



Property Owner's Association
P.O. Box 341
Fontana, Wisconsin 53125

County Club Estates 2024 Spring Newsletter

Hello CCE residents, we're excited to kick-off the season as summer approaches and our neighborhood will be flourishing with activity. The highlight this year is our newest amenity, an incredible outdoor space that includes a tennis court, 4-pickleball courts and a basketball hoop. It's the perfect place for friendly competition, exercise and good fun with neighbors and friends. To reserve your court time, go to CCE's HOA website. To help block the wind, arborvitae have been planted around the pickleball courts. Also, we hope you get out and enjoy the other amenities, including the golf course which is in excellent condition with new golf carts available for rent; the beach with a private parking lot, staff, chair service, restroom and paddle board access; as well as the back 40 trails and playground. The golf course and clubhouse function room (downstairs) are available for rent for outings, fundraisers and events – please contact us if you're interested. We're pleased with the reconstructed castle gate as it is free of damage and large boulders are placed at the base for extra protection.

We appreciate your patience as the Village of Fontana works toward completing an extensive project with replacement of the water main, storm water management, sanitary sewer rehabilitation and resurfacing of Shabbona Drive. We will do our best to keep CCE residents updated as the project continues.

The 9th Annual Pig Roast will be held on **Saturday, September 28th, 1:00 PM** at the clubhouse. Please mark your calendars and join us for this wonderful event.

The Board sought the opinions of the membership for the necessary updates of the Bylaws via the survey sent out in the fall. We have worked closely with our legal representation, Pat DeMoon, from the law firm of Sweet & Maier wherein proxies will allow you to vote on numerous issues. Such issues include how best to deal with short term rentals, a proposal to remove the water tower as well as fill the 2 Board vacancies.

The CCE Homeowners Annual Meeting will be on **Saturday, June 15th, 11:00 AM** on the clubhouse grounds followed by a complimentary lunch. You will receive a budget proposal later this month along with an absentee proxy ballot addressing the board election (if you do not plan to attend the meeting). However, proxies will be solicited in advance with Board & Board Committee members coming around the neighborhood to explain the new Bylaw options and to gather as many completed proxies as possible. The current CCE Board consists of Glenn Aldinger, Sandra Hibbard, Tom McGreevy, Scott Vilona, and Steve Zabowski. Tom and Scott are retiring from the board after years of excellent service and filling their seats are part of the annual meeting election. Please consider running for a board seat and joining fellow residents in our goal of maintaining and enhancing the living experience here at Country Club Estates. If you are interested in serving the CCE community on the board, please submit a short paragraph bio to the clubhouse or e-mail by **May 28th**. Carrie Vorpapel, CCE HOA Secretary can be reached at 262-949-5504 or ccehoasecretary@gmail.com.

Our website, www.ccehoaonline.com, has information on the Board of Directors, past newsletters, board meeting minutes, waiting lists for Pier/Buoy/Ramp/Kayak spaces, applications for mooring and paddleboards, trail map, and a link to our golf course website.

There is a cooperative effort with the Village of Fontana (who owns the CCE beach) and the Fontana Police Department to control access to the beach and our parking lot (CCE owns the parking lot). Police make regular patrols and have ticketed cars parked in our parking lot not displaying the CCE sticker. Please be aware that your car must display the sticker while using the parking lot between the Friday before Memorial Day through Labor Day. Homeowners in good standing may pick up the 2024 sticker and chair passes at the clubhouse. Chair passes are needed to check out the beach chairs. No passes or parking stickers will be issued if your CCE dues are in arrears.

As a reminder for private golf carts, the Fontana Police have met with us about the use of private golf carts on Fontana roadways. Golf carts are **not** permitted on public roadways. If the police see you in a golf cart on any of our roadways, they will issue you a \$100 ticket. They have granted us an exemption for golf members that have paid a trail fee and display appropriate stickers (available now) issued by the club and used strictly to and from the golf course. **Under no circumstances are any golf carts allowed to use the roadways to go to the beach unless they are street legal.** You may see golf carts on some roadways like Abbey Springs, but these are private roads and police themselves, or are street legal carts. All our roads in Country Club Estates Association are public roads which means golf carts are not permitted unless street legal. If you have any questions, please contact Erich at erich@countryclubestatesgolf.com or in the clubhouse at 262-275-3705.

Find us on one of our three (3) Facebook pages and learn about activities and fun facts about Country Club Estates:

- <https://www.facebook.com/countryclubestatesgolf/>
- <https://www.facebook.com/Country-Club-Estates-HOA-of-Fontana-WI>
- https://www.facebook.com/Ilovecountryclubestates/?ref=aymt_homepage_panel

Best regards,

Your CCE Board of Directors