



CHAMPIONS VILLAGE ASSOCIATION

“Working together to improve the quality of life of all members while respecting individual rights and protecting property values...”

www.championsvillage.org

Agenda:

- **Call to Order**
- **Guest Speaker**
 - Muskego Police Department
- **Officer Reports**
- **Association Overview**
 - Covenants & By-Laws

Agenda (cont.):

- **Old Business**

- Motion to approve meeting attendance

- **New Business:**

- CV landscape enhancement and maintenance plan

- Fiscal 2006 Budget

- **Committee Reports:**

- Landscape Committee

- Social Committee

- Government Update

- **Closing Remarks**

Guest Speaker:

**Officer Gary Leon
Muskego Police Department**



Topic:

Neighborhood Watch Program

**Organized by:
Audrey Warner**

**Muskego Police Dept.
W183 S8150 Racine Ave.
Muskego, Wisconsin 53150
Phone: (262) 679-4130**

Officer Reports:

Presidents Report:

- Strategic Plan
- Improve Communication & Accessibility
- Finalize Transition of Assets
- Negotiate Terms with City
- Action Notices
- Lawsuit Filed Against CVHA
- Monthly Board Meetings
- Executive Committee

Why do we need a strategic plan?

- CVHA Represents Asset Valued at over \$75,000,000
- 200+ Members are Shareholders
- Each Shareholder Effects Value of All Other Shares
- Growth in Competition

Improve Communications:

- Web Site & Email
- U.S. Postal Service
- Exit Signs



- Contact Me

dmorin@wi.rr.com

Mobile Phone: 414.745.6181

Association Overview Covenants & By-Laws

FROM MASTER COVENANTS

Article III Section 1 Membership

Article VI Section 1 Compliance of Owners

Copies of Covenants and By-laws

- Can be printed from our web site
- CD will be available
- Printed Copies can be made available for those without computers.

DECLARATION OF RESTRICTIONS

Article VII Section 1 The General Purpose of this Declaration is to assure that the subdivision to be known as "Champions Village" will become and remain an attractive part of the Community known as "Country Club Villages" and to that end to preserve and maintain the natural beauty of certain Common Areas and recreational areas within and in the vicinity of the Development. To protect Owners of Lots against such use of surrounding Lots as will detract from the residential value of their properties; to guard against inharmonious use of materials and color schemes; to ensure the highest and best residential development of said property consistent with the purposes for which it is being developed; to encourage and secure the erection of attractive residential structures thereon, with appropriate locations thereof on the Lots; to prevent haphazard and inharmonious improvement of Lots; and to secure and maintain proper spatial relationship of structures to other structures and lot lines within the Development.

FROM RULES AND REGULATIONS

Section 1 Paragraph 23 In the event additional uses, activities and facilities are deemed by the Master Association be a nuisance or to adversely affect the health safety and welfare of Owners, the Board of Directors of the Master Association may make rules restricting or regulating their presence on the Properties as part of the Master Covenants or may direct the Architectural Control Committee to make rules governing their presence on Lots as part of the architectural guidelines

Rules and Regulations for Country Club Villages, Section 1 Paragraph 23, states " In the event additional uses, activities, facilities are deemed by the Master Association to be a nuisance or adversely affect the health, safety or welfare of owners, the Board of Directors of the Master Association may make rules restricting or regulating their presence on the properties as part of the Master Covenants or may direct the Architectural Control Committee to make rules governing their presence on lots as part of the architectural guidelines."

Article VII Section 2 of the Master Covenants states the following "no building, fence, wall or other structure or improvement (including but not limited to landscaping, fences, wind protection, basketball hoops, birdhouses, pet houses, swales, asphaltting or other improvements or changes of any kind)shall be commenced, altered, painted, erected or maintained in the Properties ... until the plans and specifications and specifications ... have been submitted to, and approved in writing, by the Committee (after having been approved by a Sub Association or architectural committee thereof).

Old Business:

I, Darryl D. Morin of S97 W13098 Champions Drive, Muskego, WI, in an effort to achieve quorum on a regular basis therefore allowing the legal execution of association business, do hereby move that any member not represented at the regularly scheduled CVHA meetings either in person or by valid proxy be fined a sum of \$30 per meeting, per lot. The collection of the fine is to be as prescribed in the covenants and by-laws of Champions Village.

New Business:

- Landscape Enhancement & Maintenance Plan
- Fiscal 2006 Budget

CVHA LANDSCAPE COMMITTEE

MEMBERS

CINDY WENDLAND PAUL SADOWSKI

SCOTT ELROD PAT LOFTIS

JOE ROUBIK BARB COSTANZO

SANDY JACOB STEPHEN VAN GOETHEM

MISSION STATEMENT

TO SECURE THE QUALITY OF LIFE AND PROPERTY VALUES BY
MAINTAINING AND ENHANCING OUR EXISTING GROUNDS.

I.

LITTLE WAYS FOR EVERYONE TO PLAY A PART.

- ROUTINELY CHECK FOR BURNT OUT LIGHTBULBS IN YOUR COACHLIGHTS.
- PROP UP YOUR MAIL BOXES AND PUT A STAIN ON THEM.
- WEEDS TO BE ROUTINELY PULLED AROUND THE HOME.
- SPRAY ROUND-UP ON WEEDS GROWING IN THE ROAD.
- MAYBE CONSIDER WATERING JUST THE FRONT OF THE HOUSE DURING THE DRY SEASON.

II.

COMPLETED OBJECTIVES FOR 2005:

- 2 YEAR LAWN SERVICE WITH A SAVINGS OF \$2,058.00.
(PRICE PROTECTED)
- OUTLETS INSTALLED AT THE NORTH AND EAST LIGHTPOSTS.
- NEW MULCH AT CHILDRENS PLAY AREA ON CHAMPIONS DR.
- 12 FOOT BLACK FOREST SPRUCE ON CHAMPIONS DR. & HWY
36.
- WEED PULLING OF ALL ENTRANCES BY LANDSCAPE
MEMBERS.
- NO SWIMMING SIGNS-SPECIAL THANKS TO JOHN JACOB AND
MARK KOEBERNIK FOR INSTALLING THEM.
- GOLF NETTING INSTALLED ON THE 6TH TEE BOX-SPECIAL
THANKS TO ERNIE URBahn FOR HIS HELP.

III.

FUTURE LANDSCAPE ISSUES

Champions Village

A.

**GRADING, SEEDING, AND MOWING OF ADDITIONAL
GREEN SPACE.**









B.

CLEANING AND MAINTAINING OF OUR BEST ASSESTS.







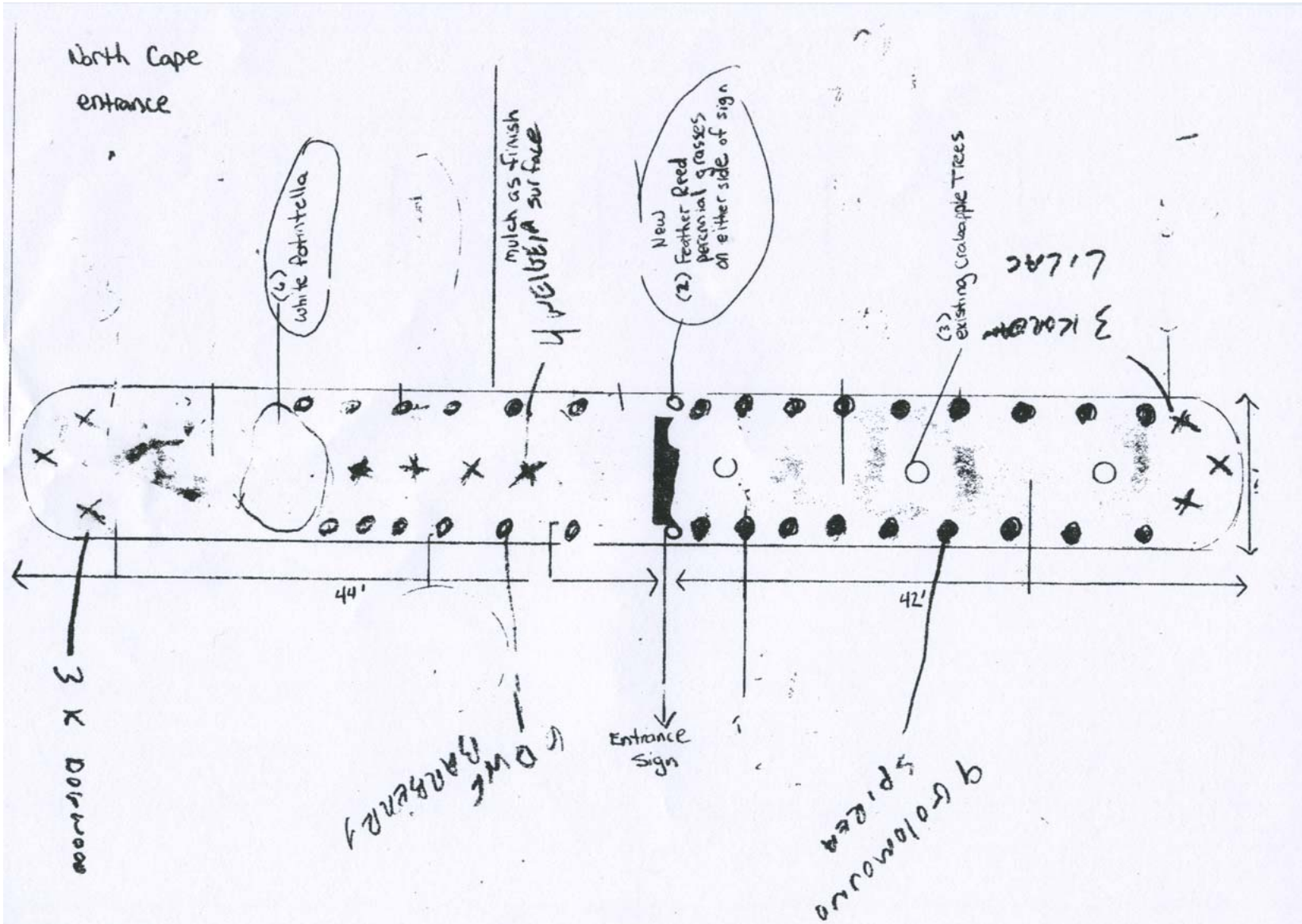
C.

ENHANCEMENT OF THREE CURRENT ISLANDS.

NORTH CAPE ENTRANCE



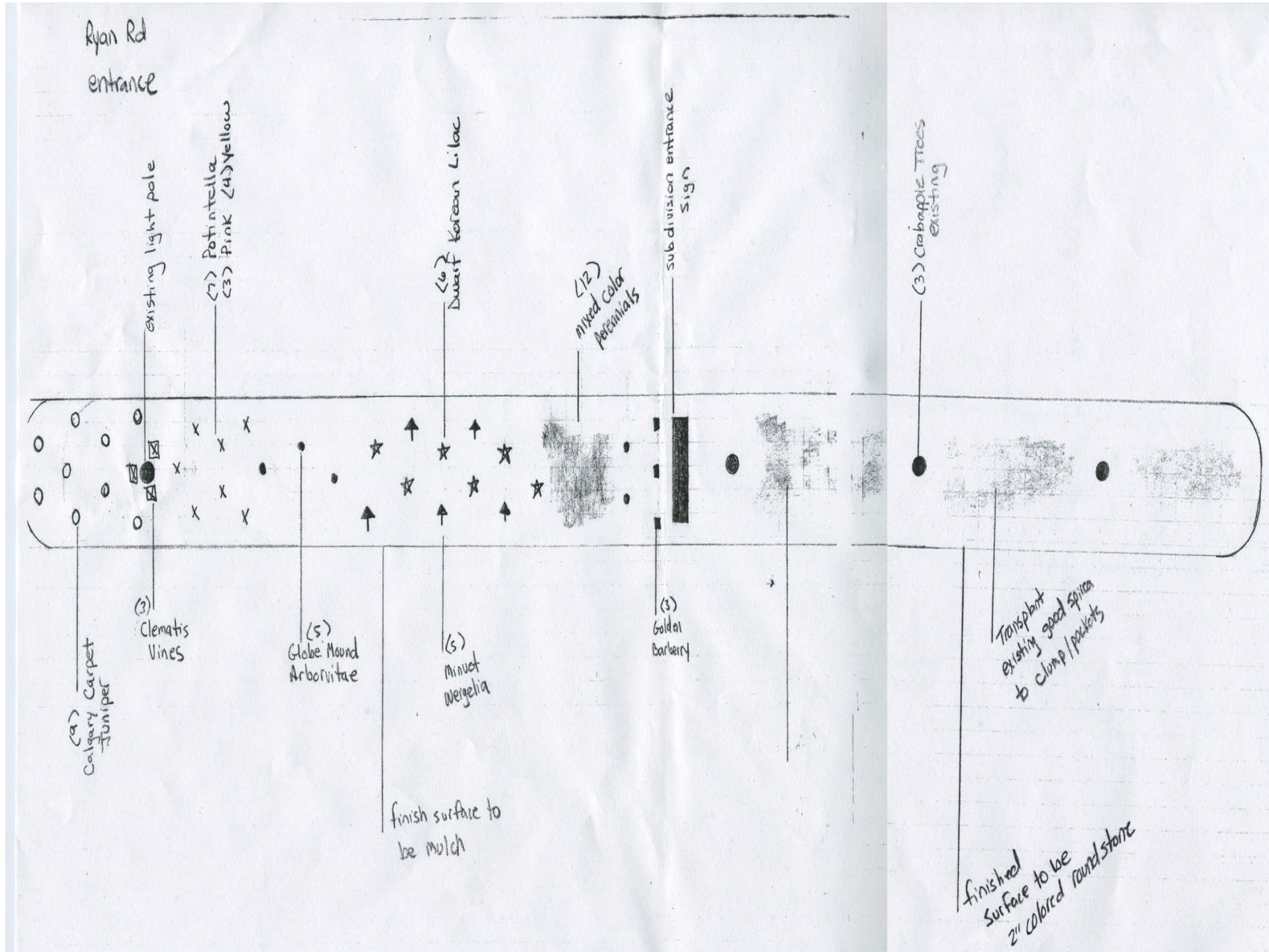




RYAN ROAD ENTRANCE





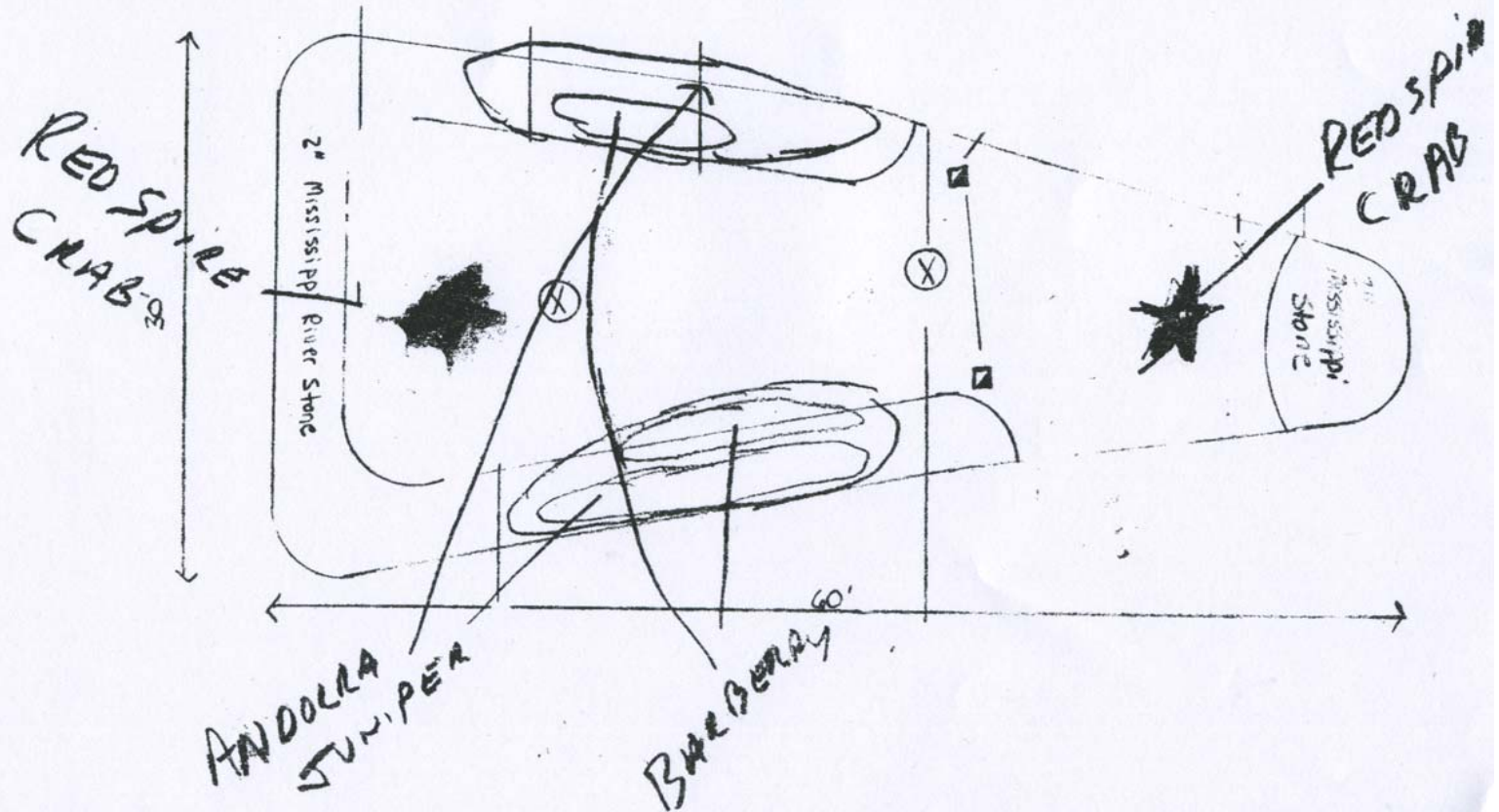


LOOMIS ROAD ENTRANCE





Loomis Rd
entrance



DRIP SYSTEM TO MAINTAIN ALL ISLANDS.

**WATER FROM EITHER FIRE HYDRANT
OR NEAR-BY HOME.**



**CHAMPIONS VILLAGE
ASSOCIATION**

VALUE AND COST OF THE ENHANCEMENT.

**THREE BIDS AT \$12,000 WITH ALL EXCLUDING WATERING
SYSTEM.**

ONE AT \$5,800 WITH WATERING SYSTEM.

SUB-DIVISION'S YEARLY FEES 2005

<u>SUB-DIVISION</u>	<u>CITY</u>	<u>YEARLY FEES</u>
GREY STONES	CEADERBURG	\$450.00
FOWLERS BAY NORTH	WATERFORD	\$350.00
THE BROADLANDS	NORTH PRARRIE	\$300.00
WATERFORD LANDING	WATERFORD	\$280.00
CROSSWINDS	JACKSON	\$275.00
LAKEWOOD FARMS	MUKWONAGO	\$265.00
PRINCETON ESTATES	FRANKLIN	\$200.00
WESTERN HILLS	HARTFORD	\$200.00
STONE BRIDGE	MUSKEGO	\$160.00
FIRESIDE ORCHARDS	MUSKEGO	\$100.00
CHAMPIONS VILLAGE	MUSKEGO	\$60.00
THE AVERAGE FEES PAID PER YEAR		\$220.00

I, Stephen Van Goethem on behalf of Champions Village Landscape Committee, hereby move that the association accept the proposed landscape enhancement and maintenance plan. In order to fund this and future projects, we move that the annual association dues be increased to the sum of \$120.00.

Landscaping Committee:



Social Committee:

October 18 – CV Book Club

October 28 – Karaoke (the Breakers)

October 30 – Champions Village Halloween Parade,
Activities & Hayride

November 21 – Guys Night Out (the Breakers)
MNF Packers vs. Vikings

December 7 – Ornament Exchange

February 18 – 2nd Annual Casino Night

Also coming:

Lunch w/Santa

The Polar Express TM



City of Muskego Update:

Award for Outstanding Contribution To CVHA:

Contributions include:

- Landscape Committee
- Social Committee
- CVHA Picnic (prior to Social Committee)
- Served as CVHA Officer
- Designed & Maintains
www.ChampionsVillage.org

Cindy Wendland!

Closing Remarks



**CHAMPIONS VILLAGE
ASSOCIATION**

Next Meeting:

Date: January 16, 2006

**3rd Monday of every 4th Month
(January, May, September)**



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