

# SUNSET COVE GUEST LETTER

Welcome to Sunset Cove. In order to enhance the enjoyment and preserve the quality of the facilities for all who share in Sunset Cove Condominiums, we ask all our guests to cooperate in observance of a few basic guidelines during their visit. Sunset Cove Rules and Regulations document should also be read and followed.

All guests are asked to minimize excessive noise and loud music from 10 p.m. to 9 a.m. Use of whirlpools, washing machines, clothes dryers, dishwashers and vacuum cleaners is prohibited during that time.

Pets are not allowed at Sunset Cove. No guest is allowed to use the Gym.

Use or storage of any flammable or hazardous oils, fluids, explosives or articles deemed extra hazardous to life, limb, or property is prohibited. No charcoal grills or gas grills are allowed by state law. ONLY electric grills are allowed.

Use of the balcony for general storage of items including bicycles and other large objects is prohibited. Shaking rugs, mops, and dust rags from the balcony or drying or hanging item from the railings is prohibited. Dropping or throwing anything from the balcony is also prohibited.

Recycling is enforced in this municipality. Trash and recycled items have their own dumpster.

Guests are responsible for all losses or damages which they cause to Sunset Cove property.

- Parking at Sunset Cove is limited to one car per unit. The number of the unit is on the parking space. If cars are parked in someone else's parking spot, they will be ticketed and towed. No campers, trailers/boat trailers or motor homes are permitted on Sunset Cove property. When there is a night snow of more than two inches, remove your car before 8 a.m.

No coolers or any items should be dragged down the dock or building stairs to prevent damage. Please carry.

No items (swimsuits, towels, undergarments, etc.) are allowed to be hung on the patio/balcony railings. No trash or garbage bags should be placed outside the unit.

## POOL RULES

*When using the pools and whirlpool, please observe the following precautions:*

- The maximum water depth is 5 feet. Wet tiles can be slippery. No running or diving.
- There is no lifeguard on duty. All children 12 and under must be accompanied by an adult.
- No glass containers or food is allowed in the pool building or outside pool area.
- All pool users must shower before their entry into the pool or whirlpool.
- No door or gate should be propped open. Pools and pool building opens at 9 a.m. and closes at 8 p.m. Guest fobs are inactivated at 8 p.m. for pool building. Guest fobs will not open the office or gym doors.
- No outside (non-renters) guests are allowed to use the Sunset Cove pool.

**Sunset Cove Homeowners Association uses PMC for our Property Management Company.  
Contact information for our manager, Kay Kesler is (608) 780-0485.**

April, 2023

SUNSET COVE  
1119 River Road  
Wisconsin Dells, WI 53965

The Association Board would like to welcome you to Sunset Cove. We would like to invite you to our monthly board meetings (excluding December and February) the second Saturday of each month at 9 a.m. at the pool complex. If there is a change, you will be notified by email. Along with our monthly board meetings we also hold an Annual Meeting each September. An email and packet will be sent to all owners in August of each year concerning this meeting.

Our Sunset Cove management company is PMC (Property Management Concepts). For concerns or problems please contact Kay Kesler, (608) 780-0485 or email [kay@pmcmgmt.com](mailto:kay@pmcmgmt.com). For association fees please contact [Trena@pmcmgmt.com](mailto:Trena@pmcmgmt.com) or phone (608) 782-9680 x25. The management company will need an updated certificate of insurance each year. If you change your condo lock a new key will need to be given to the manager. We have a secure locked box for all keys in case of an emergency. Boat registration and insurance each year must be given to Kay Kesler, Manager before docking your boat on Sunset Cove property.

The quarterly dues schedule is the first of January, April, July and October. An email invoice will be sent out. A late fee of \$25 will be assessed beginning on the 16<sup>th</sup> of the month the payment is due. Your dues include: basic cable/WiFi (Spectrum), City water and sewer, garbage pickup, Reserve Fund and management and maintenance fees. Dues should be mailed to Sunset Cove Condominiums, 1119 River Road, Wisconsin Dells, WI 53965, or use the slot in the mailbox between the 300 and 400 buildings. Automatic withdrawal is strongly encouraged.

For your information:

- Parking at Sunset Cove is limited to one car per unit. No campers, trailers/boat trailers or motor homes are permitted on Sunset Cove property. Overflow parking is on Illinois Ave.
- When there is a night snow of more than two inches, please remove your car before 8 a.m. Please only use plastic shovels on the concrete and front porches.
- A boat slip is assigned to your unit. A notice will be sent for spring dock installation and fall removal each season. Schedule depends on weather. Boat registration and insurance each year must be given to Kay Kesler, Manager before docking your boat on Sunset Cove property.
- Recycling is enforced in this municipality. Trash and recycled items have their own dumpster.
- Pools are available for your convenience. There is no lifeguard on duty so all children 12 and under must be accompanied by an adult. No food or glass is allowed in the pool building or at the outside pool area. Owner will be fined if any Sunset Cove rules are not followed.
- Only owners are allowed to have pets. All dogs must be on a leash.
- All units must have a thermometer facing out during cold weather. Units need to be kept at 65 degrees during the winter. Temperatures are monitored November 15 through April 15.
- It is suggested that water is turned off in your unit when you leave for extended periods of time.
- The gym is available for owners only.
- No propping open of any doors/gates in pool building.

Welcome and we hope you enjoy Sunset Cove!

April, 2023