

JANUARY 2025 - QUARTER ONE

# THE BUZZ

## OF THE COMMUNITY OF BISHOPS BAY

2nd Edition



### Prologue

As this issue is published and distributed I will have been the HOA Manager for just over 8 months, and I've enjoyed my time very much. I'm looking forward to improving upon the systems and practices I've been using to be organized and prepared now that I have more time under my belt.

I've appreciated the patience residents have shown me as I've learned the ropes.

I'm looking forward to a great 2025.

Special thanks to our new advertising partners Premier Builders Inc. and Design Shelters, and welcome back Triton and Solas, all of whom cover the cost of *The Buzz*.

Thanks!

*Zachary P. Grulke*

Zac Grulke

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# Manager Updates

## HOA Fees 2024

In early December we were able to start taking payments. However, there were some timing and communication issues. To improve next year, I am going to generate the fees. In addition to that improvement, I will be installing a drop box outside the clubhouse door on Bishops Bay Parkway. Residents will be able to make a quick stop and drop off payments. The box will be locked, large, waterproof, and installed under the awning by the front door to minimize the effect of weather. I'll be following up with delinquent residents to ensure they pay and to collect late fees. Just a gentle reminder the fees cover everything the HOA does in the community, and the Board spends a lot of time doing their best to keep the costs down while also ensuring the neighborhood is healthy and vibrant. They were able to actually lower the fees this year, and I've never seen that in any of my roles in the past.



## Oak Trimming

In the months of January and February I will be looking for a cold snap, hopefully without too much wind, that drops below 32 degrees for over three days. That is the best time to trim oaks in order to prevent oak wilt and prevent the transfer of beetles from tree to tree.

## Neighborhood Exchange Website

One of my upcoming projects is build out the new web site for the community. The plan is to orient the web site toward providing easy access to HOA documents, financial statements, meeting minutes and resolutions, news, and updates, as well as a social forum component like Facebook. Once we have committees established, they will have their own space to provide updates as well. If you'd like us to consider including something specific to the web site, feel free to send me an email at [manager@bishopsbaycommunity.com](mailto:manager@bishopsbaycommunity.com). Here is a working snapshot of the website.





## Painting Program

I expect it to get busier in the summer. Once it is warm enough for paint to cure, I'll be going around the neighborhoods to paint. On the Westport side, I'll paint street sign posts black, and on the Middleton side I will be touching up the light posts. I started this project last summer, but will continue in 2025.



## Path Paving 2025

In 2025 we plan to pave the path that starts on Breakers Rock Road and meanders Northwest down the hill. We have secured a bid from the lowest qualified bidder that worked with us in the past. Due to the grade of this path, water regularly creates large ruts and washouts that require maintenance and can be a safety hazard, which is why it needs to be paved.

Thanks for your attention for the Manager's Updates section!

Zac



# Developer Information & Updates

## Roads

Great news! The newest section of Bishops Bay Parkway, Homestretch Drive and Sunday Drive, on the Westport side is now paved. Residents may use these routes, but please be aware of the no parking regulations on those roads.



## Gates

There will be a gate installed on Sunday Drive (that parallels golf fairway #9) and that section of road along the golf course will be privately owned by the HOA. This means that members may walk or bike or drive their golf carts on the private street even if they don't have access to open the gate. The same goes for the lower section of Homestretch Drive when another gate will be installed. We would have preferred to install one gate on Burning Prairie Drive, but one existing home owner beyond that location objected.

The overall goal is to have a gated community that is more secure than the typical neighborhood, preventing burglars from entering our community and keeping traffic at a slow place.





## Mailboxes

Mailboxes for the new phase 7 homes will be installed along the upper section of Homestretch Drive (across the street to the south from tee box #9; see image below) in the Sam Jacobsen Family Park. The clustering of mailboxes is required by the postal service and is not an option. The postal service demands that new communities install cluster boxes for all new neighborhoods (whatever happened to “through rain, through sleet, through snow, the mail will get through”?). There is a parking lot with one-way traffic that has been installed so that you can drive a car or even drive a golf cart to pick up your mail. A pedestrian and bike path has also been installed as well.



## First Annual Neighborhood Social

The developer-sponsored first annual neighborhood social turned out to be a huge success. Held at the Bishops Bay Country Club, over 100 members came to enjoy fantastic food, wine, and beer - and an excellent band - all on an incredibly beautiful day. Those who attended reported it was a success.

## Orchard

Every fall the apples in the orchard along Bishops Bay Pkwy in the Farm neighborhood will need to be picked, so if there are any volunteers to organize a neighborhood apple harvest day that would be appreciated. We'd hate to see all those apples go to waste. As HOA members, you may take apples home, and if there are extras, maybe someone could donate those to a food pantry.

## Storm Water Ponds

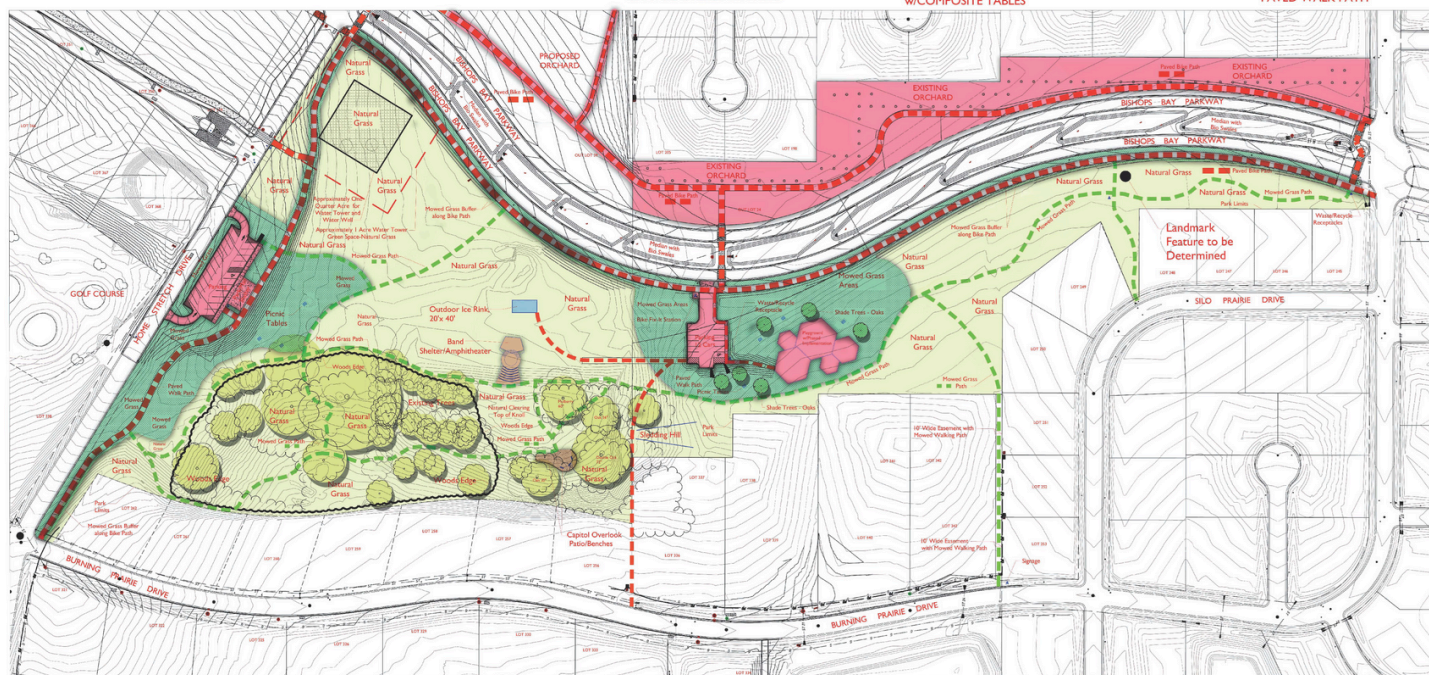
Fountains will be installed in the various ponds to prevent build up of toxic algae. A single drink of such water by a dog could be fatal, so keep your pets out of the ponds. The fountains aerate the ponds and help prevent the algae from accumulating. Remember that the ice on these ponds are not safe during winter, so keep yourselves and your children off the ice on the ponds. We have budgeted for six fountains in case they are needed.



**The Sam Jacobsen Family Park will soon be open this fall once the road contractor equipment is removed in late-November. Please remain out of the park until that time due to holes that are being dug frequently during the construction period. The park already has a number of pedestrian and bike paths installed and a parking lot. The parking lot will give access to the children's play structures. One structure will cater to younger children and**



HEDRA PLAYGROUND 2-5-12 & TOWER  
 BIKE RACKS  
 BIKE STATION  
 COMPOSITE BENCHES  
 BAND SHELTER AMPHITHEATER  
 MOWED GRASS PATH  
 WASTE & RECYCLE  
 SIGNAGE & KIOSKS  
 CAPITOL OVERLOOK PATIO  
 PICNIC AREA w/COMPOSITE TABLES  
 PARK / MAILBOX SHELTER COMBINED  
 PAVED BIKE PATH & PAVED WALK PATH



● PHASE I

# SAM JACOBSEN PARK CONCEPT PLAN



LANDSCAPE ARCHITECTS  
LANDSCAPE CONSTRUCTORS

1000 N. MILWAUKEE AVE.  
MILWAUKEE, WI 53233  
PHONE: 414.333.0886  
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**SAM JACOBSEN PARK**  
COMMUNITY OF BISHOP SAT FAHM & PHARISE  
MIDDLETON, WISCONSIN 53661

Checked By: \_\_\_\_\_  
Drawn By: 4/25/22 KS

Revised: 10/17/22 KS  
Revised: 11/28/22 KS  
Revised: 12/28/22 KS  
Revised: 9/25/23 KS  
Revised: 10/03/23 KS  
Revised: 11/05/23 KS  
Revised: 12/10/23 KS  
Revised: 1/25/24 KS  
Revised: 3/25/24 KS  
Revised: 11-13-24 KS

**L1**

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## Town of Westport

The Town of Westport has announced its plans to incorporate as a village. This means, we believe, that a vote will be held. The purpose of the incorporation is to prevent the cities of Madison and Middleton and the Village of Waunakee from gobbling up the town over time. Think of Waunakee, which is a village. Westport will simply operate just like Waunakee does.



In recent years, the towns of Madison, Burke, and Blooming Grove have all been gobbled up through annexations and have disappeared completely or almost completely. Westport intends, by incorporation, to maintain its rural character and preservation of more open space than if the town were slowly annexed away over time for new development. With incorporation, Westport can control its own destiny. Right now, each adjacent city and village has extraterritorial rights to dictate to the town and its residents what happens in the town, without a vote or any say by the residents.

How will this affect the residents in the Community of Bishops Bay? Mostly, the incorporation will help to keep the property tax rate down and maintain more of the open spaces and rural flavor of the town than if Westport becomes broken up into three different cities/villages.

A border adjustment has long been planned on the north end of Bishops Bay (by Oncken Road) so as to make it more clear which government has responsibility for snow plowing, road maintenance, park maintenance, etc. This border adjustment will be considered for a vote by both governments over the next few months regardless of the incorporation.

## History of Westport & Middleton

The Town of Westport was named after Westport County in Ireland because many of the early settlers were from there. The Village of Waunakee was carved out of the town in 1893, leaving the remainder of the town on both sides. Other portions have been annexed by the cities of Madison and Middleton.



This is a paid advertisement



The Township of Middleton separated from Madison on March 11, 1848. Harry Barnes, the first postmaster in the new township, suggested the name Middleton after a community in his home state of Vermont. Mr. Whittlesey was the first chairman of the Township of Middleton. With an influx of settlers, the township grew. The two most prominent and populated communities in the township were Pheasant Branch and East Middleton (later known as Middleton Junction, located east of Pine Bluff along the present-day Mineral Point Road).



## Future Phases

Future phases of the Community of Bishops Bay are being planned right now. The next phases get a little tricky as those phases are located on the back side of the hill. As such, the sanitary sewer will have to be run all the way down to Oncken Road and two sanitary pump lift stations installed to pump sewerage back up through a reverse force main to the top of the hill where it will connect in to the other sanitary mains at some point. This means that more roads and grading and storm water system facilities will be installed to accommodate the sanitary mains.



**JLA**  
ARCHITECTS

CHRISTMAS VILLAGE TOWN CENTER  
CONCEPTUAL MASTER PLAN

JULY 24, 2024  
1"=150' @ 24x36





## Future School & Town Center

The future town center is intended to include restaurants and coffee shops, and one of just about everything. For example, one grocery store, one medical clinic, one dentist, one convenience store, one or two hotels, a town lake (really, a storm water pond), a main street with small shops and apartments above.



The Community of Bishops Bay is intended to be a lifestyle and golf community, like similar communities in Florida, where you can drive your golf cart to the town center and around the community and to the country club as well as the schools, religious facilities, and the like. As you would expect, since our community surrounds the golf course, the country club and golf course are integral to our community and our community is integral to the club.



102 N Holiday Drive, Waunakee | (608) 849-6770 | [premierbuildersinc.com](http://premierbuildersinc.com)


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Our community even saved the country club financially a number of years ago. When the club needed financial assistance, the Community of Bishops Bay stepped up. Likewise, the addition of new residents to our community has brought in many new golf and social members to the club, providing a huge financial relief to the club. In addition, when the club was illegally dumping landscaping waste and other materials onto Community of Bishops Bay property, we donated that land to club. About ten years ago, the developer also paid for substantial reworking of a number of golf holes to enhance the golfing experience. We also recently donated the cost for the new cart bypass route in addition to covering other costs over the years.



In spite of these generous contributions, some members of the country club continue to treat our community as if we are a problem for them. They have stopped taking on new golf memberships and look at us like we're a problem, rather than a solution. The club recently (barely) passed a new special assessment to spend millions of dollars in improvements, assessing those improvement costs to the members. They rejected the developer's suggestions that club sell Class B golf memberships (like many clubs now do) to raise the capital needed for the improvements so that the club members don't have to pay the much higher special assessment. (A class B membership would simply limit new members to tee times after a certain hour, like say, 10 am, for many years. The golf course is frequently empty much of the day anyway.)

The most recent dispute was the whole issue over golf carts driving to the country club building on the golf cart paths while members are playing golf. In other golf communities, golfers wave and say hello to their fellow members when they drive by and cart drivers are respectful and pause when golfers are hitting their ball, but here, the assumption is that that can't possibly happen. A false assumption we believe.



**6025 Oncken Road, Middleton, WI • 608.896.2278 • [solasnaturalburial.com](http://solasnaturalburial.com)**  
Limited Time Offer: 10% off for members of the community.  
Mention the code "BB Resident" or bring this coupon. Expires February 28<sup>th</sup>, 2025.

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Unfortunately, a few members of the country club don't support the concept of a "golf lifestyle community" experience. The view the club as totally independent and separate from the community. That's where HOA members of our community that are also members of the country club can help. We need members of BBCC who are residents in our community to volunteer to serve on committees at the club. After serving on a committee, then you can also consider running for the BBCC board. (Unfortunately, the system is rigged - enabling current board members to pick and choose candidates for the board, so the key is to serve on committees first, build your credibility and relationships first). So if you would consider volunteering for a committee at the club, please contact the new club manager.



October marked the completion of a golf cart bypass path that runs along hole #9, linking to a new bypass path through the middle of the old driving range, to Signature Drive. At the east end of Signature Drive, there is another new path that allows carts to avoid the tee box and connect to the tunnel under Highway M. Never drive a cart across Highways M or Q.

## Future Development

The developer is working with the city and town to plan for the future development of the remainder of the community. The infrastructure that is needed is significant and unique, such as two sewer lift stations, two reverse force sewer mains, a large storm water pond, possibly a water tower, a small dog park, other parks and open space, a town center, and much more.

The cost of such infrastructure will run more than \$45 million, and include connecting Bishops Bay Parkway through to the other side as well as adding more pedestrian and bike paths. The town center will also include a senior center, with senior housing.

The improved master plan will be going before the city and town for review and approval over the next few months.



**3509 Tribeca Dr., Middleton, WI • 608.244.1444 • [www.tritonautospa.com](http://www.tritonautospa.com)**

Limited Time Offer: 10% off for members of the community.

Mention the code "BB Resident" or bring this coupon. Expires February 28<sup>th</sup>, 2025.

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# Events & Announcements

## HOA Events

We have an annual garage sale event in September, and I will spread the word about the event closer to that timeframe. We also have a small budget for events, and I'll also put out information about those events as ideas are generated and solidified.



## 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.

Family Name	Adults	Neighborhood	Lot	Children	Pets	Previously Lived	Job
Milliken	Sharon	Farm	195		Sunny-Dog	Spring Harbor, Madison	Retired
	Kevin						
Bunz		Woods	341	Brooks	JP-Dog	Nakoma	
Isham	Veronica	Woods	303	Coleman	Macaroni-Dog	Sun Prairie	Veridian Homes-Sales
	Tyler			Campbell			Badgerland Exterior-Sales
				Cooper			
Steele	Kyle	Woods	342	Henry	Fern & Mack-Dogs	Back Nine Neighborhood	UW Oshkosh
	Emily			Jack			Planet Propaganda
	Shelly Kozicki						
Van Cleave	Jay	Prairie	269		Bella-Mini Schnauzer	Milwaukee Area	
	Julie						
Reed	Christopher	Prairie Estates	323	Sophie	Elsa & Daisy-Mini Schnauzers	Back Nine Neighborhood	
	Laura			Emma			
				Keira			
Wanserski	Jay	Prairie Estates	327				