

speed limit. All crosswalks will be marked with white paint. The stop signs will be at Maywood and Graham for the 90 day trial. This is the least expensive option. There is concern that the traffic problem will be moved to Nichols and Bridge. There was discussion about pulling out the "chokers" - which is too expensive. Speed tables continue to be on the table for future action depending on budget.

We discussed the locations of the stop signs. We would like to see one at Frost Woods as opposed to Graham. Kellie Unke motioned to request the stop sign be moved to Frost Woods instead of Graham. Ann Aswegan seconded the motion. Motion was passed unanimously.

I. New Business

Ann Aswegan moved to nominate Brian Alme to continue for another year. All approved.

Branda discussed improvements for Frost Woods park and beach. The city crew would appreciate our help in resetting the benches at the park and spreading the sand at the beach.

Jan Fox publicly recognized Kathy Thomas and others who actively participate in city council and school board and public safety issues.

FROST WOODS HOMEOWNER'S ASSOCIATION

c/o Kellie Unke
2980 Arapaho Drive
Madison, WI 53719



Kellie Unke / Steve Seeliger
608.443.4822 / 608.222.4473
KUnke@StarkHomes.com
"DREAMS - Making Yours Real"



Kellie Unke invited FWHA members to submit articles for the news letter. We'll try to get the next news letter out in mid May.

FWHA Directory: We currently have houses o the market. We will wait to add those new families to our directory.

J. Adjournment

Brian closed with remarks about the beauty of our neighborhood in the spring. We are continuing

Peter Sobol moved to adjourn, motion was seconded by Rebecca Holmquist. Motion was unanimously carried.

Frost Woods

Lake Monona

NEIGHBORHOOD NEWS | MAY/JUNE 2010

WE NEED YOU AND YOUR HISTORY!

FWHA has extended the deadline for the scholarship program for high school graduates in our neighborhood until the end of August. Graduates will be presented and awarded on September 12, 2010 at the Annual Clambake Picnic. In lieu of Frost Woods 75th anniversary, this year's scholarship essay will focus on the early 'pioneer' days. The essay will be a short story compiled from an interview of a willing resident/neighbor that can share memories of the neighborhood and its past. The Association will award \$250 scholarships to graduates who submit an essay. (This will be our format for next year's scholarship as well).

Frost Woods has long been a place of families who stayed in the area for generations. We are looking for old photos and ephemera of the neighborhood, its houses, families and parades, events, sports, advertisements, real photo postcards, newspaper clippings, the OLDER the BETTER! The Association is hoping everyone in Frost Woods will search out the one of a kind photo we hope to publish on our website and in our newsletters. Photos of places long gone, and of people who now only walk the streets of Frost Woods in memories. We'll be putting history in the hands of the neighborhood itself!

If you have OLD PHOTOGRAPHS or memorabilia you are willing to share with us, with a donation or a scan please call Rebecca Holmquist at 608 770 8613 or CONTACT BY EMAIL ADDRESS: rmholmquist@gmail.com

TRAFFIC ISLAND UPDATE

As most of you can tell by now, the traffic island at Midmoor and Owen has been beautified in a big way! Last May and June, Frostwood neighbors worked hard to make this a real gem for Monona and our neighborhood. This effort will commemorate the 75th anniversary of the Frostwoods Home Assoc. which will occur in 2011. The FWHA Board felt it was a fitting way to show our pride in what we as an association of families can do to make our environment look a little bit better. At the annual meeting, it was decided to have a day in May to clean it up and to determine

some additional plantings to replace a few that didn't make it through the winter.

On another note, it was also discussed at the annual meeting to continue pursuing the possibility of a Monona Landmark Comm. boulder and plaque to be placed in the grassy area near the Frostwoods Beach sign close to Winnequah Road. This would be a historical marker denoting the 75th anniversary of FWHA with details of its origin back in 1936. We will work with the Monona Landmarks Comm. on this future project.

SAVE THE DATE!

The FWHA Clambake will be held this year at Frostwoods Beach on Sunday, September 12th from 1-4 p.m.. This event continues to grow in attendance with 2009's soiree bringing more than 65 of our neighbors and friends together. By popular demand, we will continue with the tasty 'clamless' clambake and will continue tweaking the recipe towards perfection. Speaking of tweaking, we will try a new method of splitting the dish/desert-to-pass assignments to make sure we have a good mix of everything for everybody.

Everyone thought the 'bring a friend/family' program was a great enhancement so we'll do that this year too---bring another

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family/friend from outside the FWHA for a mere \$10 (What a deal! Good food, good company and fun for the kids!)

We will be growing the size of our bouncy tent to accommodate the growing number of kids (and the kids growing). We will supply a babysitter (or two depending on responses) to let the parents enjoy some time visiting with neighbors while making sure that all kids are appropriately supervised.

Please mark your calendars and watch for more details as we get closer to this annual event!

DIRECTORY UPDATE IS COMING!

We promised a new directory at the end of 2009 but with houses for sale in the neighborhood, we decided to hold off until this spring. Houses are selling quickly in our neighborhood so keep an eye out for new neighbors! As soon as we get confirmation of a couple more new neighbors, we'll finalize the directory and get it out. That means there is still time for any changes. Just send an e-mail to frostwoods@frostwoods.org or call Branda at 222-8477. The directory will include a Student Job Listing - so send in your babysitting, yardwork, dogwalking, and any other job possibilities too!

70TH ANNIVERSARY CELEBRATION COMMITTEE

We are looking to form a committee for the 70th Anniversary Celebration. If you are interested please contact the Board at frostwoods@frostwoods.org or call Rebecca at 770-8613. I am also wondering if young families would like to form a Park/Play committee to get our kids together over the summer at either Frost Woods Park or Frost Woods Beach.

DID YOU NOTICE THE STOP SIGNS?

Well, it has been an interesting few weeks. One of the new stop signs is almost in front of my house.

Watching people notice them at the last minute or drive right threw them the first couple of days was actually a form of cheap entertainment! It seems most drivers have gotten used to them. The bikers.....not sure they all see them yet.

Many of your neighbors attended several of the City meetings, dragging our children in their pj's & keeping them up past their bedtimes. Our hopes were to encourage some form of safety measure for our children as well as the many other people that use the Frost Woods neighborhood area a safe place to cross the street to the park, walking to school or to go to

the beach. At the annual FWHA meeting it was also voted on that we would as an association recommend some measure be installed.

Why at Maywood & Frost Woods? Well, the Maywood one was recommended by the Mayor due to the traffic that comes down the hill (traveling southbound) cutting into the bike/walking lane and causing people to have to jump into the grass or be hit as well to assist children walking to school a better opportunity of crossing the street safely. The second was originally suggested to go up at Graham however many thought this would create a speedway between Graham and Maywood. As well, much of the foot traffic needed to cross at the Beach or at Frost Woods Park so it made more sense to be "mid-stream" rather than at either end.

The speed on Winnequah is an issue and it was confirmed when the report was handed out at one of the city meetings

from the "gizmo" (gizmo= a gadget that the city installed on Winnequah, Nichols & Dean to count vehicles and take an average speed reading). The findings were; Winnequah is the second busiest road

to Monona Dr and 25% of the drivers were going an average of 5 MPH or more over the speed limit. Nichols was second and then Dean with volume and only 2%-3% of the drivers going 5 MPH or more over the speed limit. I was very surprised that it was only 25% but I don't think I can argue with the gizmo!

Several ideas were brought up (speed tables, flashing speed signs, stop signs, painted cross walks, more speed limit signs, sidewalks, etc...)at the meetings but an overall theme was cost. The idea for the stop signs as a temporary measure to see if it would help or send the problems to another street was a solution that met their criteria; inexpensive, temporary (they

OFFICERS

Marilee Karamanski – President
Peter Sobol - Vice President
Branda Weix – Treasurer
Brian Alme – Secretary
Anita Barlow – Member at Large
Frostwoods@frostwoods.org
www.frostwoods.org

If you have a digital picture from the neighborhood that you would like to share, please forward that to the e-mail address above. We plan to upload photos to our web site to show off our neighborhood at different times of the year.

by President Brian Alme

Attending: Bruce & Anita Barlow, Jeanette Mueller, Brian Alme, Kathy Thomas, Susan & Greg Radcliffe, Marilee Karamanski, Roland & Jeanette Paul, Kathy & Bob Witte, Branda Weix, Peter Sobol, Judy Fritz, Brian & Rebecca Holmquist, Ed & Kate Oliver, Kellie Unke, Jan Marshall Fox

A. Introductions of board members by Brian Alme- Peter Sobol, Anita Barlow, Marilee Karamanski, Branda Weix, Rebecca Holmquist, Kellie Unke

B. Minutes of 2009 Annual Meeting

Motion to Approve, by Peter Sobol, Second by Jan Fox. Motion carried unanimously.

C. Treasurer's Report

See attached Report

Motion to approve 2011 Mil rate at .2% of assessed land value

Motion to approve budget of \$1000 for bench/architect plaque (based on the estimate from City of Monona of bench cost at \$800

Motion that starting in 2011, annually budget \$250 donation to an organization for expenditure of \$250 to be approved at each annual meeting. Moved by Jeannette Paul and seconded by Anita Barlow.

Approved unanimously.

There was conversation regarding placement of bench-potentially at Frost Woods Beach, and a request for a memorial to developer Ray Owen. (Original builder of Bungalowen, and alderman and one of the founders of the village of Monona). He was a surveyor and professor of engineering at UW Madison.

Motion to accept Treasurers report made by Marilee Karamanski, Seconded by Kathy Thomas and unanimously approved.

D. High School Senior Scholarships

This year we asked high school seniors to interview a long timer. There have been no applicants. We will extend the deadline through the summer to give Frost Woods High School Seniors more opportunity to apply.

E. The Midmoor-Owen Traffic Island

The traffic island has been landscaped. Jane Kuzma, Landscape Architect & member of Landmark Commission and Bur Oak Design provided the design for us. We began the landscaping in June. Some of the plants did not survive the winter and will need to be replaced. We'll add plants on May 15, 2010. All plants are low enough to be safe for traffic. Jan

Fox offered to be on record to thank and congratulate everyone who worked on the island. Kellie Unke suggests we put a "needs" list in the news letter.

We would like to add a little plaque to the traffic island. Roland Paul made a motion to put up little plaque to celebrate the 75th anniversary of FWHA. Motion seconded by Marilee Karamanski. The motion was unanimously carried.

F. 75th FWHA Anniversary

Official 75th anniversary is in 2011. For the 50th anniversary a photo was taken at the park. We may get a second boulder to go at the entrance to Frost Woods Beach on Winnequah.

Jan Fox offers her home for the anniversary party. They have hosted a wedding for 200. The first annual meeting was held at their home. Perhaps we can have the party in lieu of the 2011 clam bake. Jan would be happy to open the house for viewing and mementos.

We would like a sub committee to plan the party.

Anita suggests we can submit articles for the news paper with historical information.

G. FWHA Clambake Sunday, September 12th

Anita Barlow Reports the Clambake for 2009 was a success attendance was 68. Sept 12th 2010 will be this year's clam-bake. We will improve accesses by going down the Thomas' driveway and will offer golf cart (or other) transportation to those who may have difficulty navigating the steep path.

There was discussion of renting a margarita machine or other mixed beverage. We're open to offering a different style picnic. People from outside the association are welcome. We will continue with children's entertainment. There was a concern expressed regarding FWHA paying for/providing alcohol at the picnic and any message that might send to our children. Query: do we want to "normalize" alcohol use for our children? The board will consider the liability and other issues when making decisions regarding providing alcoholic beverages.

H. Safety Issues- Winnequah Road

Kellie Unke and many others attended the committee meetings regarding the safety issues. At the last meeting they put a motion on the table to put a stop sign at Maywood and two others coming down the hill on Winnequah. They will also mark the crosswalks to make them more visible. There was a traffic count of the streets in Monona. Monona drive was the highest. Winnequah was 2nd, Nichols 3rd and Dean was 4th. The traffic on Winnequah is significantly over the

are only up until the end of Oct. which coincides with the Monona Dr. construction this year) & it seemed to satisfy all parties involved. The issue of removing the "chokers"/bump out sidewalks/cement thingies was also brought up but the cost to remove these came up again -- too expensive. The bicyclists were actually there as well requesting the removal these stating they were unsafe to use especially for those pulling burley's or tag alongs.

The project is also to include more 25MPH signage and marked crosswalks at each intersection in hopes of making it clear to drivers that there is pedestrian traffic and they need to watch their speed. It was also made very clear that they are temporary. I have heard there have already been Monona residents attending City Council meetings insisting they come down! And I have talked with many residents in and out of FWHA that like them and hope they stay! I have talked with neighbors that have noticed a big difference in the traffic speed. I personally believe it has as well slowed traffic down, especially the commercial vehicles which are my biggest complaint. I also noticed the other day that the gizmo is back out! That was also part of the plan, the gizmos would go back out on Winnequah, Bridge (one member thought traffic would increase here due to the stop signs) and Nichols to see if the numbers change.

So....we will have to see what the end of this story is come October!

MONONA MARKET UPDATE

Sales in Monona have been very interesting. I remember when homes flew off the market before the sign went up in the front yard!

There have been 19 single family properties sold in Monona since January 1, 2010. They are broken down as follows: 12 properties sold under \$200,000, 4 between \$200,000 - \$249,999, 1 between \$250,000 - \$299,999, 1 between \$300,000 and \$349,999, and 1 between \$400,000 - \$500,000. The average sale price is \$187,078 (if I remove the one sold over \$400,000). Sale prices are still averaging 95-96% of list price. Five of the sold properties were reported as Short Sale or Foreclosures.

Condo sales are actually moving along as well. There have been 7 sales since Jan. 1, 2010 with an average sale price of \$154,371, there are 4 pending sales and 38 still active.

Pending sales are properties with an accepted offer; all contingencies removed and are waiting for closing. There are 12 single family pending properties broken down as follows: 7 properties under \$200,000, 4 between \$200,000 - \$249,999, 1 between \$250,000 - \$299,999, 1 between \$300,000 - \$349,999 and 1 over \$500,000.

There are currently 57 single family active properties on the market. Eight of these have offers (these have not had status changes to Pending as of this writing) of which 7 are below \$200,000. The 49 active fall into the following breakdown: 17 under \$200,000, 6 between \$200,000 - \$249,999, 5 between \$250,000 and \$299,999, 3 between \$300,000 - \$349,999, 2 between \$350,000 - \$399,999, 4 between \$400,000 - \$500,000, 9 between \$500,000 - \$999,999 and 3 are over \$1 million. The average days on the market for homes listed under \$200,000 are 96 days. The average for homes over \$500,000 is 208. Two of the properties with offers & two of the actives are reported as short sale or foreclosure properties.

So as you can see, things are moving under \$200,000. There is still a lot of inventory however the powers that be are expecting an even better second quarter. Their predictions are for less inventory and continued sales to create a more balanced market.

If you have any questions regarding these numbers or if you would like an email with the active listings in town, please let me know!

Info taken 5/25/2010

NEW LOAN PROGRAM

Did you hear about the new loan program? Monona is going to offer no-interest loans to help homeowners improve their properties. The following is a portion of the article from the May 19th, 2010 Monona Herald.

"As most of the homes in land-locked Monona were built in the 1950s, those looking to buy in Dane County have plenty of newer, spacious options in the suburbs. And as the city continues working to attract more young families, that aging housing stock has become a point of emphasis for Monona leaders.

The City Council and the Community Development Authority (CDA) took a big step towards "rejuvenating existing and aging housing" when they unanimously approved the "Renew Monona Loan Program," May 17.

Monona is the first community in the state to offer such a program.

The program will offer qualifying home owners no-interest loans to upgrade electrical, plumbing and mechanical systems and to improve a home's energy efficiency, or to increase living or garage space, according to program documents. Replacement or maintenance of roofing, water heaters and fixtures will not be funded, however.

The loans will cover 50 percent of the renovation costs up to a maximum of \$10,000 per property, and only homes that are

below the median home value in the city (\$239,000) will qualify for the funding. The city will hold an application window to ensure all homeowners have a fair chance at the funding, and at least in the first year, all applicants will be reviewed by the CDA. It is possible a local bank could oversee administrative responsibilities for the program in the future, once more funding becomes available."

To read the article in its entirety go to: <http://herald-independent.com/main.asp?SectionID=2&SubSectionID=52&ArticleID=1749> <<http://herald-independent.com/main.asp?SectionID=2&SubSectionID=52&ArticleID=1749>>

FIRST QUARTER NEWSLETTER FROM DAVE STARK

Dave Stark always does a great job of explaining what has been going on and helping us look ahead to what the experts are predicting for the rest of the year. I think he does a fantastic job of keeping the statistics specific to our area/our local market, also being very realistic and giving buyers and sellers good advice. The following is an excerpt from his newsletter. To read it in its entirety go to: www.starkhomes.com and click on *Market Source Newsletter* in the column. or let me know and I can mail you a hardcopy.

	DANE COUNTY		
	Single Family		
	2010	2009	2008
1st Quarter Closings	625	546	686
Active Inventory	3,051	2,693	2,888
Months of Inventory	10.4	10.5	8.8
3 Month Median	\$217,500	\$214,410	\$219,172
12 Month Median	\$219,000	\$228,500	\$232,900

"The increased pace of sales started in the 4th quarter of 2009 has continued into the first quarter of 2010. Residential sales reported to the South Central Wisconsin MLS for the combined Dane, Sauk and Columbia County markets were up 22.7% from the same period a year ago. This follows on the heels of the 47% increase in the 4th quarter of 2009, and the pace of offers suggests that the second quarter of 2010 will also be very strong. While there are still some uncertainties and cross-currents in the data, the persistence of the energy in the market is very encouraging. It appears that the fear based economy we were dealing with a year ago is largely a thing of the past. How the remaining uncertainties resolve themselves over the coming months will determine how long it will be until we can truly call this market "normal" again.

What are the uncertainties we refer to? A big one, which will be starting to resolve as you read this, is the expiration of the federal government's homebuyer tax credit program. The credit was available for offers accepted by April 30, 2010, and that are closed by June 30, 2010. As we write this (April 20), the offer deadline is looming, and the pace of offers is very hot. How the market responds to the program's end will be interesting, and we'll discuss it in more detail below.

Another interesting cross current that we didn't fully expect is a significant increase in single family inventories, not only since the beginning of the year (which is seasonally normal), but over this time last year. Clearly, there is pent up selling demand in the market, and sellers have come out in droves to take advantage of increased buying demand. We'll discuss this in more detail below too.

Finally, the Federal Reserve discontinued a very aggressive program of buying mortgage backed securities on March 31st. Most experts predict this will result in mortgage rates moving up over the coming year. The Fed is counterbalancing this influence by continuing to keep underlying interest rates very, very low, and it's clear that the Fed still wants mortgage rates to remain affordable so as not to stifle the recovery in housing. So while we expect rates to rise somewhat as the year goes on, we doubt they will rise too much, probably staying under 6% for the 30 year fixed rate. So far in April, the change in rates has been minimal, remaining below 5.25%. This is encouraging, since it suggests the availability of funding for mortgage products can continue into the foreseeable future."

Dave goes on to explain the predictions of "life after the tax credit", how inventories are sitting in Dane County, Assessments & the building permit increase. The trend watch for the next 6 months are for continuing growth 2nd quarter in home sales, a steady increase in the mortgage rates, the increase of the median sale price, increase in building permits and a decrease in both single family and condo inventories. It will be an interesting couple of months as we watch what will happen after all the tax credit closings occur.

If you have any questions or as I stated earlier if you would like a copy of Dave's newsletter please let me know.

2010 FWHA ANNUAL MEETING (74TH)

Sunday, April 18, 4:00 p.m.
Home of Bruce and Anita Barlow

AGENDA

Meeting called to order at 4:17 p.m.