

FALL NEWSLETTER, 2023

VOLUME 26, ISSUE 2

Camp Delton Club

E10305 Xanadu Rd.

Wisconsin Dells, WI 53965

www.campdelton.com





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Goodbye for the Winter!



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Board of Directors:

President: Brian Wachowiacz
Vice President: Joe Gambino
Treasurer: Audra Arndt
Secretary: Tammy Pfannerstill
Buildings/Grounds: Roland Eisch
Membership: Heidi Helm
Personnel: Corey Holland
By-Laws/Insurance: Sue Whitaker
Activities: Jennifer Edgeworth

Camp Managers:

Grounds Manager: Vince Klitzman
Office Manager: Carol Rochester

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Presidents Report

I want to start by thanking our staff the many volunteers, and my fellow board members for their hard work and dedication to helping make 2023 a terrific camping season. Without everyone's help it would not have been possible.

The leaves on the ground will soon be replaced with snowflakes. Don't let that scare you. Winter is a great time to visit Camp Delton Club. We are one of the few Camps around that offer year-round access. There are many activities to enjoy in the area. From ice fishing to skiing, please come give them a try. If you are going to enjoy camp, please call ahead and Vince or Seth will plow your spot to park. And please remember 10 mph and don't forget to sign in.



With the cell tower agreement coming to an abrupt end, the board will be continuing to work on other projects over the winter. Rules and bylaws updates, various activities for 2024, and retaining our AWESOME staff are just a few items being done.

I hope you have enjoyed this camping season as much as I did. Enjoy the holidays with your loved ones and I look forward to seeing everyone back in the spring.

Brian Wachowiacz
President, Camp Delton Club

Treasurers Report

Happy Fall,

With the camping season coming to an end, I would like to thank the staff for their work this past season. We appreciate all the effort.

2024 Budget

The budget committee recently met on August 19, 2023 to review YTD and previous year expenses along with planned expenses for 2024. This is a long process and took several hours. We want to thank all of the members who participated in this process. There was and always is an open invitation for all members to participate.

The budget process not only plans for the next year's operations of the camp, but enables long-term planning and saving for the needs of the camp. As many of us know, inflation continues to impact all expenses including operational expenses for the campground. The Camp is limited in its ability to generate income to offset the expenses. The committee looked at all areas of revenues to enable balancing the budget.



The committee recommendations were presented to the board at the September 16, 2023 Board of Directors meeting. The board unanimously approved all recommendations from the Budget Committee. The following information provides an explanation of the main adjustments that will affect members.

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2024 guest site prices will DECREASE from \$65 a night to \$55 a night before taxes. Holiday weekend guest site rentals require pre-payment by at least two weeks. Any guest sites pre-booked for the 2024 season will be charged the revised prices.

The camp will be implementing a \$5 charge for parking along the fence in the camp parking lot for boats, RVs, trailers even if attached to a vehicle per day or \$25 a week. This fee will include members, guests and contractors.

The camp will be implementing a Pavilion rental fee of \$25 in addition to the \$100 refundable deposit that is currently in place today.

On an annual basis, we can expect to see an increase in dues of at least \$25-\$30 to cover only the cost-of-living increase for employees and other employee retention costs. This amount does not include covering increases in other areas.

Other reasons for the dues increase in 2024 include greater savings amounts being allocated to long-term repair and replacement costs for the pool, the manager's home, and restroom repair/replacement. In addition, there have been significant increases in utilities costs. Propane has increased over \$10,000 in the past year despite efforts to prepay for the propane for a lower cost.

As always, the board recommends that members take advantage of setting up a monthly payment plan to prepay your dues for the next year. Reach out to Carol to set this up. There is also a \$25 discount to prepay your dues for 2024 when paying one half prior to 12/31/2023 which applies those members that make monthly payments in advance as well.



There will be a \$75 late fee for dues not paid in full or any other outstanding balances not paid by 4/15 of the current year. This fee will continue monthly until the assessment is paid in full or the member is expelled for non-payment.

There will now be a \$75 late fee for capital improvement assessments not paid by 4/15 of the current year. This fee will continue monthly until the assessment is paid in full or the member is expelled for non-payment.

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Because storage rental fees are due a month after the dues, any storage dues not paid in full by the invoice due date will incur a separate \$25 late fee. For any storage rental sites not paid in full within 60 days after the invoice due date will be re-rented and the member contacted to remove the property stored. Any late fees incurred will remain the responsibility of the member and will remain on the member's account.

A \$5 fine per day will be assessed to members for member or guest hangtags not being displayed in vehicles.

Internal Audit

We will be having an internal audit most likely in June of 2024. If you would like to participate in this process, please watch for information about the dates in the spring. Thank you to the members who participated in the previous audit!



Enjoy your holiday season and stay well and safe!

Respectfully Submitted,

Audra Arndt
Treasurer, Camp Delton Club

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Building & Grounds Report

As most of you know, Vince will be semi retiring in June of 2024. Seth Janecek joined the Camp Delton club staff in May of 2021. He will be assuming the role of Grounds Manager in June 2024. Seth has been an amazing employee since he started and I am sure he will be a great Grounds Manager.



At the end of the season please turn off the 30 amp breaker if you want to, but it is not necessary, but leave the 100 amp breaker on.

If you notice a spot in the ground that stays wet all the time, especially around your water spigots, it may be another one of those pesty leaks, please notify the office as soon as possible. If you notice high water pressure, please notify the office as soon as possible.

If you wish to have the tree service this Spring you must fill out a pink work order form before January 1, 2024. Any coming in after that date will be for the year 2025.



The picture shows what the dumpsters looked like Labor Day weekend. As you can see there are a number of objects that should have never been put in the dumpster. Just a reminder there is a \$100.00 dumpster fee for members putting construction materials or anything that is not allowed in the dumpsters. We now have a camera monitoring what is being put into the dumpsters. If we notice construction material or anything not allowed in the dumpsters, we will review the photos and bill the member \$100.00. Also remember to break down your boxes.

The leaf vac will be running this fall. The picture shows how to arrange the leaves for pick up. Also please make sure there are only leaves in the pile and no sticks, pinecones, rocks, etc.

Also, just a reminder to make sure you call the office three days prior to your arrival if you would like your driveway plowed.

In order to receive a wood delivery order for the weekend, you must call the office no later than Noon on Thursday.



Hope everyone has a great winter season!

Roland, Building & Grounds Director and Vince, Grounds Manager
Camp Delton Club

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Membership Report

Camp Delton Club members, while it has been another great season, I must say the time has just flown by and we are again preparing for our winter season. I would like to thank all members for working hard this year to make this season another safe and fun filled adventure. I wish all a very happy fall/winter season and look forward to seeing everyone next spring.

*Thank
You*

Heidi Helm
Membership Director, Camp Delton Club

Personnel Report

I would like to begin by thanking Carol & Vince for a successful "2023" Season.



Their staff did an exceptional job addressing any membership needs in a professional manner and our grounds and buildings team kept everything spotless and running.

Their work was very noticeable when you drove through camp.

Hope everyone has a safe and healthy off season and we'll see everyone back in camp for the "2024" season.

Best Regards
Corey Holland
Personnel Director, Camp Delton Club

By-Laws/Insurance Report

The following updates to eight rules and two By-Laws were approved by the Board of Directors and will take effect immediately.

Rules Update 1 SECTION 1 – MEMBERSHIP General Rules



Add the following fine to item #2

1. All vehicles, excluding mopeds and motorcycles must display a hangtag on the rear-view mirror.
 - Members – white tab
 - Guests – colored tag:

Any member or guest not having their hang-tag visible on the rear-view mirror while in camp, will be fined \$5.00 per day. * (updated 9-16-23)

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Rules Update 2

SECTION 1 – MEMBERSHIP

General Rule

Add the rule update in red to #7

7. Under no circumstances are members allowed to rent their campsites to anyone. By doing so, the members could face potential fines and/or expulsion from Camp Delton Club. Members are allowed to let family and friends use their campsite providing the member notifies the Camp lodge and authorizes the use of their campsite. **In addition, family and friends not staying on a member site in a tent, must have access to the members camper for sleeping accommodations. Normally no one is allowed to sleep in any vehicle on a members site. Occasionally there are situations when it may be necessary to sleep in a vehicle. There would be a two-day time limit of sleeping in a vehicle if the office has been notified of the situation. (updated 8-19-23)**

Rules Update 3

SECTION 1 – MEMBERSHIP

General Rules

Add the new item #9 rule:

9. **The parking lot near the lodge is meant for overflow parking for members and guests that utilize the pool, the pavilion and when there is not enough parking space on a member's site. Any members or guests that would like to temporarily park boats, RVs, or trailers must have the approval of office or grounds staff. There will be a \$5.00 per day or \$25 a week for parking along the fence in the camp parking lot for boats, RVs, trailers even if attached to a vehicle. This fee will include members, guests and contractors. This is not meant to be long-term storage and these vehicles must be removed within 30 days of the date approval. (updated 09-16-23)**

Rules Update 4

SECTION 1 – MEMBERSHIP

Expulsion Process

Update item #1.a rule with the new late fee charges:

1. Nonpayment of Debt Expulsion.

- a. All membership dues, assessments, and fees (debt) are due to Camp Delton Club, Inc. no later than April 15 of each year. If a member's debt is not current by April 15 or the member has not made arrangements with the camp Office Manager to extend the April 15 deadline, the membership may be locked out until all debts are paid in full. **A \$75.00 late fee for non-payment of dues and fees in full and a separate \$75.00 late fee for unpaid assessments** will be incurred starting April 16, and continuing monthly, until all debt is paid in full. If the debt is not paid within 60 days, June 15, the membership may be expelled by a 2/3 (two thirds) vote of the Board of



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Directors at the next scheduled board meeting. Written notice of their expulsion will then be sent by certified mail to the member(s), from the Camp Delton Club's attorney. (updated 9-16-23)

Rules Update 5

SECTION 2 – CAMPGROUNDS AND CAMPSITES

Swimming Pool

Add the NEW item #14 rule:

14. When there is a camp organized event at the pavilion or lodge or when the lodge pool speaker system is playing music, individuals may play music at the pool only with the use of earbuds or headphones. Additionally, members or guests may play music at the pavilion only if the volume is moderated so as to provide music for the pavilion gathering, but not so as to overwhelm the pool-side music or organized Camp Activity. (updated 8-19-23)

Rules Update 6

SECTION 2 – CAMPGROUNDS AND CAMPSITES

Pavilion Usage Requirements

Update the rule to add a \$25 rental charge:

The pavilion is available for use by Club members. **There is a \$25.00 non-refundable rental charge for use of the Pavilion. An additional deposit of \$100.00, cash or check only, is required, and will be returned upon inspection of the pavilion by the camp personnel.** All members using the Pavilion will be required to complete a form and sign an insurance waiver. The pavilion form is available at the Club lodge. (updated 9-16-23)

Rules Update 7

SECTION 2 – CAMPGROUNDS AND CAMPSITES

Watercrafts and Piers

Update item #11 to add a separate late fee:

11. Dry storage will be billed annually. **Any storage rental fees not paid in full by the invoice due date will incur a separate \$25.00 late fee. Any storage rental site not paid in full within 60 days after the invoice due date will be re-rented and the member will be contacted to remove the property immediately. Any late fees incurred will remain the responsibility of the member and will remain on the member's account. If the office is unsuccessful in reaching the member after two attempts either by a phone number or email address previously provided by the member, the camp will either contact the sheriff's department to remove the property or the camp will remove the property from the storage site and dispose of or sell it in accordance with the state of Wisc guidelines.** (updated 9-16-23)

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Rules Update 8

SECTION 3 – STRUCTURE AND GROUNDS

General Rules

Change item #20 to read:

- 20. No structure or object may be placed or maintained within 5 feet of a member's campsite boundary line or within 5 feet of the road edge without the submission of a yellow Buildings Grounds Form. A member must identify as to the location of the proposed structure or object and must be approved by the Grounds Manager prior to any action. A decision will be made at that time by the Grounds Manager if a written consent of the adjacent member/members is required. (updated 08-19-23)**

TWO BY-LAW UPDATE

Article III-Membership

Section 7 – Membership Expulsion Policy. The Board of Directors may expel a membership based on the following two conditions:

- a) **Nonpayment of Debt.** All membership dues, assessments, and fees are due to Camp Delton Club, Inc. no later than April 15 of each year. If a member's debt is not current by April 15, the membership may be locked out until all debt is paid in full. **A \$75.00 late fee for non-payment of dues and fees in full and a separate \$75.00 late fee for unpaid assessments** will be incurred starting April 16 and continuing monthly until all debt is paid in full. If the debt is not paid within 60 days, June 15, the membership may be expelled by a 2/3 (two thirds) vote of the Board of Directors at the next scheduled board meeting. Written notice of their expulsion will then be sent by certified mail to the member(s), from the Camp Delton Club's attorney. (updated 9-16-23)

Article III – Membership

Section 8-Membership Meetings.

- a) **Annual Membership Meeting** – the Annual Membership Meeting will take place on the 3rd Saturday in July at 9:00 a.m. at the Club lodge. **The agenda for the Annual Membership Meeting will be posted in the lodge and on the camp's website at least seven days prior to the meeting. Any agenda items and/or proposed motions must be received in the office by the Friday prior to the posting date. Motions stated on the agenda require majority vote to approve. Any motion not presented on the agenda in advance requires a two-thirds vote to succeed.** In the event of a natural or man-made event, or health crisis such as a pandemic, the Board of Directors has the right to change the date, time, and place of the Annual Membership Meeting. No less than 10 days' notice of the change must go to members via all methods the Camp uses for notification. **In addition, it is the secretary's responsibility to ensure that a draft of the Annual Meeting Minutes is available to review within three months or when the secretary's term is up (whichever is sooner) after the annual meeting.(update 8-19-23)**

Sue Whitaker,
Rules & Regulations Director, Camp Delton Club

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Activities Director Report

Hello Campers,

I hope everyone had a wonderful season at Camp, it just never lasts long enough! We had some great events here and I want to thank ALL the volunteers who helped make them happen and to all the families who attended. I cannot wait for next season!

I will be working on planning some fun activities for both kids and adults over the off season.

We will have the wine tasting earlier in the season and I would like to book some live entertainment 1 or 2 times during the summer.

Delton the Gnome had fun hiding around Camp. I will be picking the last winner Oct 14th. Keep an eye out for him next season.

Mark your calendars for the following:

May 26th- Welcome Back Brunch

July 4th Activities-Dates to be determined yet.

July 20th - Christmas in July

Labor Day Weekend- Aug 31st Trick-Or-Treat; Sept 1st- Farewell Lunch



Other events will be added as we get closer to the season. I am open to any and all suggestions anyone has. As always, your support and volunteering is appreciated and needed so we can have successful events.

If you have any suggestions or if you want to be on the list of volunteers, please email me at- jenhair16@hotmail.com

My goal is to provide fun events for everyone and to make lasting memories here at Camp Delton Club.

Have a wonderful Winter, we will see you in Spring.

Jen Edgeworth
Activities Director, Camp Delton Club

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Office Manager Report

Hello Members

It has been a short but wonderful season. I had a great staff, Logan, Owen, Kim, Pam, Gabby and Julie which made for a very productive and fun front staff. Thank you all for your hard work this season and I look forward to working with you again next year.

Thank You!!


I want to thank all of our wonderful members and our Board of Directors for making this a very enjoyable season. You are a great bunch and I feel honored to work with all of you.

Beginning October 22, 2023, the office hours are as follows:

Sunday: 9 am to 3 pm

Monday: 9 am to 3 pm

Tuesday: Closed

Wednesday: Closed

Thursday: 9 am to 3 pm

Friday: 9 am to 3 pm

Saturday: 9 am to 3 pm

I wanted to bring to your attention a few points:

- All of you that have boat storage will be getting a separate invoice in January. Since we did the indefinite contract there is no reason to fill out a new contract.
- Monthly Dues payment plans can be set up anytime and you can even autopay directly from your bank account. We can also process Dues payments over the phone with our credit/debit card machine.
- Dues Invoices will be sent out in October. Double check with the office to verify we have the correct email or mailing address. Late charges will be assessed April 16th 2024 if a signed payment plan has not been set up prior to that date.

Have a wonderful, safe and healthy winter season. I look forward to seeing you all in the Spring.

Carol Rochester
Office Manager, Camp Delton Club



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Unattended Campfires

Following is a reminder of the campfire rules in the off season.

Rules and Regulations, Section 3 – Structures and Grounds, Article 22 states; No open fires of any kind are permitted on a campsite except within the confines of an above ground fire ring. Placement of fire rings/pits on individual sites must be approved by the grounds manager. **All such fires must be attended at all times and thoroughly extinguished upon completion of use. Leaves may not be burned at any time. Fires are permitted from October 15 – April 15 provided the member has a minimum of five gallons of water near the fire.**



Rules and Regulations, Section 5 – Violations and Fines states;
Unattended Camp Fire, burning of leaves and raking leaves off the hill -\$100.00 fine per violation.

History of the Camp Delton Club

- 1900 Sheridan S. Squires bought the farmland, which is now Camp Delton Club. It also included the land east of Interstate 90.
- 1920 A 37 room structure called “Mirror Lake Inn” was built on the corner of Burritt Rd. & Xanadu Rd.
- 1927 This land was sold to John H. Daehler. An 18-hole golf course called Dells - Ringling Country Club graced our property. Hole #1 and #18 were located where I-90 now flows. The country club was listed as one of the most scenic and sportiest golf courses in Wisconsin.
- 1932 The “Mirror Lake Inn” destroyed by fire. (Loss estimated at \$75,000)
- 1950 The land was purchased by William & Harriet Hynes. During this time, the land was used for various purposes including a KOA Campground, located on the present Overlook Village. (As a note: Xanadu Rd. was Old Highway 23 and Interstate 90 was built thru this land in 1959.)
- 1955 Part of the land was sold to Douglas Chalmers, who used the area for his business, Air-Seal Windows.
- 1968 Willard (Bill) & Virginia Murphy bought the land and in 1970 the land become Dells Camp Delton Incorporated. The Murphy family opened an award-winning campground, which was the first “deluxe” total facility camping resort in the Illinois/Wisconsin area. It carried the highest ratings available to a campground in Woodall & Ron McNally. To do away with the hopeless problem that plagued campers when they found reservations for camping difficult, The Murphy’s idea of carefree relaxed camping was being replaced by frenzied competition and overcrowding. With that in mind, the concept of a membership campground took shape.

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- 1975 March 21, 1975 Bill Murphy signed the Articles of Incorporation for Camp Delton Club and that's when our club was born. In May of 1975, the public was able to buy a membership. (Originally, 488 memberships were proposed) By September of 1975, nearly two-thirds of the existing memberships were sold.
- 1977 Part of the land, which is now the cottages in the back of Camp Delton property, were sold to Charles Harris, Mary Jane Winkler, John D. Melter and William R. Melter.

Board Meetings



2024 Off-Season Board Meetings

Dates:

January 20, 2024

March 16, 2024

Meetings start at 10 am!

All Members Welcome!

All correspondence to be read at meetings need to be received no later than 1 week before the meeting.

Office: 608.254.8361

Meeting Minutes Available on our website:

www.campdelton.com

“Post this on your refrigerator”

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Inclusion of advertisements in our newsletter is not meant to imply recommendation or endorsement of any company, contractor, or individual.

Camp Delton Club is not liable for any work, payment, or ensuring work is completed in a timely manner.

You, as members, and consumers, are solely responsible for the outcome of any business arrangement made with a company or individual you do business with.

***CAMP DELTON CLUB, INC. HIGHLY RECOMMENDS THAT MEMBER'S CHECK REFERENCES, LICENSE, and INSURANCE!**