Two Rivers Subdivision Meeting Minutes
May 7, 2008

7:00pm-8:30pm
Mukwonago Fire Station Meeting Room
Called to order at 7:00pm

Greetings to Everyone! Larry started off with welcome.

Speaker: Todd Roller, Realty Executives: Let us know he lives in our neighborhood. Market corrections mean a good time to buy if you don't have something to sell. Highest inventory in seven years is called a 'correction' in the market. If you need to sell, keep an eye on your competition. Our snapshot is $275 -$415,000 range. Typical range of time to sell is 8.5 months. This is shrinking now, which is a good indicator. Architectural covenants do keep property values higher, when comparing square footage and lot sizes. Buyer or Listing Agents should be providing those to buyer/sellers. Title companies also. There are two foreclosures that will be occurring in our neighborhood. Waukeshacounty.gov and click on sheriff and you will find the link for foreclosure listings. MLS Board has predicted that licensed agent volume will drop by 50% because they can't keep up with the market losses. Re-evaluation question: we just had an assessed value and Todd says this is now higher than the value. He calculates a relation now. Now sale price is 96% of listing price but keep in mind this are short listings, and don't show the decline of previous listing prices. Thanks to Todd for staying for questions afterward.

Covenants: Copies are always available. Is also posted on line. We have a new website: www.tworiversofmukwonago.org. Since we had to change providers, there may be a day delay before all the previous material transfers.

Lampposts addressed. Go to website for replacement parts, via local hardware store by ordering. The City requires that we keep them running. Anyone replacing troublesome lights, we request you send us what your problem was and how it was resolved. We're trying to keep a listing of problem and solution remedies.

Garbage Can Storage-Outdoor: Must be screened from view. A question was raised regarding why two homes are not complying and if the ACB is enforcing. Asked what our next steps can be. Two people said they wanted us to enforce the lien against the homeowners. Several voices were heard.

Snowmobile/Boat parking: Issue is diminishing more each year. We keep on top of that.

Street parking is on odd side of the street.

736 Two Rivers Drive: Update on the condition of the home. Chapter 13 was filed, and we began letters. Two trees and lamppost did go in, but then they filed. An attorney was obtained and we learned we can't touch this for a period of five years. A neighbor announced they saw a paving truck stop there. Public information was obtained showing they are considerably behind on many contractors that are owed. We let everyone know that we pursued the proper steps, within the time frame required. Todd told us that when he showed the home for sale across the street, and said every single prospective buyer brought up the condition of that home, and it was perceived as an eyesore.

Entrance Medians: CreateScape is doing a nice job. Complaint that these medians are not maintained as they could be. We said we currently spent $700 annually. Someone asked what other neighborhoods pay, and he said we're in the middle. Several suggestions were put forth for a volunteer organization. Attorneys take a negative view about volunteers because of liability issues. Show of hands for spending more money for more watering and weeding? Half the room. A show of hands for opposed was 3. We asked for contact on this matter via email, for opinions. We want to protect ourselves against any legal action, but also respond to desires for more appeal.

Heron Dr. Signage request: Drake and Heron stop sign request Per Ken Pilage at Police Department, will help us to proceed. A No Outlet sign is needed also. A volunteer was requested Travis Hoepner will participate, and Jan will help us.

Wetlands by Mallard Court and Drake: Water main break was fixed last year, which helped one house to dry out. But some neighbors have water coming up from floor, not drain tiles. This is a difficult issue. On Mallard Court they have been 4 breaks that were fix...if you live there you need to go to City Hall first. Village was out this morning at Drake to fix the dig up of the road. Someone asked if anyone was in need of new survey for Flood Zone, via insurance companies and banks. This homeowner lives on Two Rivers. The Government, via FIMA, has greatly broadened what can be considered a Flood Zone. Letter of Amendments might need to be filed. One homeowner will follow up with us on this. They report that if you inquire about Flood Zones, you get on a list and are immediately notified of now being in one. The survey is $500.

Sewer Manholes/Storm Drains: When cutting your grass to allow clippings into the street. Turn your mower the other way, so clippings throw back into your yard. We could be called on this if the practice continues.

Two-thirds of assessments have been turned in. New deadline is May 15th. We are going to stick with February 14th of each year to put out letters. Please pay on time to help us.

Funds: Update on check book and savings reported. We anticipated spending more on legal matters but found the hold postponed those costs. Therefore, more funds will now go into a CD.

Mailboxes: We've noticed mailboxes leaning and/or broken. These need attention. Any plowing issues are somewhat limited in having to pay full replacement. Any government damages do not require full replacement. Questions were raised about who is responsible to paint them - yes, it is a homeowner issue. Anyone can send us notices if it looks particularly bad.

Grandparent raised concern about kids on scooters, nearly hitting others (younger kids). This could be considered a nuisance. We could exercise this as an issue. Please send us the families that you believe are responsible. We are not a police agency, but we can make friendly cautionary calls. Ed said he talked with the police and they asked us to call them so they can go do the talking. A warning letter was requested.

Skateboard building: on Heron drive: about 10' by 16' next to neighbors lot line. Someone asked if that is considered a nuisance. The city said it is not permanent, so they don't govern it. Larry read the nuisance covenant. Seems to have general agreement this fits the requirement.

Someone asked who governs the weeds between asphalt and concrete approaches. We suggest calling City Hall. The street cracks were reported and were sealed recently.

Meeting adjourned by ACB. Following-two neighbors with independent proposals:

Neighborhood Directory: New proposal from Laura Campbell who has sent a flyer out proposing a small directory for the neighborhood. She gave information, letting us know she will need suggestions. So far she has paid for it herself, but eventually there made be a fee. Right now is hard copy only. She's just getting responses. Seemed to be favorably considered.

Halloween Options: Colleen and Linda offered their ideas. They talked about what was done in their previous neighborhoods; parents had bonfires, socials. A separate evening, toward the darker part of evening. The issue is the regular Village trick or treat is not participated in. This would not be a closed party, so anyone who wanted to come, could. She reports that in her neighborhood before, this was soon learned by everyone, and it is further posted in the newspaper. If someone does not want to participate, they simply don't turn on their porch light. The main focus is to garner greater neighborhood camaraderie. Colleen asked for volunteers for ideas. Linda 363-9894 Colleen 363-8842

Recycling questions: has anyone else noticed garbage flying around? Please remember to attend to your recycle garbage not flying around. A person on Two Rivers said this is a weekly disturbance. Ed will call Johns Disposal for suggestions and will post the results.

Stop sign at end of Eastern Trail, we don't see this changing.

Suggestion was raised if an annual fee addition is possible to have a handyman do the minor painting of mailboxes and fixing lights. Will be taken under consideration. Raising fees for this would be on top of any new landscape fees. Larry reports that we get bounced checks for the current small sum of $20.00 a year.

Dog waste: This is a village ordinance. Pick up is required by the pet owner.

Total Number of attendees: 41 Concluded at 9:00 p.m. Thank you to all for robust participation and your great suggestions.