



COACH HOUSE VILLAGE NEWSLETTER

News from your neighborhood
Fall 2010

After a hot and humid summer, Fall has arrived in Coach House Village. Hope you are enjoying the cool, crisp days of the fall season!

Trick-or-Treating will be held Sunday, October 31 from 5-7:30 p.m. Please leave your light on if you're giving out treats.

2010 Coach House Village Annual Association Meeting

The meeting will be held at the Multi-Purpose Room at the City of Brookfield Senior Community Center on **Thursday November 11 at 7 pm**. Elections will be held for four zone directors. Zone directors serve a two year term. Please consider getting involved in Coach House Village and volunteer to be a zone director at the meeting.

2010 Summer Picnic

Wow! What a great event! Great weather, games for the kids and a chance to meet new neighbors and catch up with old friends. The picnic was a success thanks to the efforts of Dana and Cheryl Milnes, Jeff and Michelle Sadowski,

Heather Liacopoulos and Charlie and Carolena Cox.

2010 Holiday Party! Mark your calendars for the 2010 CHV Progressive Holiday Party to be held December 4th. Cost will be \$20 for couples, \$10 for singles. Look for an invite in the mail.

New Neighbors

We would like to welcome Maria & Gabriel Soto and their two children Miguel and Milan at 18620 Engel Dr.

Snowplow Markers

If your lawn was damaged by plows last year, you might want to consider installing additional plow guidepost markers. Soon city workers will install plow guidepost markers in the neighborhood. Residents may install additional guideposts at their own expense. The guideposts must be flexible and/or breakaway type (usually plastic or fiberglass). Metal stakes are NOT allowed.

CHV Directory

New directories will be published for 2010 and provided at no charge to CHV residents. This year we are going to send a directory to only those residents that request one. Instructions on how to order a directory will be included with your CHV dues invoice which will be mailed in the next couple weeks. Contact Charlie Cox if you would like to advertise in the directory.

Lock your car at Night!

Friends on Valley View Dr had their car broken into recently. Police told them there have been several thefts this Fall. Make sure you lock your cars and don't leave personal belongings in your car.

Sump Pump Discharge

The following question and answer was copied from the City of Brookfield website –

<http://www.ci.brookfield.wi.us/FAQ.aspx?QID=120>

Can my sump pump discharge hose drain into the street?

Sump lines can be discharged into the ditch line or discharged anywhere on your lot as long as it is at least 10' from your lot line. If you live in a curb and gutter area you cannot discharge directly into the curb line. You must place the discharge hose in your yard. Sump lines discharged into the curb cause severe icing problems in the winter and slippery algae in the summer.

Please, if your sump pump is discharging into the curb, move it back ten feet from your lot line. There are several places in CHV where ice builds up and kids and adults have fallen. Luckily no one has fallen into the path of an oncoming vehicle yet.

Leaf Burning

If you are burning your leaves, make sure you are following city of Brookfield rules. Burning yard waste is allowed in Brookfield on Tuesdays, Thursdays, and Saturdays between 8 a.m. and 7 p.m. when the wind velocity does not exceed 15 mph. Violators can be reported by calling the Fire Department at (262) 782-8932. Please be considerate of your neighbors and try to keep the smoke to a minimum.

Treasurer's Report

As of October 8, 2010, the Coach House Village Association bank balance is \$1,586.43 with no outstanding unpaid

bills. A monthly landscape bill of \$400.00 is anticipated in December. The significant 2010 expenses are for Zeiler Landscape LLC (maintenance of common areas) \$4,278.49 and Peiper Electric (repair of underground electrical service at front entrance) \$1,285.95 for a total \$5,564.44.

Annual dues of \$55.00 per household are due for the year beginning November 1, 2010. Please send your payment to: Coach House Village Association
P.O. Box 264,
Brookfield, Wisconsin, 53045

Unpaid dues will cumulatively remain on your record and will be collected when you sell your home.

CHV Nature Scenes

A family of turkeys has moved in...



....as well as a woodchuck



President's Letter

Fall 2010

Hello to all my neighbors! I am happy to report that the CHV Association is in great shape. We are achieving our goals of fostering social activities like the Summer Picnic and Holiday Party and keeping the common areas maintained. The Summer Picnic was well attended this year. People enjoyed brats and beer while the kids played games. A fun time for all. I want to thank Dana Milnes, Jeff Sadowski, Heather Liacopoulos and my wife, Carolena for helping put that together. We will be sending out communications to you in the coming days pertaining to the CHV Annual Meeting and Elections, the Holiday Party and dues invoices. Now is a great time to get involved in the planning of parties and the shaping of our neighborhood's future. Please let me know if you would like to join us! 641-9356

Coach House Village is such a great place to live. As I walked at lunch today I was reminded of how well we take care of our properties and show pride of place. It's good to see. The houses and lawns are beautifully maintained and the people are friendly. Brookfield is a maturing community and we need to continue to attract folks considering moving to this region. One way is by following the deeds and restrictions. They are in place to ensure a unified and attractive appearance. This includes the upkeep of lampposts, the restrictions on the construction of sheds and the outdoor storage of boats and RVs. Please help us maintain the integrity of the neighborhood by adhering to the restrictions spelled out in the back of the phone directory or on our website. (CHVBrookfield.com) Thanks!

The Association is doing our part to maintain the beauty of the neighborhood by adding landscaping improvements when we can. Due to some electrical issues in the front monument area it was a bit of a challenge financially for the Association. But we have budgeted for some landscaping improvements for the cul de sacs next spring. Moving forward, we should be in a position to continue these types of improvements. Our dues are low compared to other home owner associations and we plan to keep them that way.

Thanks for being great neighbors!

Warm Regards,
Charlie Cox

The Coach House Village Website is up and running! It includes information on current events and important topics regarding our neighborhood. Look for invitations to social events, the newsletter and any information you might need regarding approved lampposts and deed restrictions. ***CHVBrookfield.com***

CHVA Board Members 2010

Officers:

President: Charlie Cox

Vice President: Dana Milnes

Secretary: Mark Rozanski

Treasurer: Mike Sterr

Past President: Jennifer Leszczynski

Directors:

Zone 1 Heather Liacopoulos, Mike Sterr

Zone 2 Jim Clancy, Mark Rozanski

Zone 3 Dana Milnes, Charlie Cox

Zone 4 Mike Stemberger, Dale Voss

Committee Members:

Welcoming/Membership Committee: Heather Liacopoulos, Amy Wucherer

Architectural Committee: Kelly Cayo, Jennifer Leszczynski, Charlie Cox

Social Committee: Vela Angelova, Dawn Kost

CHV Newsletter Editor: Mark Rozanski

Coach House Village Association

P.O. Box 264

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