



Hawk's Landing Homeowners Association October 2009 Update

Save the Date!

The annual Hawk's Landing Homeowners Association meeting will be held on Wednesday, January 11th, 2010 at 6:30 pm at the Sunset Grille.

Note from the HLHA President

Dear Hawk's Landing Home Owners,

I just wanted to touch base with all of you on a couple of issues that the HLHA has been working on over the last few months. First, the continuing litigation with one of our neighbors has been resolved with our court hearing on October 9th. As you know this hearing was to provide closure on the issue of a violated court order from last year and the HLHA prevailed. Unfortunately, the appeals portion of the case will not be decided until spring of 2010. It is our belief and that of our legal counsel that the HLHA should prevail and we will be able to put this very stressful but necessary issue to rest.

Unfortunately, another issue we have been working on is a complaint towards another neighbor within our association. The covenants state people cannot park trailers, work vehicles, etc. in their driveway. We have a neighbor who has been doing this for some time. Unfortunately, he has not responded to courteous phone calls, letters, etc. and continues to violate the covenants. Regretfully, it left us no other choice but to start legal action to compel him to abide by the covenants that all neighbors must abide by. Unlike our previous litigation, the cost of this complaint is estimated to cost between \$1,500.00 and \$4,000.00 because of the nature of the violation. I want to emphasize that the HLHA Board strives to deal with violations of our covenants in an impartial way. We follow up all complaints equally and focus on a course of action that is dedicated to resolution without the legal system. In fact, all but two disputes have been resolved without any legal action over the last three years. With that said, I welcome all and any questions regarding these matters or any other issue that might need to be addressed. Once again, I would like to thank all of you for your continued support.

-Warmest Regards, Rich Williams

Hawk's Landing Homeowners Association Website

Please be sure to visit the Hawk's Landing Homeowners Association website. We are trying to put more information on the website to keep Hawk's Landing Homeowners Association members more informed. www.hawkslandingha.com

Please Clean up After Your Pets

Please be courteous to your neighbors in Hawk's Landing and neighboring neighborhoods and pick up after your pets. The homeowners association has received a few complaints, particularly dog owners walking their dogs and not picking up after them.



New Board Members Needed

We need homeowners or lot owners to volunteer to run for the board or to be appointed as HLHA officers. As a board member you will be paid \$750.00 quarterly (\$3,000 annually) for your involvement.

The Hawk's Landing Homeowners Association is run by a three-person board of directors. According to the covenants, the board appoints the officers: a president, vice president, treasurer and secretary. Board members can appoint themselves or others as officers.

If you are interested in running for the board or would like to nominate someone, please send your information or your nominee's information **by November 15** to Julie Schmitt, e-mail at schmts6@yahoo.com or mail to Julie Schmitt, 1801 Shady Point Dr., Verona, WI 53593. Also, please indicate if you want to be one of the association officers.

If you do not want to run for the board but still want to be considered for an appointment as an officer, please also notify Julie **by November 15**.

Architectural Review Committee Members Needed

The election of the three members Architectural Committee will also be in January of 2010. Any interested candidates should send two or three paragraphs about why you want to be on the committee, as well as provide a summary of your experience that would allow you to be considered a candidate **by November 15**, to Julie Schmitt email at schmts6@yahoo.com or mail to Julie Schmitt, 1801 Shady Point Dr. Verona, WI 53593.

When Should I Contact the HLHA Board

Quite often the members of the board will receive a phone call from a Hawk's Landing resident looking for assistance from a board member when there is a violation of a city ordinance. If there is a violation of a city ordinance such as setting off fireworks, or teenagers out past city curfew, please contact the Madison Police and not the board members.

If you have a question relating to Hawk's Landing Homeowners Association covenants or bylaws, please feel free to contact the board members.

Hawk's Landing Neighborhood Directory

There will not be a full updated directory this year. If you have information that needs to be updated, please contact Julie Schmitt at schmts6@yahoo.com. If you have not received the most recent directory (updated in January 2009) and would like to receive the most recent copy, please contact Julie.

Reminder of Covenants particularly 5.03

We have had a number of violations of Article 5.03 which states the following:

5.03 Vehicles Parking of service vehicles owned or operated by residents of Lots is prohibited unless such vehicles are kept in garages. The parking of boats, travel trailers, mobile homes, campers and other recreational vehicles is prohibited unless kept inside garages. This shall not prohibit the temporary parking of such vehicles described in the preceding sentence for the purpose of loading or unloading for a period not to exceed forty-eight (48) hours. No cars or other vehicles shall be parked on lawns or yards at any time.

Neighboring Development

This past summer, the city of Madison approved a Neighborhood Development plan to the south of Hawk's Landing Homeowners Association. Notification regarding this neighborhood was delivered to homeowners' paper boxes earlier this summer. The plan has since been approved. To review more information about this development please visit the following website <http://www.cityofmadison.com/planning/shadywood.html> .

As you may have noticed, Hidden Hill has been closed off of Midtown Road. The City of Madison is relocating and improving the lift station that is currently on the corner of Shady Point and Hidden Hill. When the city has completed the relocation, the lift station on Shady Point and Hidden Hill will no longer exist and will be returned to turf area.

Hawk's Landing Events Committee

Mark your calendars for December 5, 2009 for the Hawk's Landing Neighborhood Holiday Party. Please see the enclosed flyer for more details. There will also be a Breakfast with Santa event coming up. Please watch the Hawk's website and your mailboxes for information on that event in the near future.

If anyone is interested in planning events for 2010 they should contact either Gail Schomisich at busninc@charter.net or at 608-827-8898 or Candace at cmbangerter@yahoo.com or at 848-9534. There seems to be an interest in having these events, but we need people to step forward to plan them.

Sincerely,

Hawk's Landing Homeowners Association Board

Richard Williams, President

Jim Neustadt, Vice President

Peter T. Sorce, Treasurer



HAWKS LANDING HOLIDAY PARTY!!

SPONSORED BY HAWKS EVENTS COMMITTEE

**SATURDAY, DECEMBER 5, 7 PM
SUNSET GRILLE**

**ENJOY A WARM HOLIDAY ATMOSPHERE, HAVE A
COCKTAIL WHILE VISITING WITH YOUR NEIGHBORS!**

**\$20 PER PERSON INCLUDES
HORS D'OEUVRES BUFFET, SELECT
BEER/WINE**

**SIGN UP TODAY...OR NO LATER THAN
MONDAY, NOVEMBER 23.**

NUMBER OF PEOPLE @ \$20PP = _____

NAMES: _____

**MAKE CHECK OUT TO SUNSET GRILLE AND SEND TO
GAIL SCHOMISCH, 8810 ROYAL OAKS DRIVE, VERONA,
WI 53593. QUESTIONS...CALL GAIL AT 827-8898,
EMAIL: BUSNINC@CHARTER.NET**