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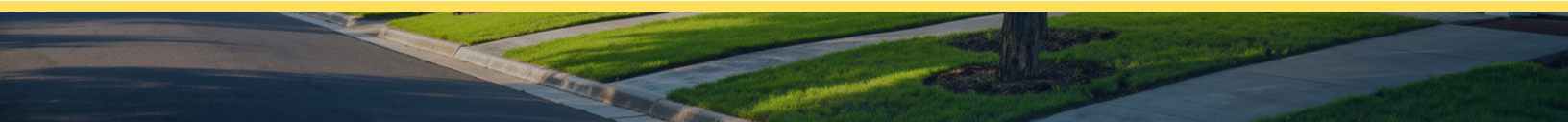
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PRESIDENT'S MESSAGE

CAI-WI Members,

As I sit down to write this, I find myself reflecting on the past year and how much the strength of this Chapter comes from the people behind it. Not just the events we host or the programs we deliver, but the conversations, the volunteer hours, and the willingness so many of you show to step up and stay involved.

Over the past few years, I have had the opportunity to connect with many of you at events, on calls, and in conversation, and one thing continues to stand out: This is a community that genuinely cares. That is not something every organization can say, and it is something we should never take for granted.

This past year has been a strong one for CAI-WI. From well-attended educational programs to signature events and networking opportunities, we have continued to build momentum and strengthen the connections that make this Chapter so valuable. Whether you have been involved for years or are just getting started, you are part of what makes this organization what it is.

I would also like to take a moment to recognize and thank our sponsors. Your support plays a vital role in everything we do throughout the year, from educational programming to the events that bring our members together. We truly appreciate your partnership and your continued investment in this Chapter.

In addition, thank you to our Board of Directors and our Executive Director, Mikki Suchomel, for your leadership, guidance, and the countless hours you dedicate to this organization. Your commitment helps ensure that CAI-WI continues to move forward in a strong and thoughtful way.

Finally, thank you to our volunteers and committee members. The time and energy you give often happens behind the scenes, but it does not go unnoticed. This Chapter would not function without you.

As we look ahead, there is a lot to be excited about. We will continue building on what is working while also looking for ways to improve and evolve. I am excited for what lies ahead and look forward to building on this momentum together in the coming year.

Thank you for being part of CAI-WI and for everything you contribute to it.

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Lawrence J. Robe III

CAI-WI President

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CAI WISCONSIN PRESENTS

LIGHTS CAMERA COMMUNITY!



ANNUAL CONFERENCE & TRADE SHOW RECAP

Lights, Camera, Community set the stage for another successful CAI-WI Trade Show, bringing together members, industry partners, and guests for a day centered on connection, education, and shared commitment to the community association industry.

The energy throughout the event reflected the strength and collaboration within CAI. A highlight of the program was our keynote presentation from Dawn Bauman, CAE, Chief Executive Officer of Community Associations Institute, whose insights and perspective added meaningful value to the day.

This event would not be possible without the dedication of the planning committee, whose time and effort brought the vision to life. Appreciation also goes to the exhibitors/sponsors for their continued support and engagement, the speakers for sharing their expertise, and the attendees whose participation makes this event so impactful year after year.

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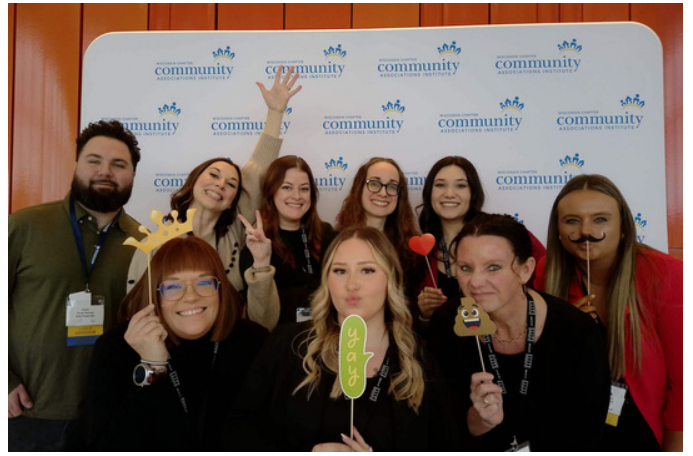
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Protecting Your Association When Water Is Part of the Landscape:

Risk Management Considerations for Ponds, Retention Basins, and Water Features

by Erica Joyce, CIRMS – Mid-State Insurance

Water features can add beauty, value, and environmental benefits to a community association. Ponds, retention basins, and decorative water features are common amenities in condominium and homeowners associations throughout Wisconsin. While these features enhance the landscape, they also create potential safety concerns and liability exposures that boards and property managers should proactively address.

Understanding the risks and implementing proper safeguards can help ensure the association is protected while allowing residents to enjoy the natural surroundings of their community.


Understanding the Exposure

Any body of water located within an association—whether it is a stormwater retention pond, decorative pond, or lake access area—creates potential liability for the association. Associations may face exposure from:

- Accidental drownings or injuries
- Slip and fall incidents near wet or icy areas
- Children entering restricted areas
- Boating or swimming activities
- Ice-related accidents in winter months

Even if the association does not intend for the water to be used recreationally, the mere presence of water can attract residents or guests. This concept is often referred to as an “attractive nuisance,” where a feature draws individuals into a potentially dangerous situation.


Continued on page 15...



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Protecting Your Association When Water Is Part of the Landscape: Risk Management Considerations for Ponds, Retention Basins, and Water Features

CONTINUED...

Establishing Safety Measures

Boards should consider implementing reasonable safety precautions around water features. These measures may include:

Signage

Posting signs such as “No Swimming,” “No Ice Skating,” or “Stormwater Pond – No Recreational Use” helps clarify that the water feature is not intended for recreation.

Barriers or Landscaping Controls

Strategic landscaping, fencing, or natural barriers can discourage access in higher-risk areas, particularly where slopes are steep or water depth changes quickly.

Lighting and Visibility

Proper lighting around pathways and common areas near water helps reduce slip-and-fall incidents and improves visibility during evening hours.

Ice Safety Awareness

In Wisconsin, frozen ponds can be particularly dangerous. Associations may want to communicate to residents that ice conditions are unpredictable and recreational use is prohibited.

Insurance Considerations

Water exposures should also be reviewed with the association’s insurance professional. Boards should confirm that their general liability policy adequately addresses exposures related to ponds or water features.

Important considerations include:

- Whether the policy excludes water-related recreational exposures
- If there are designated swimming areas
- The association’s liability limits
- Umbrella or excess liability coverage

Associations with larger ponds or lakefront access may require additional underwriting review to ensure the exposure is properly addressed.

Communication with Residents

Clear communication with residents is an important part of managing risk. Associations should periodically remind homeowners:

- Ponds and retention basins are not designed for recreation
- Children should not play near water features without supervision
- Ice conditions are unsafe and unpredictable
- Residents should report maintenance concerns to management

Proactive communication helps set expectations and demonstrates that the association takes safety seriously.

A Proactive Approach to Risk Management

Ponds and water features can be an attractive part of a community, but they also require thoughtful management. By implementing safety measures, maintaining the area properly, ensuring appropriate insurance coverage, and communicating clearly with residents, boards can significantly reduce their exposure.

Taking a proactive approach allows associations to enjoy the aesthetic and environmental benefits of water features while protecting the community and its residents.

Erica Joyce, CIC, CIRMS, AAI, AIS is the Director of Commercial Lines at Mid-State Insurance.



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Preventive Maintenance: 6 Steps to Secure a Safe Future for Your Community

Contributed by Kevin Davis, CIRMS; Susan McClintic, Esq.; and J. David Rauch

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Visit blog.caionline.org for more news and insights on community association living.

The collapse of Champlain Towers South in Florida in 2021 wasn't just a tragic event, it was a wake-up call for community associations and maintenance plans and programs. Since then, insurers have gotten stricter, lenders more cautious, and lawmakers busier than ever. With a little discipline and a plan, you can secure a safe future for your community.

In today's environment, maintenance isn't optional. It's the foundation that supports your property values, protects the safety of homeowners, and keeps your community insurable and solvent. Insurance premiums are up 20% nationwide over the past year. In high-risk fire zones like parts of California, they've jumped over 500%.



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Ignoring maintenance may make it harder to get financing. Fannie Mae and Freddie Mac have created a blacklist of communities they identify as having deferred maintenance issues. If your community is on it, buyers can't get conventional mortgages, and property values spiral down.

States also are tightening regulations. Fewer insurers are writing policies. The market's shrinking, and what's left costs more and covers less.

Preventive maintenance is about catching small problems before they become an expensive crisis. It's not just about saving money. It's about building a stable, thriving community.

Continued on next page...

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Preventive Maintenance: 6 Steps to Secure a Safe Future for Your Community

CONTINUED...

Here's how to start:

- Understand your real job. Boards often think their role is to keep assessments low, but the real mission is bigger: Maintain, protect, enhance the community, and increase home values.
- Build a maintenance plan. Your community needs a basic plan listing major components such as roofs, plumbing, siding, and decks. The plan also should include how often these components should be inspected and serviced. Develop a full maintenance manual that documents tasks, schedules, and best practices for all components.
- Budget for inspections and routine maintenance in your operating budget.
- Fund reserves and adhere to your reserve study.
- Work with quality service providers.
- Choose an insurance broker. Your insurance broker is a strategic partner in reducing risk. Bring your community insurance and risk specialist into the conversation early. Share your maintenance plan and inspection records. Schedule loss control inspections to catch issues before they catch you. Focus on reducing water damage, preventing roof failures, and mitigating electrical and HVAC fire risks.
- Big special assessments cause panic, distrust, board recall, and turnover. Instead, focus on steady, sustainable growth through small, regular annual assessment increases. Cutting maintenance in tough times might seem like a quick win, but it makes the situation worse.

Updating your documents can clarify maintenance responsibilities, strengthen reserve funding requirements, improve transparency for homeowners, and make your community more attractive to lenders and insurers.

Maintenance is essential to prolonging building component lives, money, and even human life. Communities that take these steps will break free of legal, lending, and insurance constraints.

Kevin Davis is with Kevin Davis Insurance Services in Los Angeles.

Susan McClintic, a fellow in CAI's College of Community Association Lawyers, is with Epsten in San Diego.

David Rauch is with ProTec Building Services in San Diego.

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Identifying Mortar and Concrete Failures: When to Tuckpoint and When Repairs Are Needed

by Reece Friedner - Weathershield LLC

Little cracks become big cracks, big cracks become big problems.

Exterior masonry and concrete surfaces are designed for durability, but they inevitably deteriorate over time due to weather exposure, moisture infiltration, and temperature fluctuations. Recognizing early warning signs of mortar and concrete failure allows property managers and building owners to address issues before they escalate into costly structural repairs.



Understanding Mortar Deterioration

Mortar serves as the bonding agent between bricks or stone in a masonry wall. While masonry units provide structural mass, mortar joints distribute loads and accommodate slight movement within the wall. Mortar is intentionally softer than the surrounding masonry so it deteriorates first, protecting the bricks or stone themselves.

The most common causes of mortar deterioration are moisture intrusion, freeze-thaw cycles, and natural aging. When water enters mortar joints and freezes, it expands and gradually weakens the material. Over time, this process leads to cracking, crumbling, and joint recession.

One of the earliest indicators of mortar failure is recessed joints. If mortar has eroded more than about 1/4 inch from the brick face, the joint is no longer effectively protecting the wall from moisture.

Cracked mortar joints are another warning sign. Even small cracks allow water to penetrate the masonry system and accelerate deterioration through repeated freeze-thaw cycles.

Another clear indicator is soft or powdery mortar. If mortar can easily be scraped away with a screwdriver or key, the joint has likely lost its structural strength and requires repair.

In more advanced cases, deteriorating mortar can lead to loose or shifting bricks, indicating the bond between masonry units is failing.

Continued on page 21...



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Identifying Mortar and Concrete Failures: When to Tuckpoint and When Repairs Are Needed

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When Tuckpointing Is Necessary

Tuckpointing is the process of removing deteriorated mortar from masonry joints and replacing it with new mortar to restore the wall's integrity and weather resistance.

Tuckpointing should generally be considered when:

- Mortar joints are recessed more than 1/4 inch
- Mortar is cracking or falling out
- Mortar has become soft or powdery
- Small gaps appear between bricks
- Water infiltration is visible along exterior walls

Ignoring deteriorated mortar can allow water to penetrate the wall system, potentially leading to brick damage, interior moisture issues, or structural concerns. Addressing mortar deterioration early helps prevent these more expensive repairs.

Recognizing Concrete Failures

Concrete is also highly durable, but environmental exposure and structural movement can lead to deterioration over time.

One of the most common signs of concrete failure is cracking. While hairline shrinkage cracks are normal in some cases, wider cracks—particularly those larger than about 1/8 inch—can allow moisture infiltration and should be evaluated.

Spalling is another common form of deterioration. Spalling occurs when the surface layer of concrete breaks away, exposing the aggregate beneath. This often results from water penetration that causes reinforcing steel to corrode and expand.

Delamination occurs when layers of concrete separate beneath the surface. These areas may sound hollow when tapped and can eventually break away if left untreated.

Another issue is scaling, where the top surface of concrete gradually flakes or peels away. This commonly occurs in areas exposed to deicing salts and repeated freeze-thaw cycles, such as sidewalks, parking decks, and entry slabs.

In more severe cases, settlement or slab movement may cause uneven surfaces or widening cracks, often indicating underlying drainage or soil issues.

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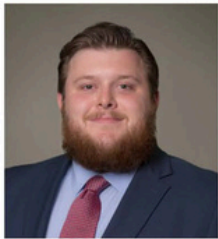
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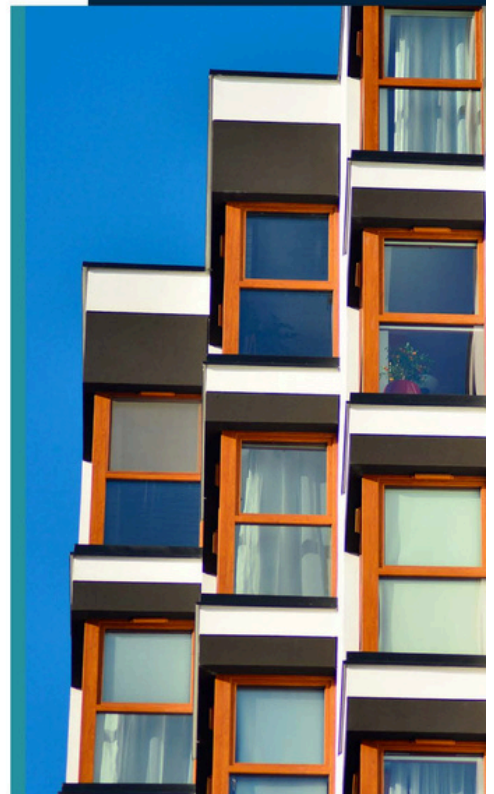
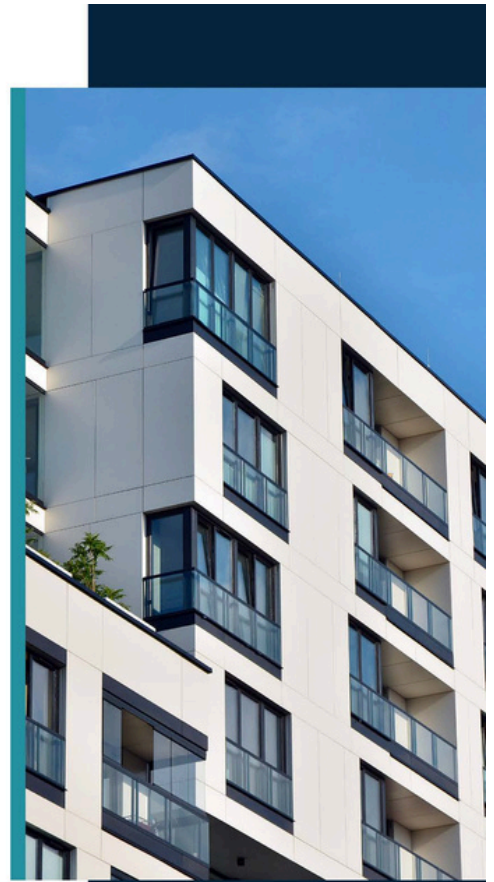
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Identifying Mortar and Concrete Failures: When to Tuckpoint and When Repairs Are Needed

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The Importance of Early Identification

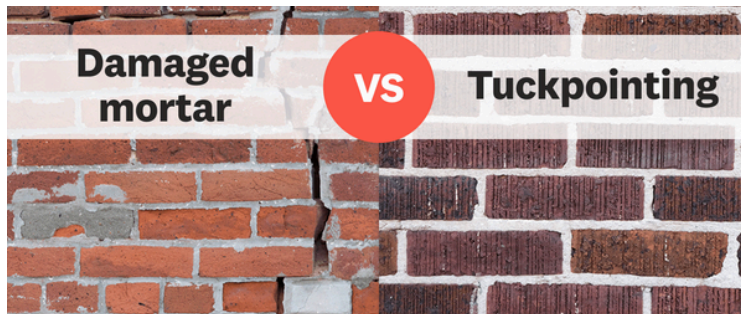
The primary risk associated with mortar and concrete deterioration is water infiltration. Once moisture enters the building envelope, it can accelerate structural deterioration and cause additional damage.

Routine inspections allow property managers to identify problems early and perform targeted repairs such as tuckpointing, crack sealing, or localized concrete restoration. Addressing these issues early can significantly extend the lifespan of exterior building materials and reduce long-term repair costs.

Routine Inspection Areas

Key areas that should be inspected regularly include:

- Masonry walls exposed to weather
- Parapets and building corners
- Concrete balconies and parking structures
- Sidewalks and entry slabs
- Areas with heavy water runoff



Conclusion

Mortar and concrete failures often begin with subtle warning signs such as recessed joints, small cracks, or surface deterioration. Identifying these issues early allows building owners and property managers to perform timely repairs like tuckpointing or concrete restoration.

With routine inspections and preventative maintenance, small problems can be addressed before they develop into major structural repairs, helping protect both the building and long-term maintenance budgets.

Reece Friedner is the Business Development Manager at Weathershield LLC.

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Special Assessments or Loans: Which Is Right for Your Community?

by Frankie Sorrentino - Wintrust Community Advantage



When renovations, major repairs, emergency projects, or replenishing reserves are needed in a homeowner's association (HOA) or condominium community, boards are often faced with the tough question of whether they should impose a special assessment or increase assessments to accommodate.

A special assessment is generally a one-time expense to homeowners, often collected over a short period of time through monthly installments, to fund a specific capital project. Some common examples include roofing repairs, balcony project or an elevator modernization.

An HOA loan is a financial product offered by HOA Banks that lend to association directly. This provides immediate funds for a project, repaid over time with interest. Generally, each unit owner's obligation to payback their portion of the special assessment is based on their percentage of ownership within the community.

The loan provides flexibility for those unit owners that do not have the funding needed to satisfy their portion of the special assessment and need additional time to make monthly installments. Generally, interest rates are more favorable for an HOA Loan compared to a unit owner obtaining personal financing.

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Special Assessments or Loans: Which Is Right for Your Community?

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Financial Considerations

- Is there enough money currently being contributed to reserves to cover the expense?
- Cash Flow: Can the association manage loan payments over time without stressing the operating budget?
- Does the association have the legal ability to carry a loan?

Legal Considerations

- Do the association's governing documents limit borrowing?
- Is a vote or member approval required for a loan or special assessment?
- What are the associations limitations on how much can be assessed, either with or without a vote?

Community Considerations

- Have you reached out to the community for feedback? Open dialog is a key to a successful project.
- A large special assessment could deter potential buyers versus a loan that will show up on resale certifications and affect mortgage underwriting.
- Is the associations collection policy for delinquencies up to date or does it need to be revised?

Pros and Cons of Special Assessments

Positives

- Longer amortizations to allow for unit owners to pay their special assessment over time.
- Once the special assessment is paid, the financial burden is over for the homeowner.
- Structured payment plans controlled by the managing agent and protected by the property's legal counsel and collection process.

Alternatives to Financing

- Homeowners may struggle to pay large lump sums, especially with little notice.
- Large assessments can lead to delinquencies or foreclosures. Either of these puts additional financial strain on the association.
- Assessments often lead to homeowner pushback, especially if the project wasn't well communicated or the board seems unprepared.

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Urban Trees: Spring Care to Ensure They Are an Asset and Not a Liability

by Dean Ziemienski - American Tree Experts



As springtime breaks in Wisconsin and trees come out of dormancy, people are often confronted with differing emotions. For some, beauty and a sense of revitalization is felt as trees display their flowers and new foliage begins to unfurl. For others, a feeling of dread may occur when trees that were beginning to look unhealthy last year look even worse this spring, as the presence (or lack thereof) of foliage often reveals the condition of our trees. So, what steps can you take this spring to make sure your trees are an asset to your property and not a liability?

Plant. Healthy trees begin with selecting the right species for the site conditions and following proper planting methods. Best practices for tree planting are found in the ANSI A300 Planting Standards, which was developed by the Tree Care Industry Association. In my personal experience, I have found that most landscapers and even some arborists do not follow these standards. It is a good idea to insist that any tree planting contract includes language that requires adherence to the ANSI A300 Planting Standards. One of the most important steps to proper planting that should not be overlooked is to remove, at a minimum, all planting materials from the top third of the rootball, including twine, burlap and wire basket. Once the material has been removed, the soil from the top of the root ball should be removed until the original root flare is visible. The root flare should then be planted at, or slightly above grade and remain visible after planting is completed.

Continued on next page...

Urban Trees: Spring Care to Ensure They Are an Asset and Not a Liability

CONTINUED...



Mulch (but not too much mulch). One of my favorite things to advise people on what they can do to care for their trees in the spring is to place mulch around the base of them. Not only is it one of the easiest things you can do and does not require hiring someone to complete, but it also happens to be one of the best things you can do to improve tree health. Urban soils are quite often a terrible growing medium for trees compared to their natural forested environments. Adding organic mulch to tree root zones helps to improve soil conditions by adding nutrients back into the soil, works to alleviate soil compaction, improves soil porosity and water availability and reduces competition for resources from turf. Mulch also has the added benefit of creating a physical barrier between turf and trees to prevent lawn mowers or string trimmers from getting too close and causing physical tree injury. Please keep in mind, however, too much mulch can be worse than not mulching at all, as mulch piled high against tree trunks can lead to favorable conditions for wood decay fungi and the development of girdling roots. Mulch should be maintained at a depth of 2"-4" and kept away from the stem.

Prevent. Just like people, healthy trees are generally more effective at defending against and overcoming diseases and other health threats. Plant disease and insect attack prevention begins with following sound cultural practices to improve and maintain plant health. Some important cultural practices to follow include:

- Fertilizing when a nutrient deficiency exists
- Fungicide treatments to control harmful pathogens
- Insecticide treatments to control damaging insects
- Promoting healthy soils through mulching or other amendments
- Maintaining adequate soil moisture especially in dry periods
- Preventing saturated soils from over irrigation or routing drain pipes away from root zones
- Proper pruning at recommended intervals

Many of these cultural practices are species and site specific and can be effectively prescribed and performed by a qualified ISA Certified Arborist.

There have been many studies done that show the positive impacts that properly placed and healthy urban trees have on people, including increased property values, enhanced appeal to residents or visitors and lowered stress levels. By investing time and resources into having healthy trees, you will be able to experience these value-added benefits while avoiding the liabilities and risks associated with declining or dead trees. Trees are living organisms and are not "set it and forget it" installments of the landscape. Please keep these recommendations in mind when planning for this year's growing season and consider consulting with an ISA Certified Arborist for your tree maintenance needs. A good resource for finding a local, Certified Arborist is the [Wisconsin Arborist Association website](#).

Dean Ziemienski is Co-Owner and Vice President of American Tree Experts in New Berlin, WI. He specializes in managing and maintaining urban trees for commercial and residential property owners. Dean holds a Bachelor's Degree in Urban Forestry from UW-Stevens Point and has worked in the tree care industry for over 20 years. He is an ISA Certified Arborist (WI-0644A), a Certified Tree Care Safety Professional (02742), and serves on the Board of Directors for the Wisconsin Arborist Association.



Housing Market: Community Associations Will Continue to Thrive in 2026

By Daniel Brannigan

Reprinted with permission from CAI's Ungated blog.

Visit blog.caionline.org for more news and insights on community association living.

Community associations remain the preferred housing choice for millions of Americans, according to 2026 predictions. The housing market is expected to build on the gradual stabilization that began in 2025 and see improvements in inventory, home sales, prices, and mortgage rates.

In 2026, the Foundation for Community Association Research projects 3,000 to 4,000 new condominium communities and homeowners associations will be built, growing the total number of associations in the

U.S. from approximately 373,000 at the end of 2025 to as many as 377,000 in 2026. Community associations, which include homeowners associations, condominiums, and housing cooperatives, now represent one-third of the U.S. housing stock.

The Foundation's U.S. National and State Statistical Review estimates nearly 80 million Americans call community associations home.

The HOA model continues to play a central role in accommodating new residential growth. Developers, planners, and local governments increasingly rely on planned communities, condominium associations, and cooperatives to deliver housing while supporting infrastructure and service needs.

"After several years of market disruption, housing conditions are moving toward a more stable and predictable environment," says Jake Gold, CAE, executive director of the Foundation. "Community associations continue to demonstrate resilience through economic cycles, offering a housing option that balances affordability, shared services, and long-term community investment."



Continued on page 31...



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Housing Market: Community Associations Will Continue to Thrive in 2026

CONTINUED...

Dawn M. Bauman, CAE, chief executive officer at Community Associations Institute, says the data shows that community associations living remains a practical and attractive option for millions of homeowners, offering stability, shared responsibility, and a structure that supports sustainable growth. “Community associations continue to provide a durable housing framework at a time when communities are navigating affordability pressures, infrastructure demands, and long-term planning challenges,” she adds.

Several trends are likely to shape the 2026 housing market, according to the Foundation:

- **Rising inventory levels.** Most economic and housing analysts expect housing inventory to increase in 2026, supported by steady new construction activity and more homeowners listing properties as mortgage-rate pressures ease.
- **Continued recovery in home sales.** Sales activity is expected to strengthen following the improvements seen in 2025, as affordability gradually improves and buyers return to the market.
- **Modest price appreciation.** Home prices are projected to grow 2–3% nationwide, reflecting a more balanced market and slower inflation in the housing sector.
- **More predictable mortgage rates.** Mortgage rates are expected to continue stabilizing, with some forecasts projecting a shift toward the mid-5% range by late 2026.
- **Sustained construction activity.** New housing construction is expected to remain close to long-term historical norms. While it won’t fully resolve the national supply shortage, continued building will help ease inventory pressures, especially in high-growth regions.



Data from the 2024 Homeowner Satisfaction Survey, conducted by Zogby Analytics for the Foundation, highlights homeowners’ positive experiences in homeowners associations, condominiums, and housing cooperatives:

- **Overall experience.** Eighty-six percent rate their experience as very good or good (60%) or neutral (26%).
- **Governance.** Eighty-two percent believe their elected governing board serves the community’s best interests.
- **Management support.** Seventy-two percent say their community manager provides valuable support.
- **Property value protection.** Eighty-seven percent say their association’s rules protect or enhance property values.

Daniel Brannigan is the Senior Director of Publishing at Community Associations Institutes.

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WHY COMMITTEES MATTER

Condominium Committees play a crucial role in maintaining the value and livability of a community through their role of supporting the Board of Directors. They help boards to make decisions about budgeting, maintenance, and long-term planning, ensuring that shared spaces and resources are properly managed. However, condo committees aren't just about budgets and maintenance—they're key to building a real sense of community. By organizing activities like social events, book clubs, fitness classes, or holiday gatherings, they create opportunities for neighbors to connect and form relationships. A strong, well-functioning committee can prevent costly problems, foster a sense of community, and protect property values over time.

COMMITTEE MEMBER SPOTLIGHTS



Dave Beyer

Association: Glen of Greenfield
Committee: Buildings & Grounds

How long have you served on the committee?

3 years

Why did you join a committee?

To be active in my community

How do committees add value to your condominium association?

Many committees save the Association money while others create an active social life.

How do committees improve the quality of decisions made by the Board?

Committees make recommendations to the Board which assist them in making their final decision.

How do committees benefit residents overall?

Committees (e.g., Building & Grounds) save the Association thousands of dollars each year by troubleshooting and performing projects that would otherwise be done by an outside contractor.

What specific contributions have committees made to your association in the past year?

The Building & Grounds Committee check and maintain the lawn sprinkler system. We planted various greenery around the community, as well as removing dead greenery. We also trim bushes and trees that are a nuisance or risk to our buildings. All of the above resulted in saving the Association approximately \$8,000.

Continued on next page...

Committee Member Spotlights

CONTINUED...



Gerry Galewski

Association: Tamarack Village, Menomonee Falls, Wisconsin
Committee: Finance Committee

How long have you served on the committee?

Since Fall of 2022

Why did you join a committee?

Bottom line, I had a skill set that could help the Board make a sound decision. The Board needed accurate data to assess a very complex situation. I had the data analysis technical skills to be able to help get that data. But beyond that one instance, I have stayed engaged with the committee.

There is a saying, "Use it or lose it". Having a role within the Finance committee provides intellectual stimulation. It lets me continue to use my analytical skills and keep them fresh. So I feel that I have benefited a lot in my retirement to keep my brain functioning at a high level.

How do committees add value to your condominium association?

Many owners may not want to bear the responsibility of being on the Board, but they still want to contribute. Having committees that individuals can join lets them use their talents and skills, and express their interests, in a rewarding way. This broadens the level of engagement of the owners with the rest of their community. It offers opportunities for socialization. And it makes the job of being a Board member easier.

How do committees improve the quality of decisions made by the Board?

Much of the last 30 years of my professional career were spent as a consultant, helping business leaders make sound decisions. Many studies have shown that the best decisions are arrived at through broad collaboration. Anyone can have a good idea. And those ideas can be built upon by discussions within the committee. When a decision is called for, you have multiple objectives. Yes, you want to make a decision, but it is also important to gain broad buy-in and acceptance from those who will be affected. And you can use committee discussions to begin the education process and communicate how the decision will be implemented. So, having committees that can provide input and recommendations to the Board broaden community engagement, and help tap expertise from within the community.

How do committees benefit residents overall?

Better decisions. Greater community engagement. A sense that your concerns have been heard.

What specific contributions have committees made to your association in the past year?

The Maintenance and Inspection Committee has done a thorough review of the property and provided input to maintenance priorities. The Landscape Committee has coordinated volunteer activities that have improved the landscaping environment while lowering our operating costs. The Architecture Committee has enabled residents to express themselves through customization opportunities that still fit within our overall style. The Finance Committee has developed a budget recommendation that has maintained our quality of life, while building reserve funds for the future, with moderate dues. And the Finance Committee has made investment recommendations that have increased the interest earned on our funds.

Continued on page 36...

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

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Help Shape Future Educational Programs

Hello CAI-Wisconsin Readers,

The Programs & Education committee is planning a fantastic year, but we want to make sure we are delivering what you want to see! We are always looking for new ideas and welcome your feedback. Please reach out to me directly at carissa@mpcpm.com with any suggestions.

Cheers!

Carissa

Chair of Programs & Education Committee

Committee Member Spotlights

CONTINUED...



Nancy Krebs

Association: Pilgrim Glen Condominiums
Committee: Social Committee

How long have you served on the committee?

6 years

Why did you join a committee?

When I moved to Pilgrim Glen my neighbor invited me to come and observe the Social Committee meeting to see if I might be interested in becoming a member. It was a perfect opportunity to meet new people and find out the purpose of the committee and the type of events they planned. I found this is something I was very interested in and decided to become a member.

How do committees add value to your condominium association?

It all starts with the Welcoming Committee. They convey that there are ways to become involved in the community and things that add value to living here at Pilgrim Glen. It's strictly informational and it's up to individuals to decide their level of participation.

How do committees improve the quality of decisions made by the Board?

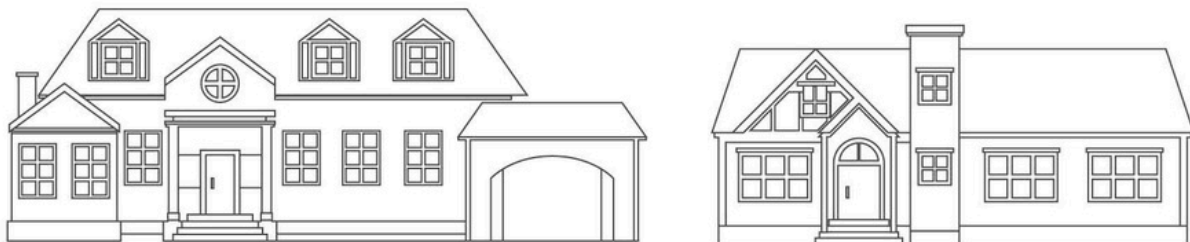
Communication – committees work hand and hand with the Board to address issues of concern or positive things that they should be aware of.

How do committees benefit residents overall?

Participation on a committee is voluntary. Those who choose to become part of a committee develops friendships and help to make our community a desirable place to live. Everyone in the community benefits from all the work the committees do, and this makes for an enjoyable, friendly atmosphere.

What specific contributions have committees made to your association in the past year?

The Social Committee has sponsored monthly Bingo, special theme Dinners, an outdoor concert with a Food Truck and celebrations of various holidays. The library Committee maintains a wonderful selection of reading material (books, magazines and puzzles.) The Building and Grounds committee keeps us and the Board informed of our surroundings and what needs to be addressed. Communication Committee is responsible for our monthly newsletter to keep us informed of events and other important information necessary to keep everyone informed. Ideas for any of the committees are always welcomed by all members of the community. That makes this a very special place to live.



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10:00 AM to 11:00 AM



30
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Happy Hour -
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3:00 PM to 5:00 PM



21
May

Legal Panel -
Madison, WI

9:30 AM to 11:00 AM



22
June

2026 CAI-WI
Golf Outing

9:00 AM to 6:00 PM



16
Sep

Webinar:

Legislative Update

9:00 AM to 10:30 AM



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The bottom section of the page features a dark blue background. On the left, the text "Annual Conference & Exposition" is written in a large, yellow, sans-serif font, with "Ft. Lauderdale, FL" in a smaller, italicized font below it. To the right, a large yellow circle contains the text "JUNE 3-5" in a bold, dark blue font. Below the text is a circular inset image showing an aerial view of a resort with a large swimming pool, palm trees, and a beach. A QR code is located on the left side of the bottom section. At the bottom left, the tagline "EMPOWERING COMMUNITIES. ENRICHING LIVES." is written in a small, blue font. At the bottom right, the copyright notice "© 2026 COMMUNITY ASSOCIATIONS INSTITUTE" is written in a small, white font.