#)

**Click M for Map:**  
**Documents (if any):**  
**Calculate Payment:**  
**USPS Zip Report:**  
**Show Date:**



S on Fish Hatchery, L on E Cheryl Pkwy, R on Crinkle Root to next R into parking lot.

						<b>Baths</b>	
						<b>Full</b>	<b>Half</b>
<b>Living/Great:</b> M	15x17	<b>Primary Bedrm:</b> U	12x13	<b>In Unit Laundry:</b> U	4x3	<b>Upper:</b>	2 0
<b>Formal Dining:</b> M	10x9	<b>2nd Bedroom:</b> U	10x13			<b>Main:</b>	0 1
<b>Dining Area:</b>		<b>3rd Bedroom:</b> U	12x12			<b>Lower:</b>	0 0
<b>Kitchen:</b> M	10x9	<b>4th Bedroom:</b>					
<b>Family Room:</b>							

**School District:** Madison      **Elementary:** Leopold      **Middle:** Cherokee Heights      **High:** West

**Parcel #:** 0609-113-0506-2      **Zoning:** PUDSIP      **Units in Assoc:** 92  
**Builder:**      **Net Taxes:** \$ 4,391 / 2020      **Proposed Units:** 92

<b>Type</b>	Townhouse-2 Story	<b>Exterior</b>	Vinyl, Brick, Stone
<b>Primary Bed Bath</b>	Full, Walk-in Shower	<b>Fuel</b>	Natural gas
<b>Kitchen Features</b>	Breakfast bar, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	<b>Heating/Cooling</b>	Forced air, Central air
<b>Fireplace</b>	Gas, 1 fireplace	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Basement/Unit</b>	Partial, Poured concrete foundatn	<b>Barrier-free</b>	Stall shower, Level drive, Level lot, Low pile or no carpeting
<b>Parking/Unit</b>	2 car Garage, Attached, Opener inc	<b>Terms/Misc.</b>	Cats OK, Dogs OK
<b>Condo Mgmt</b>	Professional offsite	<b>Lake/River</b>	
<b>Fee Includes</b>	Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund, Lawn maintenance		

**Interior Features** Wood or sim. wood floors, Walk-in closet(s), Vaulted ceiling, Washer, Dryer, Water softener included, Cable/Satellite Available, At Least 1 tub, Internet - Cable  
**Exterior Features** Private Entry, Deck/Balcony  
**Common Amenities** Common Green Space, Close to busline

**Included:** Range/Oven, Refrigerator, Dishwasher, Microwave, Washer/Dryer, Water Softener, Garage Remote

**Excluded:** Seller's Personal Possessions

Great Private Entry, Private Garage. Courtyard facing unit with lots of light. Great condition. Private deck. Warm and Welcoming family room with 3 sided Gas Fireplace, Kitchen and Dining area on Main Floor. Huge Primary Suite on top floor with private bath. 2 large bedrooms with Full Bath and Laundry on 2nd Floor. New Carpet being installed in LL staircase. \$2500 credit for carpet replacement upstairs. Oversized Garage! Dishwasher 2020, W&D 2019, Disposal & H2O 2018

**Sold Price:** \$265,000      **Seller Concessions** 2500.00      **Closing Date:** 1/6/2022

*This information provided courtesy of:* Keller Williams Realty

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[Video Tour](#)

**1932716 Offer-Show Condo Price: \$269,000**  
**38 S Gardens Way # City Fitchburg W19**  
**Fitchburg WI 53711 County: Dane**  
**Project: Gardens at Swan Creek**

**Bedrooms:** 3 **Est Above Grade SqFt:** 1,672  
**Full Baths:** 2 **Part/All Below Grd SqFt:** 176  
**Half Baths:** 1 **Est Total Finished SqFt:** 1,848 Assessor  
**Floor:** 1 **Year Built:** 2004 Assessor  
**Units in Building:** 18 **Condo Fee:** \$ 225

[Open House Info](#)

**Click M for Map:**  
**Documents (if any):**  
**Calculate Payment:**  
**USPS Zip Report:**  
**Show Date:**



Hwy 18 S, right on Lacy Rd, right on E. Cheryl Parkway, Left onto S. Gardens Way. First building on the left. Walk down sidewalk back of building.

<b>Living/Great:</b> M 16x18	<b>Primary Bedrm:</b> U 14x16	<b>In Unit Laundry:</b> U	<b>Baths</b>	
<b>Formal Dining:</b> M 11x10	<b>2nd Bedroom:</b> U 12x12		<b>Full</b>	<b>Half</b>
<b>Dining Area:</b>	<b>3rd Bedroom:</b> U 14x10		<b>Upper:</b> 2	0
<b>Kitchen:</b> M 11x10	<b>4th Bedroom:</b>		<b>Main:</b> 0	1
<b>Family Room:</b>			<b>Lower:</b> 0	0

**School District:** Madison **Elementary:** Leopold **Middle:** Cherokee Heights **High:** West

**Parcel #:** 0609-113-0438-2 **Zoning:** PUDSIP **Units in Assoc:** 92  
**Builder:** **Net Taxes:** \$ 4,584 / 2021 **Proposed Units:** 92

<b>Type</b> Townhouse-2 Story	<b>Exterior</b> Vinyl, Brick
<b>Primary Bed Bath</b> Full	<b>Fuel</b> Natural gas
<b>Kitchen Features</b> Breakfast bar, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	<b>Heating/Cooling</b> Forced air, Central air
<b>Fireplace</b> Gas, 1 fireplace	<b>Water/Waste</b> Municipal water, Municipal sewer
<b>Basement/Unit</b> None	<b>Barrier-free</b> Open floor plan, Stall shower
<b>Parking/Unit</b> 2 car Garage, Attached, Opener inc	<b>Terms/Misc.</b> Cats OK, Dogs OK, Rental Allowed, Zoned Multi Family, Pets-Number Limit, Dog Size Limit, Breed Restrictions
<b>Condo Mgmt</b> Professional offsite	<b>Lake/River</b>
<b>Fee Includes</b> Parking, Trash removal, Common area maintenance, Common area insurance, Recreation facility, Reserve fund, Lawn maintenance	
<b>Interior Features</b> Wood or sim. wood floors, Walk-in closet(s), Washer, Dryer, Water softener included, Cable/Satellite Available, At Least 1 tub, Internet - Cable	
<b>Exterior Features</b> Private Entry, Deck/Balcony	
<b>Common Amenities</b> Common Green Space	

**Included:** Refrigerator, dishwasher, range/oven, microwave, washer, dryer, disposal.

**Excluded:** Seller's personal property.

Well maintained south facing townhome consisting of three floors to provide you plenty of living space. Front porch overlooking the courtyard and a back deck off the kitchen for you to enjoy the outside. Three sided gas fireplace splits the living room and dining area/kitchen, but provides an open concept. Kitchen offers stainless steel appliances and cherry cabinets. Laminated wood floors run throughout the first floor and carpet on the second and third floors. Laundry located on same floor as 2 bedrooms with the third bedroom located on the third floor that can be used for a primary bedroom or large office. Third floor door to bathroom to be replaced prior to closing. A/C and microwave new 2022. Hot water heater and Washer & Dryer new 2021.

**Sold Price:** **Seller Concessions** **Closing Date:**

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**1932873 Offer-No Show Condo Price: \$279,900**  
**41 S Gardens Way # City Fitchburg WI 9**  
**Madison WI 53711 County: Dane**  
**Project: Gardens at Swan Creek**

**Bedrooms:** 3 **Est Above Grade SqFt:** 1,613  
**Full Baths:** 2 **Part/All Below Grd SqFt:** 70  
**Half Baths:** 1 **Est Total Finished SqFt:** 1,683 Seller  
**Floor:** 1 **Year Built:** 2004 Seller  
**Units in Building:** 92 **Condo Fee:** \$ 225

[Open House Info](#)

**Click M for Map:**   
**Documents (if any):**   
**Calculate Payment:**   
**USPS Zip Report:**   
**Show Date:** 5/6/2022

Fish Hatchery Rd south to E Cheryl Pkwy, drive east to S. Gardens Way

<b>Living/Great:</b> M 17x15	<b>Primary Bedrm:</b> U 13x13	<b>In Unit Laundry:</b> U 13x12	<b>Baths</b>	
<b>Formal Dining:</b> M 10x09	<b>2nd Bedroom:</b> U 13x10	<b>Loft</b> U 13x12	<b>Full</b>	<b>Half</b>
<b>Dining Area:</b>	<b>3rd Bedroom:</b> U 13x12		<b>Upper:</b> 2	0
<b>Kitchen:</b> M 10x09	<b>4th Bedroom:</b>		<b>Main:</b> 0	1
<b>Family Room:</b>			<b>Lower:</b> 0	0

**School District:** Madison **Elementary:** Leopold **Middle:** Cherokee Heights **High:** West

**Parcel #:** 0609-113-0362-2 **Zoning:** RES **Units in Assoc:** 92  
**Builder:** **Net Taxes:** \$ 4,334 / 2021 **Proposed Units:** 92

<b>Type</b>	Townhouse-2 Story	<b>Exterior</b>	Vinyl, Brick
<b>Primary Bed Bath</b>	None	<b>Fuel</b>	Natural gas
<b>Kitchen Features</b>	Breakfast bar, Range/Oven, Refrigerator, Dishwasher, Microwave	<b>Heating/Cooling</b>	Forced air
<b>Fireplace</b>	Gas	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Basement/Unit</b>	Partial, Partially finished, Poured concrete foundatn	<b>Terms/Misc.</b>	Cats OK, Dogs OK, Dog Size Limit
<b>Parking/Unit</b>	2 car Garage, Attached, Opener inc	<b>Lake/River</b>	
<b>Condo Mgmt</b>	Professional offsite		
<b>Fee Includes</b>	Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund		
<b>Interior Features</b>	Wood or sim. wood floors, Walk-in closet(s), Vaulted ceiling, Washer, Dryer, Water softener included, Cable/Satellite Available, At Least 1 tub		
<b>Exterior Features</b>	Private Entry, Deck/Balcony		
<b>Common Amenities</b>	Common Green Space		

**Included:**

**Excluded:**

New Listing! Showings start Friday, May 6. You'll love this tastefully decorated, well-maintained townhome located in the Gardens of Swan Creek. 2 bedrooms, plus loft (3rd bedroom) and 2.5 baths with a private entrance, deck, and 2 car garage. Swan Creek is easily accessible from West, East or downtown. Located on the Capital City State Bike Trail. Nearby parks, walking trails, bus line, shopping, farmers market, restaurants and now a new Kwik Trip opening one block away!

**Sold Price:** **Seller Concessions** **Closing Date:**

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**1933006 Offer-No Show Condo Price: \$283,000**  
**27 S Gardens Way # City Fitchburg W19**  
**Fitchburg WI 53711 County: Dane**  
**Project: Gardens at Swan Creek**

**Bedrooms:** 3 **Est Above Grade SqFt:** 1,848  
**Full Baths:** 2 **Part/All Below Grd SqFt:** 0  
**Half Baths:** 1 **Est Total Finished SqFt:** 1,848 Assessor  
**Floor:** 1 **Year Built:** 2004 Assessor  
**Units in Building:** 18 **Condo Fee:** \$ 225

[Open House Info](#)

**Click M for Map:**  
**Documents (if any):**  
**Calculate Payment:**  
**USPS Zip Report:**  
**Show Date:**



S. Fish Hatchery Rd, left on E. Cheryl Parkway to S. Gardens Way.

<b>Living/Great:</b> M 17x15	<b>Primary Bedrm:</b> U 12x12	<b>In Unit Laundry:</b> U	<b>Baths</b>	
<b>Formal Dining:</b> M 11x10	<b>2nd Bedroom:</b> U 14x12		<b>Full</b>	<b>Half</b>
<b>Dining Area:</b>	<b>3rd Bedroom:</b> U 14x13		<b>Upper:</b> 2	0
<b>Kitchen:</b> M 10x9	<b>4th Bedroom:</b>		<b>Main:</b> 0	1
<b>Family Room:</b>			<b>Lower:</b> 0	0

**School District:** Madison **Elementary:** Leopold **Middle:** Cherokee Heights **High:** West

**Parcel #:** 0609-113-0352-2 **Zoning:** Pudsip **Units in Assoc:** 92

**Builder:** **Net Taxes:** \$ 4,494 / 2021 **Proposed Units:** 92

<b>Type</b>	Townhouse-2 Story, End Unit	<b>Exterior</b>	Vinyl, Brick
<b>Primary Bed Bath</b>	Full	<b>Fuel</b>	Natural gas
<b>Kitchen Features</b>	Breakfast bar, Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave	<b>Heating/Cooling</b>	Forced air, Central air
<b>Fireplace</b>	Gas	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Basement/Unit</b>	None	<b>Terms/Misc.</b>	Cats OK, Dogs OK, Pets-Number Limit, Dog Size Limit
<b>Parking/Unit</b>	2 car Garage, Attached	<b>Lake/River</b>	
<b>Condo Mgmt</b>	Professional offsite		
<b>Fee Includes</b>	Parking, Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund, Lawn maintenance		

**Interior Features** Wood or sim. wood floors, Vaulted ceiling, Washer, Dryer, Water softener included

**Exterior Features** Deck/Balcony

**Included:** Fridge, stove/range, microwave, dishwasher, water softener, washer/dryer.

**Excluded:** Sellers personal items.

Bright & sunny END UNIT condo! Super spacious 3rd floor lofted bedroom with private bath. 2 LARGE 2nd floor bedrooms. PRIVATE 2 car garage. REAL hardwood floors throughout main level. CONVENIENT 2nd floor laundry. PRIVATE entry & deck. WALK-IN closets. Close to parks, bike trail, MANY amenities & 15 minutes to downtown Madison.

**Sold Price:** **Seller Concessions** **Closing Date:**

*This information provided courtesy of:* Stark Company, REALTORS

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**The Gardens at Swan Creek  
2022 Adopted Budget**

	2021 Adopted Budget Dues at \$225	2022 Adopted Budget Dues at \$225
<b>INCOME</b>		
410501 Condo Fees	248,400.00	248,400.00
410504 New Owner Fees		
2020 Surplus funds		
<b>TOTAL INCOME</b>	<b>248,400.00</b>	<b>248,400.00</b>
5180 Swan Creek Condo fees	50.00	50.00
5150 Bank Fees	25.00	25.00
517502 Apt/Bldg Cleaning	1,000.00	1,000.00
517507 Dryer Vent Cleaning	-	6,900.00
517504 Garage Cleaning	1,000.00	1,100.00
520001 Fire Alarm Inspections/Repairs	3,000.00	3,900.00
520002 Sprinkler Inspections/Repairs	7,100.00	7,800.00
530102 Landscaping	7,500.00	4,500.00
530104 Snow Removal	40,000.00	40,000.00
530105 Irrigation		
530110 Lawn Care Contract	20,000.00	20,000.00
5350 Insurance	47,265.10	36,000.00
540001 Legal Fees	1,000.00	1,000.00
5400 Other Legal/Professional	175.00	175.00
5424 Licenses/fee	10.00	10.00
542401 Online Pmt Fees	270.00	270.00
5500 Management Fees	23,184.00	24,024.00
5540001 Website	175.00	175.00
5600 Pest Control	1,500.00	1,500.00
570105 General Repairs MPM/Other Vendors	15,000.00	15,000.00
5712 Nonrecurring Projects	24,505.90	27,731.00
572502 Supplies & Materials	1,000.00	2,000.00
576001 Income Tax	100.00	100.00
5765 Trash Removal	20,000.00	20,600.00
577501 Electric	4,000.00	4,000.00
577507 Water & Sewer	5,200.00	5,200.00
5850 Misc Expense	500.00	500.00
<b>TOTAL EXPENSES</b>	<b>223,560.00</b>	<b>223,560.00</b>
<b>Reserve Transfer</b>	<b>24,840.00</b>	<b>24,840.00</b>
<b>Total Expenses + Reserve</b>	<b>248,400.00</b>	<b>248,400.00</b>
<b>Net</b>	<b>-</b>	<b>-</b>

# The Gardens at Swan Creek

## Annual maintenance checklist

### January

- Prioritize project list for the year
- Schedule meetings for the year
- Change PIN with Prairieland Towing
- Revise and send owner survey
- **Create annual report for prior year for owner distribution Per 10.06 Bylaw**
- **Bi-annual accounting audit (last done 2020 by 360 accounting)**

### February

- Approve landscaping bid (if not done already)

### March

- Quarterly sprinkler testing

### April

- Spring walkthrough
  - Evaluate trees for trimming
  - Mulch (bi-annual)
  - Evaluate sidewalks for uneven areas/pooling
  - Landscaping - condition
  - General building maintenance
- Bring hoses out
- Send out communication for garden plots
- Schedule Community clean up day (May)

### May

- Set up underground parking power washing
- Parking lot re-stripping (biannual)

### June

- Annual sprinkler testing (two days)

### July

- Summer landscape pruning

### August

- Snow bids for following season (is not signed already)

### September

- Fall walkthrough
  - Evaluate sidewalks for uneven areas/pooling
  - Bring hoses in
- Begin draft budget
- Quarterly sprinkler testing

### October

- Review draft budget

### November

- Finalize budget for Annual Meeting
- Tally accomplishments for the year

### December

- Quarterly sprinkler testing
- Annual Meeting