

QUARTERLY NEWSLETTER - FIRST EDITION

# THE BUZZ

## OF THE COMMUNITY OF BISHOPS BAY



### Newsletter Introduction

Good afternoon residents of the Community of Bishops Bay,

This is our newsletter, called *The Buzz*, which we hope to distribute approximately once a quarter (depending on need) to keep you better informed about the goings-on in the community. This newsletter will be a work in progress and will improve over time.

The Buzz will cover a variety of topics pertinent to the community; I will not include the weekly updates I already send out regarding road construction in the area and the construction update of the Community of Bishops Bay. Typically, there will be a variety of topics covered in each edition.

I am looking forward to using this communication to further create a sense of community and belonging.

Thanks!

*Zachary P. Grulke*

Zac Grulke

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# Manager Updates

## Storm Damage Recap

The storms throughout the spring and summer, while severe, did not do the damage I expected when 80+ MPH winds were reported at times. While I give the neighborhoods a cursory inspection each day before I go to the office, I conduct a thorough one after severe storms. We did have multiple items damaged, but the corrective work has been completed. The following items needed attention:



### Back Nine Neighborhood

The wind brought down two trees in HOA common areas. One of these had fallen into the road, and while it didn't prohibit traffic along that route, it did impede it. I contacted Jonah from Yard Dudes to remove the trees as soon as possible. To replace the trees, I conducted a competitive bid process, and Windsor Lawns was the lowest qualified bidder, and the trees were replaced. The wind also brought down a street sign/light. I contacted the contractor that services these signs throughout the community, and they reinstalled the post as quickly as they could.

The heavy rains washed gravel from the paths onto the sidewalk and street in two HOA common areas. Bruce Company and I have been moving material back onto the paths as we're able. The long-term solution for this is to pave the paths; more on that on page 4.

### Farm, Prairie, & Woods Neighborhood.

On the east side of the community, the wind tore street signs off of posts and spun others so they no longer pointed down the appropriate road. Again, this work was completed as soon as possible by the contractor we use for all of the street signs and posts.



PREMIER BUILDERS



## BISHOPS BAY COUNTRY CLUB

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Bishops Bay Country Club is home to a scenic 18-hole golf course with a spectacular view of the Capitol, a lakeside clubhouse and pavilion situated on beautiful Lake Mendota, clay tennis courts, pickleball courts, a relaxing pool area, a driving range, and more.

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### Manager Acclimation

I have been settling in and learning how to allocate my time effectively. There is a lot to manage, and the role has expanded in the short time since I have started, and it is ever-growing as more lots are purchased.

In addition to monitoring and maintaining the clubhouse and other HOA common areas, the time I spend contacting lot owners to mow or abide by other

covenants, and responding to issues that pop up (like the Woods gate), I spend at least a few hours a day responding to member emails. Many of those require me to spend time researching the answer to their question or finding the person that can answer it. I input new addresses into AppFolio, fill out HOA closing forms, assign new homeowners as lots get bought or exchange hands, and assign gate and clubhouse FOBs. When new members move into the Back Nine neighborhood I install their mailboxes as well. I'm also regularly the point of contact to assist and manage many projects, to include facilitating access for workers to mulch the new golf cart path, manage and supervise contractors for projects such as the concrete replacement and new lights at the clubhouse, and projects Bruce Company is working on, starting, or planning. I help with event planning (see latter portion of this newsletter for events), and work on creating this newsletter. I have also spent a good portion of my time working through issues between the HOA and members that usually requires delineating responsibility and creating a plan to tackle the problem long-term. These issues are typical convoluted and without easy solutions. They are often time-intensive as they require juggling multiple people, their schedules, their resources, and coordinating communication.

### Back Nine Trail Paving

One of the most important tasks I perform, and enjoy, is a competitive bidding process. I created a Request for Bids (RFB) for paving four of the paths in the Back Nine (map above; trails to be paved are highlighted in yellow). The RFB contains requirements that often weed out contractors that do not want to conduct the leg work to be awarded the project. The board accepted the bid from Asphalt Paving Pros, which was approximately \$20,000 less than the bid that was initially gathered without the competitive process. We did our due diligence, and the contractor is well-reviewed and recommended, and they will have to sign our terms and conditions to conduct the work. The terms and conditions give the HOA an added layer of protection even though we do our best to source reputable contractors.

Thanks for your time!

Zac





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# Developer Information & Updates

## Town Center

The Town Center is meant to be the heart of The Community of Bishops Bay, with walking paths, open space, retail shops, and restaurants all around a large pond. The Town Center will be located at the corner of Oncken Rd and Hwy Q. The Town Center will be comprised of a “Main Street” lined with retail shops/restaurants. There will also be multi-family, a grocery store, dentist office, medical clinic, convenience store, pharmacy, bank, drive thru coffee shop, hotels, senior living community, and a church. The pond will improve the atmosphere and also be used as the development’s stormwater detention.





# Sam Jacobsen Park

Next spring, the developer will be improving the Sam Jacobsen Park in phases. Improvements will eventually include a park shelter, community mailbox area (mentioned below), two playgrounds (one for kids ages 2-5 and another for kids aged 5-12), a small park parking lot, mowed and paved trails throughout the park and wooded area, an area for an outdoor ice rink during the winter, mowed field areas as well as "low mow" prairie grass areas. As future phases are built, a couple of improvements will be made to the park.

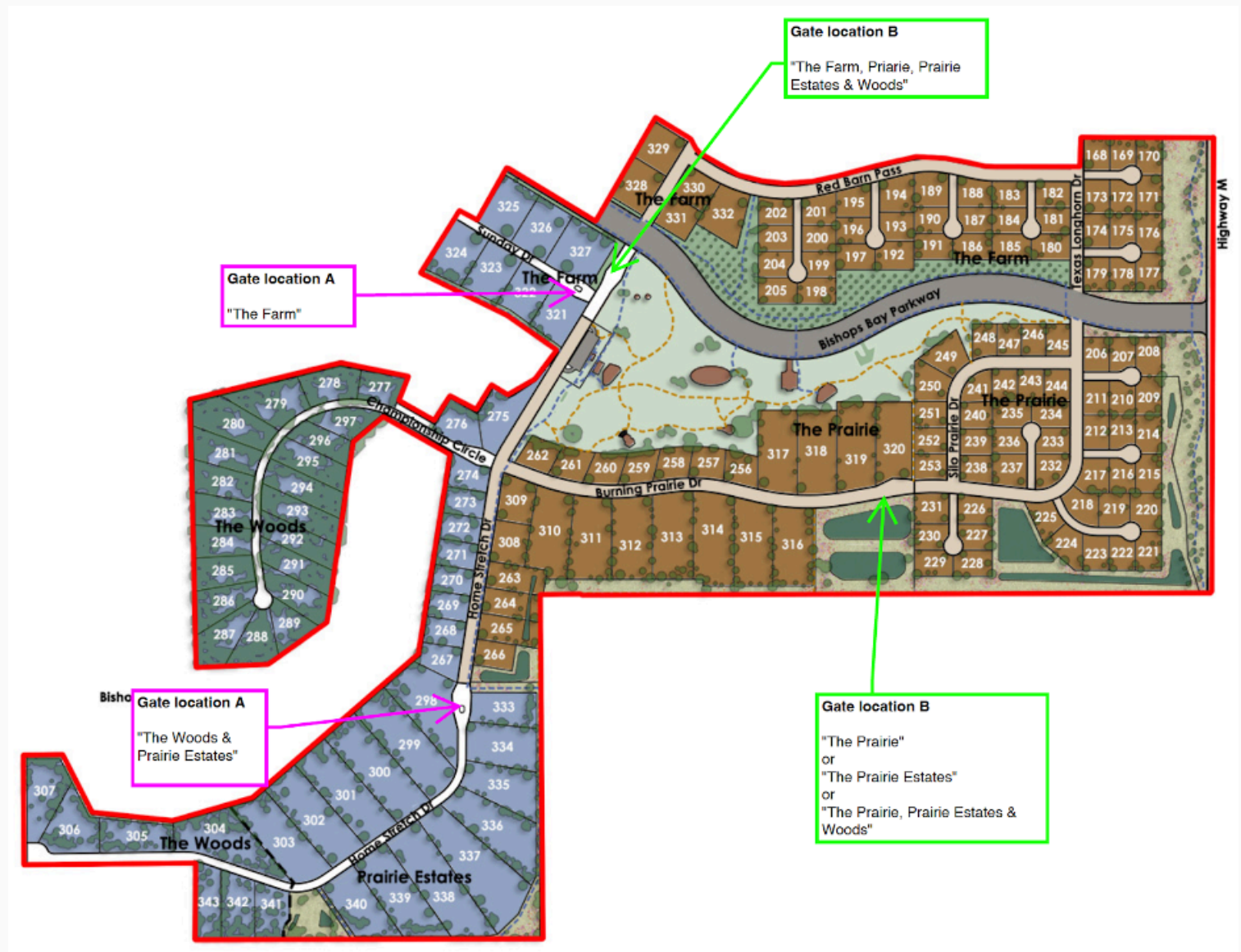


## Gate Update

The new Phase 7 neighborhood consists of two gated areas. The developer was previously in discussions with homeowners in Phase 6 as to whether to include the homes on Home Stretch Drive and a portion of Burning Prairie Drive in the Phase 7 gate plan. The developer has ultimately decided (based in part on neighbor feedback) to place the gates in location A instead of location B on the map below. The developer plans to construct/install the Phase 7 gates in the summer of 2025 when residents start living in those areas. These gates will have sidewalks going around them for residents to walk the gated area roads.



## Gate Plan





SAVINGS THAT ARE TOO

# Sweet

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## Golf Cart Path

The developer has been working closely with Bishops Bay Country Club's Board of Directors, Cart Path Committee (Club Board appointed), the Club COO (Jeff Murray) and Head Golf Pro (John Shipshock) to facilitate a solution to access the Bishops Bay Country Club clubhouse and golf course cart paths from the Westport side of the Development (Farm, Prairie, Woods).



Below is the path the Club has determined golf members who are residents of the Woods, Farm and Prairie can use to access the Club clubhouse by gaining access to the Back Nine Neighborhood (St Annes to August to the gated access to the "Hole 13 Bypass").

The **orange** section is temporary until Sunday Drive (**green**) is paved as part of Phase 7b of the development. The developer has paid the cost for the mulched **blue** path. This is intended to be temporary until Bishops Bay Parkway is extended in a future phase of the Development.

The Club, as of July 8th, changed the route slightly and the path is no longer going through the vacant lot on St Annes. Instead the mulched trail will continue along Holes 11 and 12 (ALONG THE EDGE OF THE CLUB PROPERTY) to connect to the bypass between Holes 5 and 13. The temporary mulched trail installation is being paid for by the developer and thereafter maintained by the Club (NOT the HOA).





## Mail

As part of the Phase 7 development, the developer will be installing a community mailbox area at the north end of Home Stretch Drive on the Sam Jacobsen Park side of the road. The mailboxes will be covered by a shelter roof. There will be a small parking lot nearby for residents to park in while picking up their mail. This community mailbox station will house mailboxes for houses that were built in the Prairie Estates and Woods neighborhoods and future phases. The original Farm and Prairie neighborhoods will use their existing boxes.



## The Solas Story

Solas Natural Burial Preserve, at 6025 Oncken Road in Westport (highlighted in yellow; see map below), is opening in September 2024 for burials. Solas is owned by the Wisconsin Foundation, a non-profit. Residents may already use walking paths in that area to explore.

What is natural burial? It's a burial that is all natural and green; no concrete vaults, no metals or plastics (an all natural casket or linen is required), no lacquers, and no embalming. Natural burial is much better for the soil, water table, and environment than traditional burial.





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# Announcements & Events

## New Members

We're proud of all of our members, but this section is for acknowledging new members! Please do your best to welcome new members to the community when you see them. If I missed your family on this list, please reach out and I can add you to the next edition.



Lot Number(s)	Buyer(s)
14	Poehlman
188	Monetti
201	Klett
205	Megna
238	Chambliss
257	Ruder
281	Levy
303	Isham
304	Hartung
306	Sloan
309	Velten
323	Reed
324	Paulson
327	Wanserski
330 & 332	Couey
337	Culver
338	Havenstein
340	Geshwender
341	Bunz
342	Steele & Kozicki
343	Urban

## HOA Events

Please come join us at the Bishops Bay Country Club for a gathering of HOA Members, both new and existing. The event is September 25th at 5:00 PM, and food and drink will be provided. If you have not received the invitation digitally, please email Zac at [manager@bishopsbaycommunity.com](mailto:manager@bishopsbaycommunity.com), and he will send you the digital link. Feel free to cut out the invitation below and put it on the fridge as a reminder of the event.

We hope to see you there!



# COMMUNITY OF BISHOPS BAY HOA GATHERING

WEDNESDAY | SEPTEMBER 25 | 5 PM

Join us at the Bishops Bay Country  
Club Clubhouse  
3500 Bishops Bay Drive, Middleton, WI 53562

*Please RSVP by August 25th*

Contact Zac if you need the link resent





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