

CAI-Wisconsin Chapter

COMMUNITY LEADER

News for the New American Neighborhood

BALANCING YOUR ASSOCIATION BUDGET

What does this process look like?

DON'T WAIT: WHY FALL PREP & SNOW PLANNING

Protect your community.

UNDERSTANDING ICE DAMMING

Understand the causes, risks, and solutions for community associations.

2025 ANNUAL GOLF OUTING RECAP

Thanks to all who attended!



Volume XXV, Quarter 3 - 2025
www.cai-wi.org | 414-788-0640 x1

LEADERSHIP DIRECTORY

2025 BOARD OF DIRECTORS

President

Erica Joyce, CIC, CIRMS, AAI, AIS
Mid State Insurance
7105 W Mequon Road
Mequon, WI 53092
Phone: (262) 643-4674
ericaj@midstateis.com

President Elect

Lawrence J Robe
Knickerbocker on the Lake
1028 E Juneau Ave
Milwaukee, WI 53202
Phone: (414) 837-1028
gm@knickerbockeronthelake.com

Secretary

Carissa Pezewski
MPC Property Management
120 E Chestnut St.
Burlington, WI 53105
Phone: (262) 210-6638
carissa@mpcpm.com

Treasurer

Samantha Hoppe
Hunt Management
10520 N Baehr Rd Ste Q
Mequon, WI 53092
Phone: (262) 238-1480
samantha@huntmanagement.com

Director

David Heckman
Somerville HOA
N57W18749 Dandelion Ct
Menomonee Falls, WI 53051
Phone: (607) 821-8415
david.heckman@aimbridge.com

Director

Christy True
Founders 3
252 E Highland Ave
Milwaukee, WI 53202
Phone: (414) 345-7414
ctrue@founders3.com

Director

Victoria Fox
Elite Properties
700 Larry Ct
Waukesha, WI 53186
Phone: (262) 373-1777
vfox@eliteprop.org

Director

Amy Peterselli
Kaman & Cusimano
9000 West Chester St., Suite 100
Milwaukee, WI 53214
Phone: (414) 300-6155
apeterselli@kamancus.com

Director

Mona Lisa Battaglia
Villa Vista Owner's Association, Inc.
N82W13504 Fond Du Lac Ave
Menomonee Falls, WI
Phone: (414)267-7305
monalisabattaglia1@gmail.com

Director

Thomas Engblom
First Citizens Bank
16806 Lisbon Ave
Panama City Beach, FL 32413
Phone: (312) 209-2623
thomas.engblom@firstcitizens.com

Director

Tyler Yaudas
ServPro Team Cowell
N92W15600 Megal Dr
Menomonee Falls 53051
Phone: (414) 339-8975
tyler@servpromn.com

Local Contact/Staff

Mikki Suchomel, Account Executive
Wisconsin Association Management
11801 W. Silver Spring Dr., Ste. 200
Milwaukee, WI 53225
Phone: (414) 755-3355
mikki@wamllc.net

Maiya Whelan, Marketing Director
Wisconsin Association Management
11801 W. Silver Spring Dr., Ste. 200
Milwaukee, WI 53225
Phone: (414) 755-3354
maiya@wamllc.net

2025 CAI-WI COMMITTEES

Education & Programs:

Sandra Chapman (Chair)
Stacey Carew
Emily Foy
Elizabeth Halverson
Erica Joyce, CIC, CIRMS, AAI, AIS
Ryan Maloney
Carissa Pezewski, CMCA, AMS, PCAM
Christy True, CMCA, AMS
Todd Walter

Communication & Outreach:

Christy True CMCA, AMS (Chair)
Julie Metzger, CMCA, AMS
Billie Jo Fatheree
Samantha Hoppe, CMCA
Heather Sadler, CMCA, AMS

Conference & Tradeshow:

Shari Engstrom (Chair)
Antoinette Collins
Ryan T. Duffy
Sonja Wixom
Amy Peterselli
Nikki Mahsem
Angela Snyder
Everett Fischer

Golf Outing:

Emily Foy (Chair)
Christy True, CMCA, AMS
Colleen Gerschke
Jackson Dufault
Justin Derkson
Jennifer Gannon

Legislative Action:

Amy Peterselli (Chair)
Dan Merritt
Shawn Anderson
Ryan Maloney
Todd Walter
Mike Leach
Lawrence J. Robe, III,
John Krueger

Magazine & Membership Directory:

Julie Metzger, CMCA, AMS (Chair)
Victoria Fox
Carissa Pezewski, CMCA, AMS, PCAM
Karen Skorik

Special Events:

Angie Rosploch (Chair)
Richard Spaulding
Shari Engstrom
Julie Peterson, ARM, CMCA, AMS
Mark Schultz, CMCA

KAREN SKORIC, C.P.A.

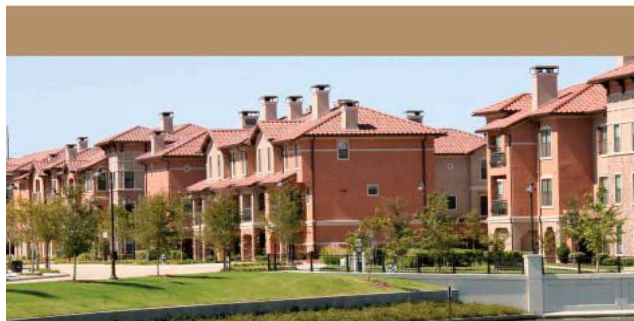
THE CONDO ACCOUNTING FIRM

MARK CANTEY & ASSOCIATES, P.C.

Annual Accounting Services
Audits
Reviews
Compilations
Tax Returns

Monthly Accounting Services

Serving over 900 associations annually
and over 40,000 units daily



735 N. Water Street, Suite 175
Milwaukee, WI 53202
855.301.9400

canteycpa.com

CAI-Wisconsin Chapter

COMMUNITY LEADER

News for the New American Neighborhood



5	President's Message
9	Balancing Your Association Budget
11	Don't Wait: Why Fall Prep & Snow Planning
14	Understanding Ice Damming
17	2025 Annual Golf Outing Recap
25	Classified Advertisements
26	2025 Annual Sponsors
28	2025 Winter Gala



Join us at an Upcoming Event

Learn more at www.cai-wi.org



DEMARK'S

WINDOW & PRESSURE CLEANING

YOUR TRUSTED PARTNER IN COMMUNITY
PROPERTY MAINTENANCE SINCE 2007.



Window
Cleaning



Pressure
Washing



Gutter
Cleaning



Building
Washing



Parking Garage
Cleaning

DeMark's has been the trusted partner for property managers and community associations, delivering expert exterior cleaning with reliability and professionalism. From routine maintenance to deep cleaning solutions, we help properties stay clean, safe, and well-maintained.



Visit Our Website :
www.demarks.com/quote



More Information :
(262) 894-2057

PRESIDENT'S MESSAGE



CAI-WI Members,

As the seasons change, it's a great time to reflect on our community efforts and plan for what's ahead. In this issue, we're highlighting topics that are essential for keeping our associations running smoothly and our members engaged.

With fall approaching, preparation is essential. This quarter, our articles cover budgeting tips, landscape maintenance, and roofing considerations to help communities stay ahead of seasonal needs.

We also love celebrating the fun side of community life. The recap of our recent golf event shows how social gatherings strengthen bonds among members and volunteers alike. Events like these are a reminder that CAI is not only about governance and maintenance, it's about fostering community.

As your chapter president, I encourage all members to take what they can from these articles and apply it in their communities. Whether it's strategic planning, seasonal readiness, or simply enjoying time together, every step contributes to a thriving association.

Here's to a successful season ahead!

Sincerely,

Erica Joyce

CIC, CIRMS, AAI, AIS
CAI-WI President

CAMO CREW
RESPONSIBLE
JUNK REMOVAL

FROM APARTMENTS TO OFFICE BUILDINGS, CAMO CREW CLEARS OUT COMMERCIAL SPACES OF ANY SIZE SO YOU CAN MAKE A FRESH START.

**CALL OR TEXT
414-420-2266
CAMOCREW.US**

CAMO CREW CARES ABOUT THE ENVIRONMENT
Certified electronic recycler • Diverts up to 80% of material from landfills • Donates to local organizations

**VETERAN-OWNED
LOCALLY OPERATED**

LOCALLY-COMMITTED • VETERAN-OWNED • ENVIRONMENTALLY-FOCUSED

RR Robertson Ryan Insurance

Maloney Group

Community Association Insurance Leaders



Ryan

Terry

Garrett

Ryan Maloney

(414) 221- 0346

rmaloney@robertsonryan.com

Garrett Maloney

(414) 221- 0324

gmaloney@robertsonryan.com



www.robertsonryan.com/maloneygroup



A Community Presence



Specializing in Community Association Management since 1982



Wisconsin's most trusted
community association
management firm
specializing in:

- Day-to-Day Association Administration
- Financial Management and Bookkeeping
- Property Maintenance and Repair
- Industry Support and Education



10520 N. BAEHR ROAD, SUITE Q
MEQUON, WI 53092
(262) 238-1480
WWW.HUNTMANAGEMENT.COM



THIS MARKET IS OUR
HOME.



WISCONSIN'S LEADING CONDO
MANAGEMENT COMPANY

13400 Bishops Lane
Brookfield, WI 53005

FOUNDERS 3
REAL ESTATE SERVICES

414.271.1111
founders3.com



Every community
management
company is unique.

**Our experts tailor
solutions to meet
and exceed your
needs.**



Turn to the experts for customized technology and
industry-tailored banking solutions.



Diane White, CMCA

Vice President
(312) 823-2181

dwhite1@allianceassociationbank.com



Anthony Dister

Managing Director
(847) 909-1861

anthony.w.dister@allianceassociationbank.com

allianceassociationbank.com

Alliance Association Bank, a division of Western Alliance Bank. Member FDIC

Creating Landscapes for Life



📞 847-223-3800
✉ info@landscapeconcepts.com
🌐 www.landscapeconcepts.com

Services provided:

- Landscape Management
- Landscape Construction
- Landscape Design
- Water Management
- Tree Care
- Seasonal Color
- Snow & Ice Management
- Urban Gardening
- Holiday Decor

BALANCING YOUR ASSOCIATION BUDGET

by Steve Cousino, CMCA, AMS

Balancing a community association budget isn't exactly anyone's idea of a good time. (Okay, maybe your treasurer who secretly loves spreadsheets—but for the rest of us, it's right up there with waiting on hold for the cable company!) Still, it's one of the most important things an association board does each year. The good news? With the right approach—and maybe a sense of humor—you can get through budget season without losing your sanity.

Imagine that instead of creating a budget, you're meal-prepping for your family. How would the process look?

Check the fridge (last year's numbers). Did you run out of milk halfway through the week? Were you overzealous with the bags of kale that no one (and I mean NO ONE) wants to eat? Look at what you spent versus what you planned.

Price out the groceries (vendor contracts). Landscaping, snow removal, and trash service are not areas to guess on costs. There are other costs that are locked in by contract but have built-in increases. Ensure that you account for these increases, and ask your service vendors what they'll charge next year so you're not shocked when the bill comes in.

Plan for leftovers (reserves). Big repairs like roofs and asphalt are inevitable. Saving for them now keeps you from "borrowing" later (special assessments).

Account for inflation. Spoiler alert: stuff costs more than it did last year. Pretending it won't is like pretending your gym membership is free because you "might go next month."

What's in your wallet? (income) Almost all of the association income comes from assessments. If expenses are more than what's coming in, something's gotta give!

Now comes the balancing act! You've accounted for the income and projected expenses as much as you're able to – now you will have to make tweaks to various budget line items to bring it into balance. This may result in more than just adjusting numbers on the budget: you might need to shop for less expensive vendors for the services you need, renegotiate existing contracts, or even trim services received to reduce costs.

Some expenses are not so easy to revise. Insurance premiums, for example, have been increasing faster than the Board President's blood pressure at the annual meeting. This is a good moment to re-examine policy coverages with the association's insurance agent – many master policies come with standard inclusions and not all of them will be necessary for your associa-

tion. Watch out for those wind/hail deductibles though – you don't want to get to where one hailstorm wipes out your budget!

If your reserve study (and you DO have a reserve study, right? If not, budget for it now and get it. You'll be glad you did!) projections show that you're not saving enough, do what you can to meet those savings goals. Even if you can't save 100% of the recommended level, getting as close as you can each year is critical to the future health of the association. Reducing the reserve savings today is like skipping your car's oil change – sure, you save money, but when your engine starts smoking you will wish you had kept up with it.

Last but not least, do you have enough income coming in? You've reviewed each expense line item, accounted for increases in costs, trimmed where you could, but if you still are not pulling in enough income to balance the budget, then the assessments will have to increase. No one likes this, but if you keep your increases reasonable and can clearly justify why the increases are needed, that goes a long way to owner acceptance.

Final tips:

Start early. Procrastinating only makes it worse.

Be conservative. Budget high for expenses and low for income. Just like packing extra snacks for a road trip - you'll thank yourself later.

Talk to your vendors. They usually know what costs are coming down the pipeline.

Overcommunicate. Homeowners don't like surprises unless it's free pizza (especially Chicago Deep Dish). Be upfront about increases.

Add a contingency line. Think of it as your "rainy day" fund—literally, in case the roof starts leaking. This isn't just for reserves either – operating funds should have contingency funds. Balancing an association budget doesn't have to feel like you're herding cats. With a little planning, some honest conversations, and maybe a few deep breaths, you can create a budget that keeps the community running smoothly without resorting to special assessments or bake sales.

Steve Cousino, CMCA, AMS is a condominium association manager in Madison and can be reached at steve@cariboupm.com.

PLM

PAVING AND CONCRETE

WHAT WE DO:

- Asphalt Paving
- Milling & Reclamation
- Concrete Curbs & Flatwork
- ADA Parking Requirements
- Drainage & Utilities
- Pavement Markings & Signs
- Sealcoating
- Cracksealing
- Infrared Patching & Repair
- Snow Removal
- Earthwork
- Sport Services

262.691.3964
www.plmpaving.com

DON'T WAIT: WHY FALL PREP AND SNOW PLANNING PROTECT YOUR COMMUNITY

by Taylor Ryterski, Beary Landscaping

In the Midwest, the transition from fall to winter can happen overnight. One week, residents are enjoying crisp, sunny afternoons; then next week, the first snowstorm can blanket a community, bringing unexpected hazards and operational challenges. For boards, HOAs, and multi-family property managers in the Midwest, this seasonal volatility underscores the importance of a solid plan for fall maintenance and snow removal.

Fall is more than just a season of colorful leaves, it's an opportunity to prepare landscapes and facilities to withstand winter, reduce risk, and protect both property and residents. Proper planning during September and October can help communities navigate winter safely and smoothly.

Why Fall Maintenance Matters

Thoughtful fall maintenance lays the foundation for healthy, resilient landscapes and safer communities. There are several key areas to focus on:

- **Pruning & Cleanup:** Removing leaves, trimming trees, and cutting back perennials reduces hazards for residents and minimizes the risk of plant disease during the harsh winter months. Accumulated debris can become slippery when wet or frozen, making pathways and entrances unsafe.
- **Turf Health:** Well-maintained turf supports drainage and prevents soil compaction, which can create icy patches in winter. These patches can cause hazardous situations for residents and guests.
- **Drainage & Irrigation Checks:** Clearing drains, gutters, and swales, and properly winterizing irrigation lines, reduces the potential for water accumulation and ice formation. Flooding or ice buildup can create safety risks, damage property, and lead to avoidable expenses.

These fall maintenance steps are not purely aesthetic; they are practical measures that protect property, support long-term landscape health, and reduce hazards for residents during winter. Communities that prioritize this work are better positioned to handle snow and ice events efficiently, and this will reflect positively on the community leadership.

Why Snow and Ice Planning Should Start Early

Winter storms are an inevitable reality in Wisconsin and Illinois, but communities that plan ahead can reduce risks for both residents and board members. Effective snow and ice planning begins long before the first flakes fall, and several proactive strategies can make a significant difference:

- **Planning and Mapping:** High-traffic areas such as walkways, parking lots, entryways, and recreational spaces should be clearly identified and prioritized in your community plan. Mapping these areas ahead of time ensures crews know where to focus first and helps boards anticipate liability concerns.
- **Timing and Readiness:** Reviewing winter maintenance protocols and ensuring resources are organized allows communities to respond quickly and efficiently when storms arrive. Early planning avoids last-minute scrambling and supports a smooth operation.
- **Monitoring Conditions:** Staying informed about weather events and potential storms is critical. Communities that track weather patterns proactively can make informed decisions about safety measures, snow removal timing, and resident notifications.

The goal of having an early snow and ice plan is not only to maintain safe access but also to minimize disruptions and protect the overall integrity of the property. A proactive approach allows boards to focus on resident experience rather than reacting to preventable issues.

Continued on page 13

PLEASE HELP SPREAD THE WORD ABOUT THE MANY BENEFITS OF BEING A CAI MEMBER. HELP US GROW OUR COMMUNITY!





Comprehensive Insurance Review for Community Associations

At Mid-State Insurance, we understand the unique needs of community associations. Let us help ensure your association is properly protected.

- Knowledgeable Advice: Tailored insurance solutions for your community.
- Custom Coverage: Protection designed specifically for your association's needs.
- Affordable Rates: Get the best value for the coverage you need.

Why choose us?

Experienced professionals who specialize in community association insurance.

Personal consultations and ongoing support.

Coverage options that grow with your community.

Contact Us Today!

Email: ericaj@midstateis.com

Website: www.midstateis.com

Mid-State Insurance

7105 W Mequon Rd
Mequon, WI 53092

DON'T WAIT: WHY FALL PREP AND SNOW PLANNING PROTECT YOUR COMMUNITY CONTINUED...

Supporting Boards and Residents

The true value of fall preparation and early winter planning is safety and property upkeep. Winter weather can make these matters complicated. Thoughtful preparation ensures that communities are ready to respond, reducing stress and creating a safer environment for everyone.

Experience has shown that communities that take a systematic approach to fall maintenance and snow planning see fewer emergency issues and enjoy smoother operations throughout the season. Preparing landscapes, identifying risk areas, and developing clear winter protocols allow boards to meet the dual goals of resident safety and property protection.

Key Takeaways for Community Associations

- Begin fall maintenance early to protect landscapes and reduce winter hazards.
- Review and assess snow and ice management needs well before the first storm.
- Prioritize areas that present the highest safety risks to residents and visitors.
- Maintain clear communication among board members and with any service partners involved.
- Proactive preparation saves time, reduces stress, and minimizes unexpected costs during winter.
- By approaching fall maintenance and winter planning with foresight, boards can ensure that their communities remain safe, accessible, and well-maintained even under challenging conditions.

Taylor Ryterski is Business Development Manager at Beary Landscaping, a Midwest-based company with 40 years of experience. Taylor works closely with HOAs, condominium boards, and multi-family property managers on seasonal landscape and snow management best practices.



ELITE
PROPERTIES INC.

Condominium Associations
HOA Management
Maintenance Services
Property Sales

The **service** you deserve
The people you **trust**

262.373.1777 • eliteprop.org

UNDERSTANDING ICE DAMMING: CAUSES, RISKS, AND SOLUTIONS FOR COMMUNITY ASSOCIATIONS

by Kyle Ross, Avondale Roofing



Winter in Wisconsin is beautiful, but it also brings challenges for the buildings and homes in our communities. One of the most common—and costly—issues property managers, association boards, and homeowners face is **ice damming**. While the sight of icicles along a roofline may look picturesque, it can be a warning sign of a serious underlying problem. Understanding what ice dams are, why they form, and how to prevent them is essential to protecting both property and budgets.

What Is an Ice Dam?

An ice dam is a ridge of ice that forms along the edge of a roof. It usually develops after a heavy snowfall when the roof surface warms unevenly. Heat escaping from inside the building melts the snow on the upper sections of the roof. As the melted water flows down toward the eaves—where the roof surface is colder—it refreezes, creating a barrier of ice. Over time, this ice barrier traps more melting snow behind it, causing water to pool and back up under the roofing materials.

The result? Leaks, water damage, and costly repairs inside the building.

Why Ice Dams Matter

For community associations, ice dams can cause significant issues:

- **Water Intrusion** – Backed-up water can seep beneath shingles or roofing membranes, leaking into attics, walls, ceilings, and common areas.
- **Structural Damage** – Repeated freeze-thaw cycles stress roofing systems and shorten their service life.
- **Safety Hazards** – Falling icicles or sheets of ice pose risks to residents and visitors.
- **Financial Strain** – Emergency repairs, insurance claims, and restoration work can quickly add up, impacting association budgets and reserves.

Recognizing the signs of ice dams early can help minimize these risks.

Common Causes of Ice Damming

Ice dams are not caused solely by snowfall—they are typically the result of building design and heat loss. Key contributors include:

- **Insufficient Insulation** – Warm air escaping from living spaces heats the roof deck unevenly.
- **Air Leaks** – Gaps around plumbing vents, chimneys, recessed lights, or attic hatches allow warm air to rise into the attic.
- **Inadequate Ventilation** – Roofs that lack proper ventilation can trap heat, creating the temperature variations that lead to ice dam formation.
- **Complex Roof Designs** – Valleys, dormers, and multiple rooflines increase the chances of uneven snow melt.

Continued on page 15

Preventing Ice Dams

The good news is that ice damming can often be prevented—or at least reduced—with proactive measures:

1. **Improve Attic Insulation** – Proper insulation helps maintain an even roof temperature by reducing heat loss from the living spaces below.
2. **Seal Air Leaks** – Identifying and sealing gaps in ceilings and attic floors minimizes warm air escaping into the roof system.
3. **Enhance Roof Ventilation** – A well-ventilated attic allows cold outdoor air to flow in, keeping the roof surface closer to the outside temperature.
4. **Regular Roof Maintenance** – Clearing gutters and downspouts of debris ensures melting snow can flow freely away from the roof.
5. **Snow Removal** – Safely removing snow from roofs, especially after heavy storms, can reduce the risk of ice dams forming. (For safety reasons, professional assistance is recommended.)

When Ice Dams Occur

Despite best efforts, ice dams can still happen, especially during extreme weather events. If ice dams are already present, association managers and boards should consider the following steps:

- **Prompt Snow Removal** – Carefully clearing snow from the roof can reduce water buildup behind the dam.
- **Steam Removal** – Professionals can use specialized steam equipment to safely melt ice dams without damaging roofing materials.
- **Temporary Mitigation** – Using heated cables or creating drainage channels may provide short-term relief, but they are not long-term solutions.

Long-Term Planning for Associations

For community associations, addressing ice damming should be part of a larger preventive maintenance and capital planning strategy. Boards and managers may want to:

- Schedule regular roof inspections to identify vulnerabilities.
- Budget for insulation and ventilation upgrades.
- Educate homeowners about recognizing early signs of ice dams.
- Develop a response plan for winter storms, including trusted service providers for snow and ice removal.

Conclusion

Ice dams are more than a nuisance—they represent a real risk to property, finances, and safety. By understanding the causes and implementing preventive measures, community associations can protect their buildings, reduce unexpected expenses, and provide peace of mind to residents during Wisconsin’s long winter months.

Kyle Ross is the Sales Manager at Avondale Roofing, where he specializes in commercial and residential roofing solutions. With more than a decade of experience in the roofing industry, he has a strong focus on building performance and long-term maintenance planning.

Planning for the future is complicated.
Your reserve study shouldn't be.

YOUR PROPERTY WELLNESS EXPERTS



We help associations maintain physical and financial health
through education, ongoing support, and tailored reserve studies.



Long-term thinking. Everyday commitment.

Contact us at reserveadvisors.com or (800) 221-9882.

CAI WISCONSIN HOSTS 2025 GOLF OUTING AT HISTORIC MERRILL HILLS

On June 23, 2025, the Wisconsin Chapter of the Community Associations Institute (CAI) hosted its annual Golf Outing at The Legend at Merrill Hills Golf Course, bringing together community association professionals and business partners for a day of networking, fun, and fundraising.

From the first tee to the last putt, participants enjoyed a perfect blend of camaraderie and competition, all in support of CAI Wisconsin's mission-driven work. Despite the hot temperatures, golfers kept their spirits high and smiles wide, energized by the course's comfort stations and friendly faces at each hole.

The outing was more than just a round of golf. It was a celebration of the strength and dedication within the community association industry. CAI Wisconsin extends its deepest gratitude to

the business partners who donated their time, money, and resources to make the event possible. Special thanks are also due to the hardworking Golf Outing Committee, whose dedication and behind-the-scenes efforts brought this year's outing to life and ensured its success.

At the end of the day, the 2025 Golf Outing at Merrill Hills was more than just a fundraiser—it was a reminder of the vibrant connections that sustain CAI Wisconsin. From laughter on the greens to spirited competition in the crowd-pleasing duck races, the event showcased the best of the industry: collaboration, generosity, and community.

Continued on page 17



Public insurance adjusters for home owner, commercial, and association claims.

INSURANCE COMPANIES DON'T WORK FOR YOU. WE DO.

 **GAVNAT**
PUBLIC INSURANCE ADJUSTERS

 /Gavnat

 /GavnatandAssociates

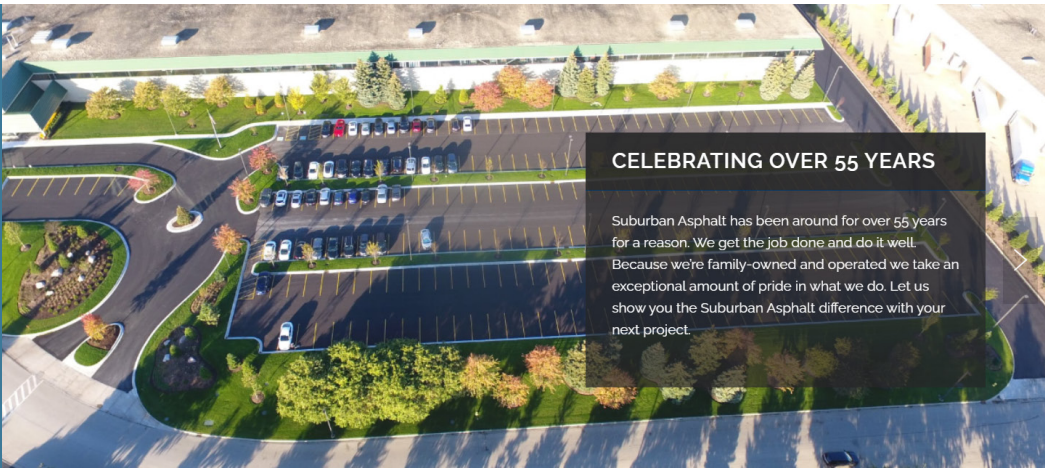
 763.251.8992

 Gavnat.com



THANK YOU TO THOSE WHO
Par-tee'd in Plaid
WITH US AT THE ANNUAL GOLF OUTING!





CELEBRATING OVER 55 YEARS

Suburban Asphalt has been around for over 55 years for a reason. We get the job done and do it well. Because we're family-owned and operated we take an exceptional amount of pride in what we do. Let us show you the Suburban Asphalt difference with your next project.



www.weathershield.us

EXCEEDING EXPECTATIONS

We surround ourselves with smart, talented, passionate people with the best tools and approaches at your disposal.

Understanding your requirements, objectives and final scope of work is important to us. We listen and work together to create a truly unique approach to every job, with the customer in mind.

The true functionality of your building is our number one priority.

CAI WISCONSIN PRESENTS

LIGHTS CAMERA COMMUNITY!

FEBRUARY 19, 2026
9:00 AM - 4:00 PM
 Brookfield Conference Center

SCAN ME

REGISTER TODAY!

Ogden

Real Estate without Boundary®

WISCONSIN'S LEADING PROPERTY MANAGEMENT COMPANY

OGDEN & COMPANY, INC.

REAL ESTATE WITHOUT BOUNDARY

BUILT TO SERVE COMMUNITY ASSOCIATIONS

We offer flexible solutions designed to cover everything from planned improvements to unexpected expenses, like weather-related repairs while preserving capital reserves.

Line of Credit | Term Loan
Combination LOC Converting to Term Loan

Contact our industry experts today!

847-304-5940 | service@communityadvantage.com
communityadvantage.com

WINTRUST[®]
COMMUNITY ADVANTAGE

Wintrust Community Advantage is a division of Barrington Bank & Trust Company, N.A., a Wintrust Community Bank.



Setting new standards, exceeding expectations

Our reputation as an industry leader is built on a team approach that allows us to not only meet but exceed the needs of Condominium and Homeowner Associations.



**PROPERTY
MANAGEMENT**

262-661-4284 • info@mpcpm.com



2023 Platinum Sponsor

WISCONSIN CONDOMINIUM/HOMEOWNER ASSOCIATION LAW

Kaman & Cusimano provides comprehensive information and education to the board. Stressing communication, not litigation, our attorneys work to protect property values and promote harmony within community associations.



MAXIMIZING UNITY IN THE COMMUNITY



KAMAN & CUSIMANO ^{LLC}

COMMUNITY ASSOCIATION ATTORNEYS

Lydia J. Chartre, Partner – lchartre@kamancus.com

Daniel J. Miske, Partner – dmiske@kamancus.com

Wicondolaw.com

Wihoalaw.com

COMMERCIAL LANDSCAPING

To make you look
your absolute best.

We are proudly providing:

- Landscaping Maintenance Services
- Irrigation
- Tree Care
- Turf Plant Healthcare
- Snow Removal Services
- Interiorscapes



LOCATIONS:

1601 W. Mount Vernon Ave
Milwaukee, WI 53233

2901 West 31st Street
Chicago, IL 60623

610 W Liberty Street
Wauconda, IL 60084

1869 Techny Road
Northbrook, IL 60062

250 N Garden Ave
Roselle, IL 60172

Please join us in our relentless pursuit of Excellence in Landscape, Maintenance and Snow Removal. Proudly providing award-winning services for over a decade.

If you're interested in working with us please contact:
Mike Reyes | mreyes@yellowstonelandscape.com | 414.522.0206

Excellence
IN COMMERCIAL LANDSCAPING



Are you ready to discuss your property's specific challenges? [877.785.6685](tel:877.785.6685) | yellowstonelandscape.com

YOUR COMMUNITY ASSOCIATION'S COLLECTION & FINANCE LEGAL SOLUTION

Every condominium and homeowner association needs effective policies and processes for collecting delinquent assessments. von Briesen's Community Associations Section has the experience and knowledge to be your Collection & Finance Legal Solution. We assist clients with the preparation of a comprehensive written collection policy, guidance on adherence to that policy and counseling on procedures for taking collections actions. Our creative and collaborative approach positions us to be your community association solution.

Think of us as your hardest working neighbor.



Attorney Ryan T. Duffy
ryan.duffy@vonbriesen.com
(414) 287-1259



Attorney Brian J. Seidl
brian.seidl@vonbriesen.com
(608) 661-3964

von Briesen

von Briesen & Roper, s.c. | Attorneys at Law



FINANCIAL STRENGTH MEETS INDUSTRY EXPERIENCE.

At First Citizens Community Association Banking,
we understand your unique industry.
First Citizens Bank. Forever First.®

Thomas Engblom, VP
Regional Account Executive
312-209-2623
thomas.engblom@firstcitizens.com

FIRSTCITIZENS.COM/CAB



© 2024 First-Citizens Bank & Trust Company.
All rights reserved. MM#14881



Member
FDIC

CLASSIFIED ADVERTISING

Banks/Financial

Alliance Association Bank
Diane White, CMCA
 312-823-2181
 dwhite1@allianceassociationbank.com
 www.allianceassociationbank.com

Enterprise Bank & Trust

Rachel Rowley
 331-305-0869
 rrowley@enterprisebank.com
 www.enterprisebank.com

First Citizens Bank

Thomas Engblom, PhD, CMCA, AMS, PCAM
 312-209-2623
 Thomas.Engblom@firstcitizens.com
 www.firstcitizens.com

Karen Skoric, CPA

Karen Skoric
 312-209-2623
 kskoric@canteycpa.com

Popular Association Banking

Martin Klauber
 847-322-3149
 martinklauber@aol.com
 www.popularassociationbanking.com

Wintrust Community Advantage

Frankie Sorrentino
 847-277-8912
 fsorrentino@communityadvantage.com
 www.communityadvantage.com

Insurance

MidState Insurance

Erica Joyce
 262-241-0550
 ericaj@midstateis.com
 www.midstateis.com

Robertson Ryan & Associates

Ryan Maloney
 414-221-0346
 rmaloney@robertsonryan.com
 www.robertsonryan.com

Insurance Adjusters

Gavnat and Associates

Jessica Nelson
 312-209-2623
 jnelson@gavnat.com
 gavnat.com

Landscaping/Maintenance

Landscape Concepts Management

Olivia Hall
 224-575-0588
 marketing@landscapeconcepts.com
 www.landscapeconcepts.com

Yellowstone Landscape

Mike Reyes
 mreyes@yellowstonelandscape.com
 414-522-0206
 www.yellowstonelandscape.com

Paving

PLM Paving & Concrete

Jeremy Sobotik
 jeremy@plmpaving.com
 414-349-0406
 www.plmpaving.com

Attorneys

Kaman and Cusimano (K&C)

Lydia J. Chartre
 888-800-1042
 lchartre@kamancus.com

Dan Miske
 888-800-1042
 dmiske@kamancus.com
 communityassociations.law

Von Briesen & Roper, s.c.

Brian Seidl
 608-661-3964
 brian.seidl@vonbriesen.com

Ryan Duffy
 414-287-1259
 ryan.duffy@vonbriesen.com
 www.vonbriesen.com

Pressure Cleaning

DeMark's Window & Pressure Cleaning

Taylor Peglow
 taylor@demarks.com
 262-722-0750
 www.demarks.com

Property Management

Elite Properties

Sara Moker
 262-373-1777
 sclark@eliteprop.org
 www.eliteprop.org

Forest Green Realty & Management

Kirsten Capps
 414-425-3134
 kcapps@forestgreenrealty.com
 www.forestgreenrealty.com

Goldfinch Management Full-Service Property Management

Stacey Carew / Darlene Fink
 scarew@goldfinchliving.com
 920-432-7176
 www.goldfinchliving.com

Hunt Management

Nikki Mahsem
 262-238-1480
 nikki@huntmanagement.com
 www.huntmanagement.com

MPC Property Management

Carissa Pezewski
 262-661-4284
 carissa@mpcpm.com
 www.mpcpm.com

Outlook Management

Ray Balfanz
 ray@outlookmgmt.com
 414-369-3511
 www.outlookmgmt.com

Reserve Studies

Reserve Advisors

Susie Hefter
 800-221-9882
 susan@reserveadvisors.com
 www.reserveadvisors.com

2025 Annual Sponsors

PLATINUM



Parking Lot Maintenance, Inc.



GOLD



SILVER



BRONZE





WISCONSIN CHAPTER
community
ASSOCIATIONS INSTITUTE

CAI WISCONSIN PRESENTS
**LIGHTS
CAMERA
COMMUNITY!**

FEBRUARY 19, 2026
9:00 AM - 4:00 PM
Brookfield Conference Center

SPONSORSHIP 2026
OPPORTUNITIES
Now Available!

Learn More Online at
cai-wi.org



WISCONSIN CHAPTER
community
ASSOCIATIONS INSTITUTE

YOU'RE INVITED TO CAI-WI'S

Winter Gala

NOVEMBER 14, 2025 | 5:00-9:00 PM | \$40/PERSON

**Your ticket includes a plated dinner and comedy show featuring John DeBoer*

Annual Chapter Awards

*CAI-WI Leadership Award
Association of the Year Award
Committee Member of the Year Award
Manager of the Year Award
Business Partner of the Year Award*

Featuring a Stand-up Comedy Show by John DeBoer at 7:30pm

Due to the comedy portion of the evening, we kindly ask that children not attend.

Renaissance Milwaukee West Hotel

2300 North Mayfair Road, Wauwatosa, WI

Formal Attire Encouraged

 REGISTER TODAY!



FOREST GREEN

Realty & Management

COMMUNITY ASSOCIATION MANAGEMENT

CONDOMINIUM + HOMEOWNER + COMMERCIAL

CUSTOMIZABLE MANAGEMENT PACKAGES

- FINANCIAL
- BOARD ASSISTED
- FULL-SERVICE



24/7 EMERGENCY ANSWERING SERVICE

SERVICE TECHNICIANS AVAILABLE

414-425-3134

KCAPPS@FORESTGREENREALTY.COM

WWW.FORESTGREENREALTY.COM

**JOIN OUR TEAM! WE ARE HIRING
COMMUNITY ASSOCIATION MANAGERS!**